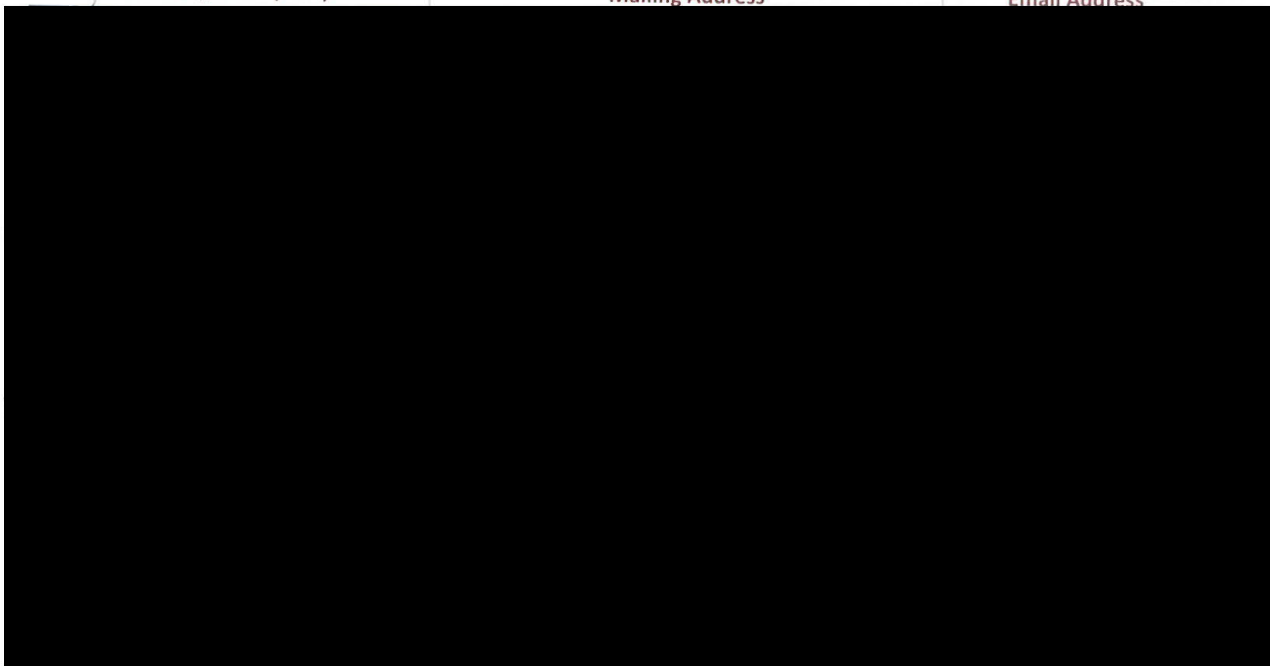


## Record of Attendance

Howard/Bouffard Master Drainage Study

Public Information Centre – March 1, 2023

Name (please print)	Mailing Address	Email Address
		

Name (please print)	Mailing Address	Email Address
		

Name (please print)	Mailing Address	Email Address

Name (please print)	Mailing Address	Email Address
[REDACTED]		



Quigley, Iain &lt;iquigley@dillon.ca&gt;

## Fwd: Howard/Bouffard Master Drainage - PIC 3 March 1 2023

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

Mon, Apr 24, 2023 at 2:42 PM

Comments from [REDACTED] - no need to save the original notification email to [REDACTED] separately as it is captured in this email chain.



**Greg Hayes**  
Associate  
**Dillon Consulting Limited**  
12 James St. N Suite 401  
Hamilton, Ontario, L8R 2J9  
T - 905.901.2912 ext. 3455  
F - 519.672.8209  
GHayes@dillon.ca  
www.dillon.ca



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

From: **Hernandez, Mark** <mhernandez@dillon.ca>  
Date: Tue, Feb 7, 2023 at 9:59 AM  
Subject: Fwd: Howard/Bouffard Master Drainage - PIC 3 March 1 2023  
To: Greg Hayes <ghayes@dillon.ca>, Stacey Jeffery <sjeffery@dillon.ca>

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

From: **Peter Marra** <pmarra@lasalle.ca>  
Date: Tue, Feb 7, 2023 at 9:51 AM  
Subject: RE: Howard/Bouffard Master Drainage - PIC 3 March 1 2023  
To: [REDACTED]  
Cc: Hernandez, Mark <mhernandez@dillon.ca>, Jonathan Osborne <josborne@lasalle.ca>, Domenic Dadalt <ddadalt@lasalle.ca>, [REDACTED], [REDACTED]

[REDACTED], thank-you for the follow-up.

The proposed solution has been modified and updated on what has come out of the other study. We have also looked back at the overall solutions, all background info and revised/refined/updated the current preferred alternative to be presented at the March 1<sup>st</sup> PIC 3.

At this stage, what we will be displaying on March 1<sup>st</sup> is a proposed preferred alternative solution and we need to gain input from all other stakeholders/property owners. You will be able to see the info for the first time along with everyone else on March 1<sup>st</sup>. This is a legislated process, and we want to make the info available to everyone consistently to avoid and challenges later on not being consistent and giving certain people advance info.

Again this is a proposed solution and does not become final until the EA process is completed with no challenges, based on input from stakeholders.

While you may see it for the first time on March 1<sup>st</sup>, the same info will be available on the website for review over a 30 day period following March 1<sup>st</sup>. This way when you see it, you have an opportunity to ask your initial questions, and take that away with you and reflect to see if you have any follow-up given the 30 days for input.

The display boards are still be developed and will become available to everyone on March 1, 2023. We will also work on providing timelines within the display boards.

Sorry I can't give you the exact answers you want at this stage, but I think you will gain more insight on March 1<sup>st</sup>, 2023.

I hope this helps for now.

Regards,

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

---

**From:** [REDACTED] >  
**Sent:** February 7, 2023 9:04 AM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Cc:** Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>; Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>; Domenic Dadalt <[ddadalt@lasalle.ca](mailto:ddadalt@lasalle.ca)>; [REDACTED]  
**Subject:** Re: Howard/Bouffard Master Drainage - PIC 3 March 1 2023

Hi Peter,

Thank you for the update. I have cc'd our legal council ([REDACTED]) as well as my wife ([REDACTED]). I do have a couple specific follow up questions with respect to the upcoming PIC:

1. Is it the intent of the PIC3 to provide a draft updated EA based on all the new inputs from various subsequent studies?
2. Will the display board's highlight the properties required, similar to the PIC boards presented on December 12, 2019?
3. If so, based on the updated EA data, will the requirement for our property (Red X over 2865 Bouffard Road) remain as planned? If you are not willing to share that information at this point, when is the earliest we, as affected home owners, can obtain that information rather than being surprised, one way or another, at the PIC3 meeting?
4. Will timelines be presented for next steps?

Any additional information will be helpful at this point in this process.

Thanks,

[REDACTED]

---

**From:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Sent:** February 7, 2023 8:37 AM  
**To:** [REDACTED] >  
**Cc:** Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>; Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>; Domenic Dadalt <[ddadalt@lasalle.ca](mailto:ddadalt@lasalle.ca)>  
**Subject:** Howard/Bouffard Master Drainage - PIC 3 March 1 2023

The next Public Information Centre (PIC 3) for the Howard/Bouffard Study has been confirmed and scheduled to occur in person on March 1<sup>st</sup> from 4pm to 7pm at the Civic Centre. This will be a drop in type of PIC with display boards and staff around to answer questions.

Please find enclosed the formal notice. You are receiving this in advance, because you have asked to be notified via email and we have been dealing with your concerns in the past through emails.

This notice will be going out in the mail shortly and will be a direct mailing to all property owners within the study area. This notice should be received by the property owners in the next week or so. We are also going to push this out through our news feeds, and social media. The website will be updated shortly as well.

In addition to the in person PIC on March 1<sup>st</sup>, the information will also be available on PlaceSpeak starting March 1<sup>st</sup> for a period of 30 days.

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: Howard/ Bouffard Drainage Study

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

Mon, Apr 24, 2023 at 2:36 PM



**Greg Hayes**  
*Associate*  
**Dillon Consulting Limited**  
12 James St. N Suite 401  
Hamilton, Ontario, L8R 2J9  
T - 905.901.2912 ext. 3455  
F - 519.672.8209  
GHayes@dillon.ca  
www.dillon.ca



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

From: **Hernandez, Mark** <mhernandez@dillon.ca>  
Date: Wed, Feb 8, 2023 at 1:08 PM  
Subject: Re: Howard/ Bouffard Drainage Study  
To: [REDACTED]  
Cc: <HowardBouffard@dillon.ca>, Peter Marra <pmarra@lasalle.ca>

Good afternoon [REDACTED],

Thank you for your email. The study is not yet complete as we need to have the Public Information Centre (PIC) and gather stakeholder feedback which will be considered and incorporated into the final study.

There will be a comment period following the PIC which will allow you and other stakeholders time to consider the information and provide feedback to the team.

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



On Wed, Feb 8, 2023 at 11:30 AM [REDACTED] > wrote:  
Good morning Mr. Hernandez

4/26/23, 12:54 PM

Dillon Consulting Limited Mail - Fwd: Howard/ Bouffard Drainage Study

I received notice of the upcoming information session concerning the Howard/ Bouffard drainage study set for March 1 2023 from 4pm - 7pm at the Town of Lasalle offices.

Would I be able to receive from you an emailed copy of this study please?

I would like to have time to look over the information before the March 1 date.

Thank you for your cooperation.

[REDACTED]



Quigley, Iain <iquigley@dillon.ca>

**Fwd: Howard Bouffard Master Drainage Study**

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

Mon, Apr 24, 2023 at 2:37 PM



**Greg Hayes**  
Associate  
**Dillon Consulting Limited**  
12 James St. N Suite 401  
Hamilton, Ontario, L8R 2J9  
T - 905.901.2912 ext. 3455  
F - 519.672.8209  
GHayes@dillon.ca  
www.dillon.ca



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

From: **Peter Marra** <pmarra@lasalle.ca>  
Date: Mon, Feb 13, 2023 at 7:23 AM  
Subject: RE: Howard Bouffard Master Drainage Study  
To: [REDACTED] >  
Cc: howardbouffard@dillon.ca <howardbouffard@dillon.ca>

Good Morning [REDACTED],

The only property you own, listed below, located within the Howard/Bouffard Master Drainage study limits is your property on Valiant.

I hope this helps.

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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---

**From:** [REDACTED] >  
**Sent:** February 12, 2023 7:48 PM  
**To:** [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca); Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Subject:** Howard Bouffard Master Drainage Study

You don't often get email from [aarunjain@yahoo.com](mailto:aarunjain@yahoo.com). [Learn why this is important](#)

Mark Hernandez, [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca)

Peter Marra, [pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)

Please let me know which of my properties from the following list come inside your **Howard / Bouffard Master Drainage Study?**

Roll Number	Address	City
[REDACTED]	OLCOTT AVE SS	LASALLE TOWN
<a href="#">ASSOCIATION:OWNER</a>		
[REDACTED]	MAYFAIR AVE W	LASALLE TOWN
<a href="#">ASSOCIATION:OWNER</a>		

Roll Number	Address	City
[REDACTED]	VALIANT ST SS	LASALLE TOWN
ASSOCIATION:OWNER		
[REDACTED]	GOULD ST E/S	LASALLE TOWN
ASSOCIATION:OWNER		
[REDACTED]	BROOKLYN AVE	LASALLE TOWN
ASSOCIATION:OWNER		

Regards

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

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image002.png  
8K

# Comment Form

## Howard/Bouffard Master Drainage Study

Public Information Centre – March 1, 2023

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

Name:

N/A.

Mailing Address:

I don't want to be contacted

Email Address:

to receive hate. I just want to

I/we prefer to receive information by email.

give my honest opinion/criticism.

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

---

---

---

---

Do you have comments/questions/concerns? Please use the back of this form if more space is needed.

I do not know enough about drainage to make any valid comments.

The boards/powerpoint should <sup>have</sup> probably been edited for grammar. Side note: "do nothing" is not a solution. →

Please deposit this form in the comment box or return it by **March 15, 2023** to:

Attention: Mark Hernandez

Dillon Consulting Limited

Email: [HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca)

3200 Deziel Drive, Suite 608

Windsor, ON N8W 5K8

Tel: 519.948.4243, ext. 3242

The definition of a Solution should probably be looked up.  
I feel as though it was <sup>ed</sup> ~~adding~~ under "solution" to  
take up more space/add more content to this "Powerpoint"/the  
boards. It also makes whomever made them look "better"  
because they plan to do something which is perceived as  
better than nothing.

It should be clearly stated that "nothing" is not an  
option as the problem is too large to avoid action.



Quigley, Iain &lt;iquigley@dillon.ca&gt;

## Fwd: Howard Bouffard PIC

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

Mon, Apr 24, 2023 at 3:14 PM

Summary of discussions during the in-person PIC - this can be incorporated into a paragraph describing the PIC in general. I've also asked Mark for additional notes on how the PIC went, and will forward those on when received.



### Greg Hayes

Associate

**Dillon Consulting Limited**

12 James St. N Suite 401

Hamilton, Ontario, L8R 2J9

T - 905.901.2912 ext. 3455

F - 519.672.8209

GHayes@dillon.ca

www.dillon.ca



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

From: **Jeffery, Stacey** <sjeffery@dillon.ca>  
Date: Mon, Apr 10, 2023 at 3:11 PM  
Subject: Fwd: Howard Bouffard PIC  
To: Greg Hayes <ghayes@dillon.ca>

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

From: **Hebert, Victor** <vhebert@dillon.ca>  
Date: Thu, Mar 2, 2023 at 9:06 AM  
Subject: Howard Bouffard PIC  
To: Hernandez, Mark <MHernandez@dillon.ca>, Aakash Bagchi <abagchi@dillon.ca>, Stacey Jeffery <sjeffery@dillon.ca>

Some comments I got last night

People think schedule to start development too long in the future. I noted that in some specific cases they may be able to start sooner.

Drainage Act for implementation was supported (██████████)

Why not improve West Branch of Cahill rather than East Branch (██████████)

Why is channel so wide (7 metre bottom width) (██████████)

Does north pond encompass any of wood lot, can shape be changed (Developer?)

Vic



### Victor Hebert

**Dillon Consulting Limited**

3200 Deziel Drive Suite 608

Windsor, Ontario, N8W 5K8

T - 519.948.4243 ext. PAGE

F - 519.948.5054

VHebert@dillon.ca

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**Stacey Jeffery**  
**Dillon Consulting Limited**  
130 Dufferin Avenue Suite 1400  
London, Ontario, N6A 5R2  
T - 519.438.6192  
sjeffery@dillon.ca  
www.dillon.ca





Quigley, Iain <iquigley@dillon.ca>

**Fwd: Town of LaSalle Howard Bouffard PIC #3**

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

Mon, Apr 24, 2023 at 2:46 PM

I'll ask Mark if he has notes from this meeting for our documentation.



**Greg Hayes**  
Associate  
**Dillon Consulting Limited**  
12 James St. N Suite 401  
Hamilton, Ontario, L8R 2J9  
T - 905.901.2912 ext. 3455  
F - 519.672.8209  
GHayes@dillon.ca  
www.dillon.ca



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

From: [REDACTED] >  
Date: Mon, Mar 6, 2023 at 8:51 PM  
Subject: Re: Town of LaSalle Howard Bouffard PIC #3  
To: Peter Marra <pmarra@lasalle.ca>  
Cc: Hernandez, Mark <mhernandez@dillon.ca>, J [REDACTED], Jonathan Osborne <josborne@lasalle.ca>, howardbouffard@dillon.ca <howardbouffard@dillon.ca>

Lets do the 21st at 9:30AM please and thank you.

Will someone send an invite?

On Mon, Mar 6, 2023 at 2:35 PM Peter Marra <pmarra@lasalle.ca> wrote:

These are the only two that work for me..... [REDACTED] is on vacation, so you won't hear from him, once you get [REDACTED] preference, and if we find a suitable day and time, send out invite.

20<sup>th</sup> after 2:30pm

21<sup>st</sup> at 9:30am

**Peter Marra, P.Eng.**  
Deputy Chief Administrative Officer  
Town of LaSalle

**From:** Hernandez, Mark <mhernandez@dillon.ca>  
**Sent:** March 6, 2023 1:30 PM

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

Cc: [REDACTED]; [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca); [REDACTED];

Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>

Subject: Re: Town of LaSalle Howard Bouffard PIC #3

Good afternoon all,

The week of the 20th also works for me. My availability includes:

- Monday March 20th after 2:30pm
- Tuesday March 21st in the morning
- Wednesday March 22nd in the morning
- Thursday March 23rd after 2:30pm

Please let me know what works for each of you and I will send out an invite. Please also confirm if you prefer a virtual or in person meeting.

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 Mon, Mar 6, 2023 at 1:22 PM Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)> wrote:

Ha, well that was a common thing I've heard from ERCA over the years.....now that you said it, you weren't the ones to hear that.

Let's just meet and we'll take it from there.

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

---

**From:** [REDACTED] >  
**Sent:** March 6, 2023 1:07 PM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Cc:** [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca); J [REDACTED]; Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>; Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>  
**Subject:** Re: Town of LaSalle Howard Bouffard PIC #3

I will not be having anyone from Dillon representing me for the purposes of this meeting.

If you recall it was the day we were all in a meeting regarding [REDACTED] (Now owned by [REDACTED]) and the lands owned by Tuscany Oaks Ltd (Homolka 2) and [REDACTED] announced in your boardroom that

***"ERCA would not be entertaining any developer driven solutions for the South Bouffard Planning Area, until such time that there was a comprehensive regional solution in place."***

Then he exited stage left.

With Appreciation,

[REDACTED]  
[REDACTED]t  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED] |

On Mon, Mar 6, 2023 at 1:01 PM Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)> wrote:

[REDACTED] if you want someone from Dillon there representing you, you may need to coordinate that with whoever your project manager was that carried out that work for you for the SWM on your properties....I can't recall anything formal coming in to us on this.

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

---

**From:** [REDACTED] >  
**Sent:** March 6, 2023 11:47 AM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Cc:** [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca); [REDACTED]; Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>  
**Subject:** Re: Town of LaSalle Howard Bouffard PIC #3

Thank you for getting back to me so quickly.

The week of the 20th works for me, and [REDACTED] my partner in [REDACTED] would also like to attend the meeting.

I will wait for the meeting invite, also Dillon did some work on all of our properties in relation to storm water management etc they should bring that to the meeting as well because some of this work has already been done... I believe.

With Appreciation,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Mon, Mar 6, 2023 at 11:06 AM Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)> wrote:

[REDACTED], thank-you for reaching out.

Of course we can coordinate a meeting to chat through the current proposal. This week is not good for me, I am away from the office next week, so we would be looking for a meeting maybe during the week March 20<sup>th</sup>. By copy of this email, I am hoping that Dillon can begin to coordinate this meeting for us?

With respect to the pond locations shown, that is not part of this study. That's all that we are doing is showing what was completed as part of the 2017 approved EA addendum. The 2017 EA addendum, generally shows the location of the ponds and each ponds respective drainage area and quantity controls. During draft plan development or through the secondary plan, we will most likely refine the location of the pond to make sense given the new drain, and any major roadways, etc.

I hope this helps for now, and look forward to meeting on this in a couple of weeks.

Regards,

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

---

**From:** [REDACTED] >  
**Sent:** March 5, 2023 9:28 AM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Cc:** [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca); [REDACTED] >  
**Subject:** Town of LaSalle Howard Bouffard PIC #3

Hi [REDACTED]

I hope all is well with you and your family.

I missed the PIC #3, however I was able to download the presentation off of Placespeak.

Can we set up a call over the next couple of weeks to discuss this further and how it affects our holdings.

I am specifically interested in this proposed pond location, in relation to lands owned by [REDACTED] (can this location be flipped to the other side of the drain?)

Also, I would just like to try to understand the preferred solution proposed better as well.

Can you please send us some times for a virtual meeting over the next couple of weeks.

Thank you,



With Appreciation,

[Redacted signature]

[Redacted name]

[Redacted address]

[Redacted phone number]

[Redacted email address]



[REDACTED]

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--  
With Appreciation,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Quigley, Iain &lt;iquigley@dillon.ca&gt;

## Fwd: draing study

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

Mon, Apr 24, 2023 at 2:46 PM



### Greg Hayes

Associate

#### Dillon Consulting Limited

12 James St. N Suite 401

Hamilton, Ontario, L8R 2J9

T - 905.901.2912 ext. 3455

F - 519.672.8209

GHayes@dillon.ca

www.dillon.ca



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

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

Date: Tue, Mar 14, 2023 at 4:13 PM

Subject: Re: draing study

To: [REDACTED] &gt;

Cc: [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca) <[howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca)>, Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>, Stacey Jeffery <[sjeffery@dillon.ca](mailto:sjeffery@dillon.ca)>

Good afternoon,

Thank you for your email. Public Information Centre #3 was held on March 1st and we are currently accepting comments until March 31st. The PIC boards can be viewed online here: <https://www.lasalle.ca/en/town-hall/howard---bouffard-master-drainage-study.aspx>

Once we have received all of the comments, the project team will consider any revisions to the recommended alternative and will move to complete the study report. Once the report is complete, it will become available for review and comment. A notice will be sent out at that time. We currently anticipate that it will be sometime in the early summer.

Please let us know if you need any further information.

Thanks,

Mark



### Mark Hernandez

Partner

#### Dillon Consulting Limited

3200 Deziel Drive Suite 608

Windsor, Ontario, N8W 5K8

T - 519.948.4243 ext. 3242

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MHernandez@dillon.ca

www.dillon.ca



On Tue, Mar 14, 2023 at 11:18 AM [REDACTED] > wrote:

can i please have a copy of the report.

regard

[REDACTED]



Quigley, Iain <iquigley@dillon.ca>

**Fwd: Updated invitation with note: Howard Bouffard - Meeting with City @ Thu Apr 6, 2023 3pm - 4pm (EDT) (rlanglois@citywindsor.ca)**

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

Mon, Apr 24, 2023 at 3:11 PM



**Greg Hayes**  
Associate  
**Dillon Consulting Limited**  
12 James St. N Suite 401  
Hamilton, Ontario, L8R 2J9  
T - 905.901.2912 ext. 3455  
F - 519.672.8209  
GHayes@dillon.ca  
www.dillon.ca



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

From: **Jeffery, Stacey** <sjeffery@dillon.ca>  
Date: Mon, Apr 10, 2023 at 3:13 PM  
Subject: Fwd: Updated invitation with note: Howard Bouffard - Meeting with City @ Thu Apr 6, 2023 3pm - 4pm (EDT) (rlanglois@citywindsor.ca)  
To: Greg Hayes <ghayes@dillon.ca>

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

From: **Hernandez, Mark** <mhernandez@dillon.ca>  
Date: Tue, Apr 4, 2023 at 4:09 PM  
Subject: Re: Updated invitation with note: Howard Bouffard - Meeting with City @ Thu Apr 6, 2023 3pm - 4pm (EDT) (rlanglois@citywindsor.ca)  
To: Langlois, Ryan <RLanglois@citywindsor.ca>  
Cc: pmarra@lasalle.ca <pmarra@lasalle.ca>, josborne@lasalle.ca <josborne@lasalle.ca>, McGuire, Stacey (She/Her) <smcguire@citywindsor.ca>, Stacey Jeffery <sjeffery@dillon.ca>

Good afternoon Ryan,

Confirming our conversation from this morning, the Drainage Act process has not yet been initiated and so we don't have any details to provide in that respect. However, we certainly look forward to discussing the process and next steps in more general terms so that the City can plan accordingly.

See you Thursday.

Mark



**Mark Hernandez**  
Partner  
**Dillon Consulting Limited**  
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On Mon, Apr 3, 2023 at 3:41 PM Langlois, Ryan <RLanglois@citywindsor.ca> wrote:

Good afternoon everyone.

For the purposes of our discussion this week, I have provided some bullets below relating to questions the City has relating to the study recommendations.

### **Municipal Drainage Act Process**

- Basis of the assessment area for the proposed drainage works (Alternative 3 recommendation) for City lands within the Turkey Creek watershed, upstream of the Cahill spillover and outside of the Canard River Watershed;
- Expected mechanism to determine any City proportionment of cost for the proposed works to accommodate development within the Howard-Bouffard area, with the overflow only used for storm events beyond a typical municipal drain design level of service;
  - Spillover currently not shown to contribute flow into the Canard River Watershed for storm events below a 1:10 year.

I look forward to our meeting to discuss further.

**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)

-----Original Appointment-----

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

**Sent:** March 28, 2023 9:21 AM

**To:** Mark Hernandez; [pmarra@lasalle.ca](mailto:pmarra@lasalle.ca); Langlois, Ryan; [josborne@lasalle.ca](mailto:josborne@lasalle.ca)

**Subject:** Updated invitation with note: Howard Bouffard - Meeting with City @ Thu Apr 6, 2023 3pm - 4pm (EDT) ([rlanglois@citywindsor.ca](mailto:rlanglois@citywindsor.ca))

**When:** April 6, 2023 3:00 PM-4:00 PM America/Toronto.

**Where:** Meeting at LaSalle Townhall

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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**This event has been updated with a note:**  
"Moved as requested. "

**Changed:** time

**CHANGED When**

3pm·Thursday Apr 6, 2023  
– 4pm (Eastern Time - Toronto)

~~Wednesday Apr 5, 2023~~

~~4:30pm – 2:30pm (Eastern Time - Toronto)~~

**Location**

Meeting at LaSalle  
Townhall

[View map](#)

**Guests**

- Mark Hernandez  
organizer

pmarra@lasalle.ca

rlanglois@citywindsor.ca

josborne@lasalle.ca

[View all guest info](#)

**forReply**

rlanglois@citywindsor.ca

Maybe	No	Yes
-------	----	-----

[More options](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

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message ou une personne autorisée à le recevoir, veuillez communiquer avec le soussigné et ensuite détruire ce message.



**Stacey Jeffery**  
**Dillon Consulting Limited**  
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sjeffery@dillon.ca  
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March 20, 2023

Mark Hernandez, P. Eng.  
Project Manager  
Dillon Consulting Limited  
3200 Deziel Drive, Suite 608  
Windsor, Ontario, N8W 5K8

Peter Marra, P. Eng.  
Deputy CAO  
Town of LaSalle  
5950 Malden Road  
LaSalle, Ontario, N6H 1S4

Dear Mr. Hernandez and Mr. Marra:

Re: Howard/Bouffard Planning Area Master Plan Drainage Study

Thank you for providing us with the opportunity to provide written feedback and questions with respect to the information that was presented to the public at the Open House held at the LaSalle Civic Centre on March 1, 2023.

Collectively, we own a total of more than 180 hectares of land located within the study area boundary. The attached map depicts the lands that we own at this location.

At the March 1<sup>st</sup> Open House, information was presented as to the purpose of this study. We take note of the following statements that were included as part of the PIC #3 information boards:

*“Previous studies addressed stormwater management for minor and major events; however, spill-over from adjacent drainage areas were not considered.*

*This study aims to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events to ensure existing residents are protected and to provide sufficient outlet for proposed future developments.*

*The objectives of this study are to:*

- *Build on the solution developed through the Bouffard Howard Planning District Class Environmental Assessment Addendum (March 2017);*

- *Establish existing flood extents in the area;*
- *Develop an implementation strategy, including interim conditions (if any) and full build-out;*
- *Estimate construction costs and consider cost recovery mechanisms;*
- *Establish property requirements to facilitate the improvements.”*

As a general comment, we are pleased to see that based on feedback received from PIC #2 that a new alternative (Alternative 3) is being recommended as the preferred solution. Based on information presented on March 1<sup>st</sup>, we understand that Alternative 3 will *“result in substantially lower costs, require less financing and time to construct, and be scaled back such that it can be more easily implemented.”* These are all positive changes. Information has also been presented that confirms that the estimated spill from the Cahill Drain into the study area has been reduced in keeping with information that is contained in the recently completed Turkey Creek Study.

We are also pleased to see that the preferred alternative:

- Builds on the solution as presented in the 2017 EA Addendum;
- Separates and removes the development related storm water infrastructure costs from the outlet infrastructure costs, creating greater flexibility and fairness with respect to the timing of individual development plans while still maintaining an overall coordinated approach to storm water management in LaSalle’s greenfield neighbourhoods; and
- Will be utilizing the Drainage Act to ensure that upstream lands and all lands located within the drainage area, that benefit from this new storm drainage outlet infrastructure, pay their fair share.

We take note of the following summary statements that are made with respect to cost of the Preferred Alternative in the material presented on March 1<sup>st</sup>:

*“Alternative 3 is most preferred as the costs for construction, property acquisition and Operation and Maintenance are much lower than Alternative 2.*

*The estimate for Construction and Engineering for Alternative 2 is \$54M. For Alternative 3 it is \$18M. Property Acquisition is an additional cost.*

*In the case of both Alternatives, the excess material is assumed to be trucked away. There may be an opportunity to reduce the cost if some or all of the material can remain onsite. This will have to be reviewed further during detailed design.*

*The cost evaluation considers only the estimated cost of each alternative as presented. The local ponds and pump stations identified in Alternative 3 would be the responsibility of the developer and are not considered in the Evaluation of Alternatives.”*

We understand and acknowledge that further work will be done to finalize the preferred solution as part of this master drainage study and as part of detailed design that will take place later this year. We look forward to being part of the discussions that will be required as this additional work is being undertaken.

In the interim, we provide the following technical discussion and questions from our consulting engineers (Landmark Engineers):

Understanding of the Howard-Bouffard Master Drainage Study (HBMDs)

It is our understanding that this study identifies a planning level stormwater master drainage plan to guide future development. We would expect that the detailed design phase of these future developments will have the flexibility to modify specific design elements, such as: (i) pond sizing and location; (ii) drainage boundaries; and (iii) drain cross-section and alignment.

We believe it is important that the HBMDs report include language to emphasize the foregoing understanding with the goal of ensuring that the solution can be refined and optimized during the detailed design phase.

Without this clear language, we are concerned that the drainage elements as presented in the preferred solution could be viewed as absolute, which would impose particular constraints and unnecessary costs to the development community and other watershed stakeholders.

## Understanding of the Cahill Spill

It is our understanding that the Cahill Spill (i.e., the overflow of major storm runoff from the Cahill Drain to the West Branch of Cahill Drain) was a critical component considered in the HBMDs.

While we agree that the Cahill Spill is important to consider, it should also be acknowledged that the Cahill Spill is an extremely low probability event, and that the estimated spill rate and volume from the Turkey Creek Study are based on the conservative assumption that the 100-year design storm would occur uniformly over the entire 64 square kilometre watershed.

Moreover, the likelihood of experiencing a 100-year rainfall that covers the entire Turkey Creek watershed as well as the *HBMDs* area can reasonably be considered as improbable. As such, we recommend that it would be practical to consider the design of the new stormwater elements (i.e., ponds, drains and bridge/culvert crossings) on the design basis that the spill does not occur.

To be clear, we are not advocating for the Cahill Spill to be ignored. Rather, we are suggesting that it is impractical to size and construct new stormwater infrastructure to convey the estimated flow derived from a low probability event that requires a 100-year rainfall over an excessively large areal extent.

We do however, agree that the foregoing low probability event should be analyzed and its impacts should be assessed to ensure that unacceptable consequences do not result. To this point, the next section discusses the opportunity that we envision to expand upon the master drainage plan concept.

## Cahill Spill Pond Opportunity

Based on the foregoing understanding of the Cahill Spill, we envision that a multi-function pond could be established to address the Cahill Spill and provide SWM needs for the area west of Disputed Road and North of the Lepain Drain (i.e., the proposed Woodview Estates development) rather than excavating an additional local SWM pond near the confluence of the Lepain Drain and the proposed open drain reach 1.

In this way, the Cahill Spill pond would be a shared pond that serves the SWM needs of Woodview Estates while providing attenuation of the Cahill Spill in the event of its infrequent occurrence and varying degrees of spill rate and volume.

We also feel that there is substantial merit in accounting for the inherent storage/detention capacity that is offered by the existing landscape. More specifically, in the event of an extreme, full magnitude spill combined with a 100-year design storm over the HBMDs area, we believe that allowing for excess runoff to spill onto municipally owned woodlot areas and parklands adjacent to the proposed main drainage corridor (i.e., open drain reach 1) would provide practical and cost-effective storage volume to mitigate impacts of this improbable event.

Note that we do not expect the HBMDs to revise the proposed solution based on the above. Rather, we provide this discussion as a specific example of the flexibility that the master drainage plan should acknowledge to ensure that the detailed design phase is not stifled by planning level designs outlined in the proposed solution. In keeping with this theme, the following section outlines technical questions related to the proposed solution.

#### Technical Questions

- i. We assume that the pond locations and sizes are conceptual and serve only to illustrate general scale and anticipated number of subdivided areas. For example, the pond outletting into open drain reach 2 appears to be located on the highest lands in the area (see attached figure for a topographic plan). We would intuitively expect the pond to be located at the low lands adjacent to Tourangeau Drain (i.e., the dark blue area). Is our assumption correct?
- ii. Has consideration been given to maintaining a proposed drainage boundary similar to the apparent drainage divide that bisects the area north of Bouffard (see attached topographic plan)? Also, we are curious whether consideration has been given to interconnecting the ponds west of the aforementioned drainage divide and draining these to the West Branch of Cahill Drain via the proposed open drain reach 3?
- iii. The typical cross-section that features a 7.0m bottom width seems excessively large for the preferred solution where development runoff is controlled by local SWM ponds. We would expect that a much smaller channel would be sufficient to convey peak flows from the HBMDs area (e.g., 1.5m to 2.0m bottom – similar to the proposed 2.1m dia. road crossings). We presume that the large channel is being proposed to assist with attenuation of the Cahill Spill

flow and reduce the size of the road crossings. We see merit in attenuating peak flows to reduce road crossing sizes, however, we re-iterate from our discussion herein that there is ample opportunity to achieve cost-effective storage by allowing infrequent spill into the existing woodlots and proposed parkland areas.

- iv. The Existing Conditions Flood Extents presented do not appear to have been revised (i.e., reduced) to account for the reduced Cahill spill flow rate and volume. We have experienced in our efforts to progress development that these extents have been viewed as a firm boundary whereby no interim development can proceed within these extents. We have advocated that these estimated flood extents predominantly comprise flood fringe lands and that interim development should be allowed. We interpret by the apparently unchanged flood extents that this boundary line is no longer being viewed as a firm or critical boundary and that correspondingly, conditional, interim development proposals will be considered that encroach inside the flood extents. Is our understanding correct? If not, please advise whether the estimated “preconstruction flood extents” will be altered from what was presented at the open house.
- v. Regarding the proposed multi-use Cahill spill/Woodview pond, we acknowledge that this combines the proposed drainage improvements to be undertaken by the Town with the proposed local SWM pond to be undertaken by the Developer. We wish to confirm that the Drainage Act can incorporate both the drainage corridor and the SWM pond as part of the proposed works. Furthermore, we believe that there are provisions within the Drainage Act that allow the Cahill spill pond costs to be fairly assessed to those within the watershed that benefit from it.

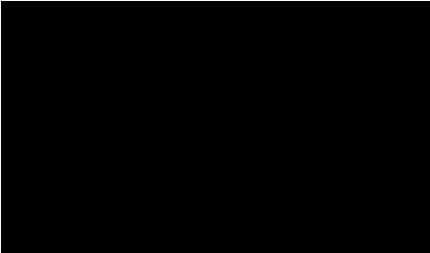
It is important that this Master Drainage Study is finalized in a timely manner, with a final preferred solution that: is cost-effective; fairly assesses costs to all benefitting property owners and road authorities within and upstream of the HBMD study area; and incorporates sufficient flexibility to allow individual developments to proceed without adversely impacting an overall coordinated drainage solution being fully implemented.

Please note that we intend to bring forward additional engineering and planning work in 2023, as part of further development phases of our respective landholdings.

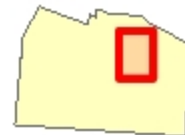
Let us know if you have any questions and/or would like to meet to discuss any of the matters as noted in this correspondence.

Thank you for all of your assistance.

Sincerely,



*Attachments*



### Legend

- + Essex Terminal Railway
- Water Features

Scale: 1: 13,742.82



0 185.44 370.88 Meters

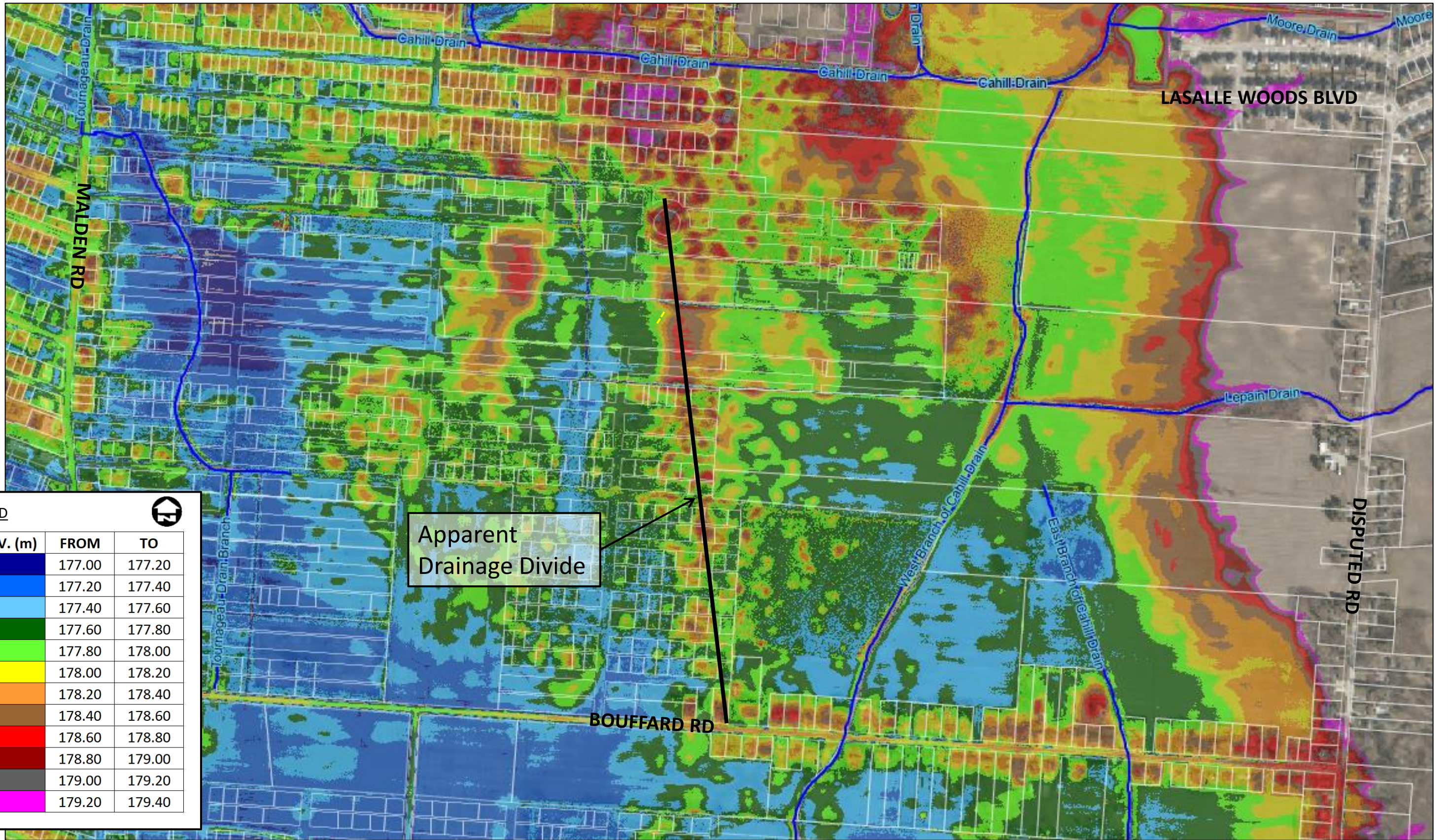
THIS MAP IS NOT A LEGAL SURVEY

Notes

Printed: 3/13/2023 3:38 PM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





Apparent  
Drainage Divide

LEGEND



ELEV. (m)	FROM	TO
	177.00	177.20
	177.20	177.40
	177.40	177.60
	177.60	177.80
	177.80	178.00
	178.00	178.20
	178.20	178.40
	178.40	178.60
	178.60	178.80
	178.80	179.00
	179.00	179.20
	179.20	179.40



- NOTES:
- ELEVATIONS BASED ON 2017 OMAFRA LIDAR DTM, ADJUSTED FROM CGVD2013 TO CGVD1928
  - 2021 AERIAL IMAGERY

Title	TOPOGRAPHIC PLAN		Date	MAR 2023	FIGURE <b>1</b>
	Project	HOWARD-BOUFFARD MASTER DRAINAGE STUDY		Scale	
		Project No.	20-010		



Our File: 18-8169

June 27, 2023



Attention: [Redacted]

**Howard Bouffard Master Drainage Study**

Thank you for your letter of March 20, 2023, with respect to the above-noted study. We appreciate your active involvement in the project and your feedback with respect to the progress of the study to date. We have reviewed the comments and questions presented in your letter and would like to take this opportunity to respond to each as follows:

**General Comments**

---

**1) Understanding of the Howard-Bouffard Master Drainage Study**

---

This study is proceeding with Master Plan Approach 2 under the Municipal Class Environmental Assessment (2000 As Amended). The recommended alternative as currently presented is at a functional level of detail building off the recommendations of the 2017 EA addendum and is considered to be an appropriate level of detail to inform the stakeholders of the scope, scale and impacts of the recommended solution.

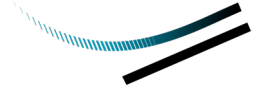
We envision that refinements will be made during the secondary planning process, currently underway, and/or the detailed design process, including the locations of the ponds identified in the 2017 EA addendum. We expect that any such refinements would be in keeping with, and not compromise, the recommended alternative.

**2) Understanding of the Cahill Spill**

---

The primary driver for the Howard Bouffard MDS is the spill from the Cahill Drain and its effect on the Howard Bouffard lands to the south. This was identified through discussions between the Town of LaSalle and the Essex Region Conservation Authority (ERCA) following the completion of the 2017 EA addendum. Without the spill component of the stormwater water system, the HBMDS would not have been required.

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While we appreciate that the spill event is predicated on a 100-year event in both the Turkey Creek and Howard Bouffard watersheds, it is our opinion that the flow rate developed at the spill location does not significantly affect the sizing of the open channel and structures. In fact, it is the flows within the Howard Bouffard area that is the predominant influence.

As such, we cannot support proceeding on the basis that the spill does not occur.

### 3) Cahill Spill Pond Opportunity

---

We appreciate that there may be opportunities for efficiencies and are generally in agreement that those opportunities should be explored further during the detailed design process in consultation with the Town of LaSalle, affected landowners and affected agencies as appropriate. With respect to the proposed stormwater facility at the Cahill Drain spill location, we note that this facility is effective at reducing the peak flows downstream and the corresponding channel and structure sizes.

Removing capacity from this facility for other purposes would reduce its effectiveness and could result in increased scale and associated costs for the proposed solution. There may be opportunities to leverage existing and/or future low-lying lands to reduce the scale of the proposed improvements. However, each opportunity would have to be reviewed for its impact on the natural environment, maintenance, safety, etc. in addition to its hydraulic performance.

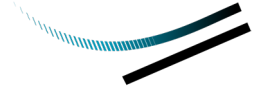
### Technical Questions

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1) The intent of the Howard Bouffard MDS is to build off the proposed solution identified in the 2017 EA addendum. For the purposes of developing the preferred alternative for the HBMDs, the pond locations, sizes, flow rates, etc. were maintained. We do anticipate that the pond locations will be refined as the subdivision plans and/or the secondary plan is developed, while maintaining the previous 2017 EA basis of individual pond drainage areas, and that refinements will be made to the preferred solution of the HBMDs solution accordingly.

2) One of the goals in developing the preferred alternative was to redirect flows away from the West Branch Cahill Drain where possible due to the circuitous nature of the drain, its proximity to the Vollmer Recreational Complex and its history of capacity issues. Secondly, there may be an opportunity to align the Open Drain Reach 2 with the future Sandwich West Parkway resulting in a more efficient solution.

3) The channel identified in the preferred alternative provides both conveyance and storage to attenuate flows and reduce costs for enclosures/road crossings. As noted above, there may be other means of flow attenuation that can be further explored during the detailed design process. Existing woodlots would have to be conveyed to the Town and reviewed from a natural environment perspective, including the



completion of surveys and obtaining permits from affected ministries as appropriate. At this time, the dual use of parklands for stormwater storage is hypothetical as the number, location and sizes cannot be known until the subdivisions plans and/or secondary plan is completed and approved.

4) The Existing Conditions Flood Extents have not been revised to reflect the spill rate and volume recently derived through the Turkey Creek Watershed Study. The focus has been to bring the HBMDs to completion and move to the next steps in the process, which include the completion of a Secondary Plan and to commence with the Drainage Act process.

We understand that there have been some minor interim development approvals occurring. Notwithstanding that, we also understand the Town is undertaking a secondary plan for the entire area. It appears that the completion of the secondary plan may be required along with the implementation of the HBMDs solution in order for more development to proceed. Any interim development approvals will need to be in keeping with the proposed future secondary plan and the implementation of the HBMDs solution and not frustrate any future contributions, financial or land, towards the HBMDs solution.

5) If a combined Cahill spill and Woodview Pond were to proceed through the detailed design process, we are confident that this infrastructure could be included and fairly assessed in the drainage report which may include reduced land values for that particular landowner due to the solution now being directly attributable to development purposes.

## Closing

---

We are currently working on completing the report for the HBMDs and anticipate its completion in July. We anticipate the coming Secondary Plan and Drainage Act processes to be a collaborative process with affected landowners and agencies resulting in an efficient solution and fair assessment of costs.

Please let us know if there are any further questions with respect to the above.  
Yours sincerely,

**DILLON CONSULTING LIMITED**

Mark Hernandez, P.Eng.  
Project Manager  
MDH:jrb



Quigley, Iain <iquigley@dillon.ca>

**Fwd: FW: Bouffard/Howard PIC**

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

Mon, Apr 24, 2023 at 3:11 PM



**Greg Hayes**  
Associate  
**Dillon Consulting Limited**  
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----- Forwarded message -----  
From: **Jeffery, Stacey** <sjeffery@dillon.ca>  
Date: Mon, Apr 10, 2023 at 3:13 PM  
Subject: Fwd: FW: Bouffard/Howard PIC  
To: Greg Hayes <ghayes@dillon.ca>

----- Forwarded message -----  
From: **Hernandez, Mark** <mhernandez@dillon.ca>  
Date: Fri, Mar 31, 2023 at 2:00 PM  
Subject: Fwd: FW: Bouffard/Howard PIC  
To: Stacey Jeffery <sjeffery@dillon.ca>

----- Forwarded message -----  
From: **Peter Marra** <pmarra@lasalle.ca>  
Date: Fri, Mar 31, 2023 at 1:52 PM  
Subject: FW: Bouffard/Howard PIC  
To: Hernandez, Mark <mhernandez@dillon.ca>

fyi

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

**From:** [REDACTED] >  
**Sent:** March 31, 2023 1:40 PM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Subject:** Bouffard/Howard PIC

Pete,

Based upon my understanding of the preferred solution from the Bouffard/Howard PIC and my discussion with [REDACTED], I'm comfortable with awaiting the next steps. Please keep me posted. Thanks.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

**CAUTION: This email originated from outside of the organization. Please verify that the sender's name matches the e-mail address in the From: field. Do not click links or open attachments unless you recognize the sender and know the content is safe.** REF: nYDLiTtcjACbqBae

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**Stacey Jeffery**  
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[sjeffery@dillon.ca](mailto:sjeffery@dillon.ca)  
[www.dillon.ca](http://www.dillon.ca)



Tel [REDACTED]



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

---

## Howard Bouffard Master Drainage Study and Turkey Creek Modelling Study Files for MTO

---

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

Wed, Jun 28, 2023 at 5:06 PM

To: "Schiedel, Tyler (MTO)" &lt;Tyler.Schiedel@ontario.ca&gt;

Cc: "Mitchell, Terence (MTO)" &lt;Terence.Mitchell@ontario.ca&gt;, "Chubak, Jeremy (MTO)" &lt;Jeremy.Chubak@ontario.ca&gt;, "Lucente, Jodie (MTO)" &lt;Jodie.Lucente@ontario.ca&gt;, Peter Marra &lt;pmarra@lasalle.ca&gt;, Jonathan Osborne &lt;josborne@lasalle.ca&gt;, Greg Hayes &lt;ghayes@dillon.ca&gt;

Hi Tyler,

Closing the loop with respect to your comments below. I've added our responses in blue.

Thank you for your involvement in this process.

Mark

On Wed, May 24, 2023 at 10:11 AM Schiedel, Tyler (MTO) &lt;Tyler.Schiedel@ontario.ca&gt; wrote:

Good morning Mark,

Please see comments below for the Howard-Bouffard Master Drainage Study.

- I could not find a report for the Howard Bouffard Study in the link provided. Consider providing detailed documents of the Howard-Bouffard Study for a more comprehensive review. **The Howard Bouffard Master Drainage Study is currently being finalized and we expect it will be available for review in the next few weeks.**
- The Turkey Creek Study suggests a maintenance program that can be accomplished using hand tools for cost efficiency. Will similar recommendations be made for the Howard Bouffard Study? Maintenance access should be sufficient to allow for the passage of equipment required for the dredging and removal of sediment, should heavier maintenance be required. **We are including six metre wide maintenance corridors on each side of the main drain which will also function as recreational areas and flood plains for major storm events. We anticipate equipment such as an excavator, will be required for the maintenance/cleaning of the drain.**
- A construction contingency cost of 50% seems significant. If a contingency cost is being considered for drain maintenance, consider exploring options that might reduce the need for high construction contingency. **The contingency currently sits at 10%.**
- Ensure Alternative 3 complies with MTO requirements regarding permits and approvals, if any. **Permits and approvals will be applied for if/as required.**

[Quoted text hidden]





Hayes, Greg <ghayes@dillon.ca>

## Howard-Bouffard Master Drainage Study - Comments from a landowner

Mon, Aug 28, 2023 at 2:46 PM

To: "Hayes, Greg" <ghayes@dillon.ca>

Cc: Peter Marra <pmarra@lasalle.ca>, "HowardBouffard@dillon.ca" <howardbouffard@dillon.ca>, Gudrin Beggs <gbeggs@lasalle.ca>, Crystal Meloche <cmeloche@lasalle.ca>, Michael Akpata <makpata@lasalle.ca>, [REDACTED]

Hello Greg,  
Thank you for this update, including the references to further consultation.

On Monday, August 28, 2023 at 02:39:19 p.m. EDT, Hayes, Greg <ghayes@dillon.ca> wrote:

Good afternoon [REDACTED],

We appreciate your comments and as well as your passion for the environment in Windsor/Essex and beyond. At this point in the process, we have identified the challenges/risks with respect to the potential for flooding in the area and have developed a recommended solution at a functional level of detail. Concurrently with this process, the Town is undertaking the secondary plan which will provide further clarity with respect to natural areas to be retained, etc. Within the study report, we have acknowledged that further refinement will take place as the project progresses and we acknowledge that there are opportunities for naturalization and potential use of existing naturalized areas to enhance the recommended solution.

Following completion of the environmental assessment, we anticipate the next steps in the project will include further public engagement, coordination with the completed secondary plan, and further information required from affected developers. This will allow for the recommended solution to be further developed in all regards.

Best,  
Greg



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*Associate*  
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GHayes@dillon.ca  
www.dillon.ca



On Fri, Aug 11, 2023 at 8:28 AM Peter Marra <pmarra@lasalle.ca> wrote:

[REDACTED],

Thank you your emails have been received.

Regards,

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

---

**From:** [REDACTED]  
**Sent:** Thursday, August 10, 2023 4:34 PM  
**To:** Hayes, Greg <ghayes@dillon.ca>  
**Cc:** HowardBouffard@dillon.ca; Peter Marra <pmarra@lasalle.ca>; Gudrin Beggs <gbeggs@lasalle.ca>; Crystal Meloche <cmeloche@lasalle.ca>; Michael Akpata <makpata@lasalle.ca>; [REDACTED]  
**Subject:** Re: Howard-Bouffard Master Drainage Study - Comments from a landowner

P.S. to all,

Following are links to two recent CBC articles highlighting the importance of ecological restoration and corridors:

<https://www.cbc.ca/news/science/biodiversity-restoration-canada-study-wwf-1.6900420>

<https://www.cbc.ca/news/science/what-on-earth-ecological-corridors-wildlife-climate-1.6932780>

On Thursday, August 10, 2023 at 09:12:00 a.m. EDT, john demarco <[REDACTED]> wrote:

Hi Greg,

Thank you for taking time to acknowledge and respond to my submission of March 31. This email is to elaborate on the concept of integrating drainage improvements into a more ambitious habitat restoration plan, which would help the Town to achieve numerous goals, including a substantial extension to the proposed National Urban Park.

You mention the "need to balance environmental benefits with property acquisition requirements and landowner needs." Of course, finding the right balance is a very important subject of debate. However, the draft document entitled "Public Information Centre #3" (PIC3), posted online, presents an extremely unbalanced scenario in my opinion. I say this because Alternative 3 (as well as the previous Alternative 2) is explicitly designed to maximize the area for building development, and minimize the area for natural habitat. In effect, Alternative 3 would have the result of continuing and completing the historical process of engineering natural wetlands out of existence, by disposing of water through fast-flowing channels and/or storing excess water in artificial ponds that are nearly devoid of life, being designed purely to hold water at the least cost and in the smallest space.

I suggest that in 2023, drainage planning and land use planning should no longer be based on the outdated assumption that the goal is to maximize the built area and push nature almost completely out of the picture. Concretely, I am proposing that the drainage study should present the public and the elected decision-makers with a substantive range of alternatives that can be debated to find a good 'balance' between built development and natural habitat. Specifically, I suggest the following meaningful alternatives could be developed for consideration:

1. Alternative 3 (as in the PIC3 document): Maximize built development and minimize natural habitat by collecting runoff in deep artificial ponds that are designed solely to maximize the stored volume with the smallest footprint.

(This alternative has clearly been optimized mainly from the developers' point of view, but not from the point of view of people, wildlife or climate.)

2. Alternative 4: Design for **50%** of water storage capacity to be created in the form of restored, shallow wetlands, with diverse habitat for the full range of terrestrial and aquatic species that are native to our area. Any excavated material would remain on site to create patches of drier habitat. These areas of restored habitat would improve the conservation status of LaSalle's many rare species; provide diverse recreational opportunities; beautify the landscape; and contribute to carbon sequestration and climate change mitigation. The remaining 50% of water storage capacity would be in the form of deeper ponds.

3. Alternative 5: Extending the same principles as in Alternative 4, design for **100%** of water storage capacity to be created in the form of restored wetlands (including seasonally flooded forests, prairies, marshes and open water), with no concentrated ponds except where appropriate for the purpose of species diversity. Broader drainage channels in natural forms would increase both flow rates and storage capacity. The areas planned for wetland and habitat restoration could be integrated into an effective north-south ecological corridor through the heart of LaSalle, which I have been referring to as "Restoring LaSalle's Green Core."

After I made my submission on the drainage plan in late March, I heard the wonderful news that LaSalle is in discussions to incorporate certain remnant natural areas into the proposed Ojibway National Urban Park. I suggest it would be contradictory for the Town to be proposing a few isolated fragments of habitat for inclusion in the NUP, while at the same time continuing and completing the process of surrounding these fragments of nature with housing, so the possibility of connecting Ojibway with the wider natural landscape is lost forever.

To make the Alternative 5 scenario more visual, I am attaching a sketch of potential restoration areas (yellow outline) where water management features could be located, including broad drainage channels and submersible areas for water storage, all designed with natural forms that would create diverse habitats. These restored areas would link existing natural areas and form a "Green Core" which would be worthy of inclusion in the proposed National Urban Park.

The areas outlined in yellow, proposed for restoration and water management, total approximately 90 ha within the urban boundary. This compares to an estimated 40-50 ha which would be occupied by drain corridors and ponds under the existing Alternative 3. So some additional land would be required, but the result would be a spectacular urban green corridor that would serve multiple purposes to people and nature. Whereas, the 40-50 ha occupied by drainage works under the existing Alternative 3 would have very little ecological value and only limited recreational value. Specifically, it needs to be pointed out that a 6 m strip of land next to a drainage channel, which must be kept open as a maintenance corridor, cannot be considered as a "natural corridor."

On the issue of costs, the PIC 3 document recognizes implicitly that private landowners are prepared to meet the cost of drainage and other improvements in order to dramatically increase the value of their lands. With over 250 ha of land available for development in Howard-Bouffard (outside of the proposed Green Core), developers will be enabled to create real estate assets literally in the billions of dollars, with profits to current landowners at least in the hundreds of millions. With the landowners poised to make huge sums of money in any scenario, the Town should not be overly concerned with minimizing the cost to developers. I suggest that the Town's overarching responsibility is to imagine what form the future town will take, including the built and natural environments, and then use all available levers to make it happen.

Best regards, [REDACTED]

On Wednesday, August 9, 2023 at 01:40:16 p.m. EDT, Hayes, Greg <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)> wrote:

Hi [REDACTED],

Thank you for reaching out to us about the Howard/Bouffard Master Drainage Study. We have reviewed your comments and can provide the following additional information.

We appreciate your recommendation for a wider natural corridor surrounding the drain; however, there is a need to balance environmental benefits with property acquisition requirements and landowner needs.

The preferred solution includes a natural corridor that is planned to extend approximately six metres on each side of the main drain. The dry pond at the north end of the study area will serve a dual purpose - in addition to its stormwater management benefits, the pond will provide grassland habitat when it is dry, which could be most of the year.

During the future detailed design stage, we anticipate there will be refinements in keeping with the preferred alternative, including:

- Exploring opportunities to enhance the wildlife habitat potential of the drainage improvements; and
- Considering opportunities for stormwater management in natural low lying areas to reduce dependency on traditional stormwater facilities.

The Essex Region Conservation Authority will continue to be consulted regarding how best to incorporate the drainage improvements into the natural heritage system.

We understand that you have met with Town staff on this matter and we further understand that you are aware of the recently initiated secondary plan for the area. Hopefully, you can continue to be involved in the secondary plan process to provide input to the Town through the natural heritage/natural feature reviews that will be carried out for that process.

If you have further comments or questions, please do not hesitate to contact us.

Regards,  
Greg



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GHayes@dillon.ca  
www.dillon.ca



Upcoming vacation: I will be away August 18th and 21st, returning Tuesday, August 22nd.

On Fri, Mar 31, 2023 at 3:51 PM [REDACTED] via Howard Bouffard Mast Drainage Study <[howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca)> wrote:

Hello,

Please see in the attached document, my comments on the latest proposals for the above-mentioned drainage project.

I am available for further discussion of these comments, if appropriate.

Yours sincerely, [REDACTED]

[REDACTED]

This message is directed in confidence solely to the person(s) named above and may contain privileged, confidential or private information which is not to be disclosed. If you are not the addressee or an authorized representative thereof, please contact the undersigned and then destroy this message.

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## COMMENTS ON THE HOWARD-BOUFFARD MASTER DRAINAGE STUDY

March 31, 2023

From:

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

**About me:** I was raised in LaSalle and currently live in Kingsville. My wife and I own about 1 acre of land in a woodlot within the Howard-Bouffard study area ([REDACTED]). My primary interest is to promote more ecological restoration in the Town of LaSalle and throughout Essex County.

### MY COMMENTS:

1. This drainage study allows us a now-or-never opportunity to create a major ecological corridor through the centre of LaSalle, and linking to the City of Windsor (including the future Ojibway National Park), as well as Amherstburg to the south.
2. My key recommendation is to avoid investing in more stormwater ponds, which contain some life but essentially represent the practice of sterilizing the environment to make way for maximum built development.
3. Instead of stormwater ponds, we should invest in making **much wider corridors along the drainage lines**, including the **restoration of humid deciduous forest** (possibly the major original vegetation type in the area), as well as other naturalized wetlands that will be home to a variety of plant and animal species. A minimum width of 400m is suggested as a reasonable goal for the main north-south corridor in the context of the landscape, although this may be restricted in certain locations such as road crossings.
4. These recommendations are consistent with a scenario described on page 17 of the presentation for Public Information Centre #2, dated December 12 2019:  
  
“Climate Change Impacts  
...  
– Can also be addressed through **depressing park lands and other green space**  
– Ideal to **locate parks along the drainage corridor**  
– Stormwater benefits and connectivity to recreational areas along the corridor  
– **The more park land and other green space which can be used to provide storage will decrease the size of the Stormwater Pond accordingly.**
5. I expect that the option of wider corridors with depressed areas would also reduce the need for pumping systems, with their associated costs and risks in case of an extreme weather event and/or power outage.

6. Furthermore, the option of larger green spaces, including depressed areas, along the corridors would allow for any excavated material to be deposited nearby, thereby reducing costs. This would also enable the creation of both wet and dry habitats supporting a greater variety of species and recreational activities. (Who would object to LaSalle having at least one toboggan hill? Or a cross-country trail with a few ups and downs?) The option of using excavated material onsite is mentioned on page 26 of the March 1, 2023 presentation, as well as in the previous version.
7. The fact that much of the land in Howard-Bouffard study area remains undeveloped in 2023 may be seen as good fortune. This is not by chance, but is precisely due to the fact that the area has always been subject to flooding (in spite of drainage works that have been implemented over the years). With what we know now about the environment, loss of species and climate change, we should see this as an opportunity to restore a major natural corridor which will become a new focal point in LaSalle. The time has passed for using all technological means to tame the forces of nature so as to maximize development and push nature out of the picture. Instead, we should be working with nature, and working to restore nature, in an area that is in fact part of a historical wetland complex.
8. A further suggestion is that once this major natural corridor is defined, it would make sense to plan for higher density developments, including high-rise, adjacent to the corridor. This would not only compensate the 'loss' of a certain number of hectares for development, but it would also allow more people living in higher-density and lower-cost housing to have access to a large green space. (Think of Vancouver's West End next to Stanley Park; or New York's Central Park.) Of course, there would be also be benefits in terms of reducing vehicle miles and increasing active transportation.
9. I am available for further discussion of these proposals, as appropriate.



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

## Howard - Bouffard Master Drainage Study

Jonathan Choquette &lt;jchoquette@wildlifepreservation.ca&gt;

Mon, Sep 11, 2023 at 11:16 AM

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

Cc: howardbouffard@dillon.ca, Peter Marra &lt;pmarra@lasalle.ca&gt;, dlebedyk &lt;dlebedyk@erca.org&gt;, "cory.trowbridge" &lt;cory.trowbridge@wildlifepreservation.ca&gt;

Hi Greg,

Thanks for the additional feedback. Re the dry pond with a 20% side slope and appropriate vegetation cover, this feature has the potential to contribute to the ecological health of LaSalle Woods ESA, assuming it is maintained in a way that is sensitive to the needs of endangered reptiles, and depending on the timing of flood events. I welcome any additional information you have with regard to the times of year when flooding would be expected, and the nature and timing of required maintenance.

Thanks!

Jonathan D. Choquette, BSc, MLA, PhD Candidate  
Lead Biologist - Ojibway Prairie Reptile Recovery,  
Wildlife Preservation Canada  
cell: (226)961-5193

email: [jchoquette@wildlifepreservation.ca](mailto:jchoquette@wildlifepreservation.ca)

mail: PO Box 221 Stn A., Windsor, ON, N9A 6K1

web: [https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_www.wildlifepreservation.ca\\_ojibway-2Dprairie-2Dreptile-2Drecovery\\_&d=DwIDaQ&c=JnLCALisrKxQznQdpANaBZUceEgEGD7wjEyj\\_\\_0JcDA&r=dx8\\_38TAPoEHDB5lgd-\\_ei4jnnEDnySivVJ7xEMwzWU&m=aTWRCRxyYlRIWWf4guiMemDGc\\_5jWEEdZPJF1JhwDKN8R](https://urldefense.proofpoint.com/v2/url?u=http-3A__www.wildlifepreservation.ca_ojibway-2Dprairie-2Dreptile-2Drecovery_&d=DwIDaQ&c=JnLCALisrKxQznQdpANaBZUceEgEGD7wjEyj__0JcDA&r=dx8_38TAPoEHDB5lgd-_ei4jnnEDnySivVJ7xEMwzWU&m=aTWRCRxyYlRIWWf4guiMemDGc_5jWEEdZPJF1JhwDKN8R)

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On 2023-09-05 11:34, Hayes, Greg wrote:

Hi Jonathan,

The details of all ponds recommended in the 2017 EA Addendum (location, size, layout, etc.) will be confirmed during the detailed design process. The detailed design and approvals for developments is not typically a public process.

At this point, cross sections of the spillover pond have not been developed as this study involves a functional level design of the preferred solution. As noted in your August 21st email, the pond is planned to have an approximate depth of 1.9 metres with 5:1 side slopes per panel 19 of the PIC 3 display materials, which also shows the functional layout of the pond. The bottom of the pond will have a relatively flat bottom planted with native grasses, to be maintained roughly once per year.

Regards,  
Greg

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\_Associate\_  
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<http://www.dillon.ca> [2]  
[3] [4] [5]

On Wed, Aug 30, 2023 at 10:25 AM Jonathan Choquette  
<[jchoquette@wildlifepreservation.ca](mailto:jchoquette@wildlifepreservation.ca)> wrote:

Hi Greg,

So my understanding is that the specific location of the original ponds #5 and #6 will be proposed by future developers as part of the detailed design process, or rather, these may be deemed superfluous given the

construction of the spillover pond and other stormwater mitigation measures incorporated into the development. Is the public consulted on the detailed design process?

Do you have a cross section diagram of the spillover pond that you could share?

The Town of LaSalle Natural Areas Management Plan (2011), which is the specific plan I cited in my original comment, has a stated goal "to identify actions to ensure each site's ecological health in perpetuity", so I suspect the recommendations therein are still valid. If you know of any updated management plans for LaSalle Woods ESA, please do share.

Thanks!

—  
Jonathan D. Choquette, BSc, MLA, PhD Candidate  
Lead Biologist - Ojibway Prairie Reptile Recovery,  
Wildlife Preservation Canada  
cell: (226)961-5193  
email: [jchoquette@wildlifepreservation.ca](mailto:jchoquette@wildlifepreservation.ca)  
mail: PO Box 221 Strn A., Windsor, ON, N9A 6K1  
web:

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site-web (français):

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publications:

[scholar.google.com/citations?user=A1u1BqYAAAAJ&hl=fr&oi=ao](https://scholar.google.com/citations?user=A1u1BqYAAAAJ&hl=fr&oi=ao) [1]

On 2023-08-28 14:44, Hayes, Greg wrote:

Hi Jonathan,

Thank you for reaching out. We have provided responses to your numbered questions below.

1) The ponds as recommended in the 2017 EA Addendum are not being removed through this study. In some cases, we have illustrated the ponds differently, but the intention is that the developments will still require stormwater management in some form and the layout and location will be confirmed through the detailed design process for each development.

2) See above response.

3) It is anticipated that the spillover pond will be dry with the exception of when there are severe storm events and the overtopping of the Cahill Drain occurs. This means that the pond will be dry for the vast majority of the time.

4) The context of the management plans prepared to support the original secondary plan are no longer valid since the original secondary plan was removed as part of the last Official Plan amendment. Contextual history of any other previous management plans may still be on file, albeit there has been a number of newer studies conducted over the years, some lead by the Town and some lead by ERCA, but all have been cooperatively prepared. These new studies may have slightly modified previous plans and that is why the Town is working towards carrying out this final study to complete the larger regional drainage assessment, which is supported by the ERCA (January 2023) hydrologic/hydraulic study of the Turkey Creek Watershed. In addition, the current study builds upon the 2017 EA Addendum, which outlines how storm water management at the development level will be handled. Furthermore, the Town will be coordinating all these plans through the new secondary planning process currently underway, which will include a natural environment review.

Best,  
Greg

Greg Hayes  
\_Associate\_  
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<http://www.dillon.ca> [2]  
[3] [4] [5]

On Mon, Aug 21, 2023 at 11:06 AM Jonathan Choquette  
<[jchoquette@wildlifepreservation.ca](mailto:jchoquette@wildlifepreservation.ca)> wrote:

Hi Greg et al.,

I appreciate your detailed response. I do have a couple follow-up

questions for you:

1) To ensure that I understand correctly, the 2017 Functional Servicing EA Addendum included two proposed linear SWM ponds (linear

facility

#5

and #6, attached pg 12), both designed to hold permanent water.

Are

both

linear facilities #5 and #6 are still proposed? I did not see

these

two

ponds identified on the map in PIC#3 for the Howard/Bouffard Drainage

study as "Pond locations identified in 2017 EA Addendum"

(attached

pg

19). Do you have an updated map to show their proposed locations along

side the Cahill Spill Pond?

2) The Cahill Spill Pond as identified in the Howard/Bouffard Drainage

study PIC #3, is being proposed in addition to the linear ponds

#5

and

#6, correct? In other words, the Cahill Spill Pond is being

proposed

immediately west, and across the Cahill Drain, from the proposed

linear

pond #6. A new map as requested above would help to clarify this.

3) Specifications for the Cahill Spill Pond indicate it will be

1.9m

deep and have 5:1 side slopes, as per PIC#3 from March 2023. Do

you

have

a cross section diagram for this feature? You stated that the the pond

"will provide grassland habitat when it is dry, which could be

most

of

the year", so presumably it will be a dry detection pond. Do you

know

which times of the year, approximately, would the pond be

expected

to be

full?

4) Finally, you stated the "The previous LaSalle/ERCA management plan".

Is there a new version or is the 2011 version still in effect?

Thanks!

—

Jonathan D. Choquette, BSc, MLA, PhD Candidate

Lead Biologist - Ojibway Prairie Reptile Recovery,

Wildlife Preservation Canada

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mail: PO Box 221 Stn A., Windsor, ON, N9A 6K1

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[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_www.wildlifepreservation.ca\\_ojibway-2Dprairie-2Dreptile-2Drecovery\\_&d=DwIDaQ&c=JnLCALisrKxQZnQdpANaBZUceEgEGD7wjEyj\\_\\_0JcDA&r=dx8\\_38TAPoEHDB5Igd-\\_ei4jnnEDnySivVJ7xEMwzWU&m=HqhZW2B3YFyBkC34ircZul3WU2jRTx1TCKNDDYbto4FP IWwioSCHdjotO8QvHFjT&s=YS5xVx7Ozwhk5UrGwEHCxVAFqPeBFIg5BVk4xpXjCRY&e=](https://urldefense.proofpoint.com/v2/url?u=http-3A__www.wildlifepreservation.ca_ojibway-2Dprairie-2Dreptile-2Drecovery_&d=DwIDaQ&c=JnLCALisrKxQZnQdpANaBZUceEgEGD7wjEyj__0JcDA&r=dx8_38TAPoEHDB5Igd-_ei4jnnEDnySivVJ7xEMwzWU&m=HqhZW2B3YFyBkC34ircZul3WU2jRTx1TCKNDDYbto4FP IWwioSCHdjotO8QvHFjT&s=YS5xVx7Ozwhk5UrGwEHCxVAFqPeBFIg5BVk4xpXjCRY&e=)

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publications:

[scholar.google.com/citations?user=A1u1BqYAAAAJ&hl=fr&oi=ao](https://scholar.google.com/citations?user=A1u1BqYAAAAJ&hl=fr&oi=ao) [1]

[1]

On 2023-08-09 13:37, Hayes, Greg wrote:

Hi Jonathan,

Thank you for reaching out to us about the Howard/Bouffard

Master

Drainage Study. We have reviewed your comments and can provide the following additional information about the Cahill Spill Pond.

Your comments provided in December 2016 were most likely part of the 2017 Functional Servicing EA Addendum. Those ponds proposed as part of that Addendum remain in the proposed plan today. The pond proposed, as referred to as the Cahill Spill Pond, is to deal

with

the existing drainage system. This was supported by a larger more comprehensive Turkey Creek Watershed study carried out by ERCA

on

what occurs in this area during a large rainfall event under existing conditions.

The Cahill Spill Pond will serve a dual purpose - in addition to its stormwater management benefits for the existing conditions that are present upstream in Windsor and Tecumseh, the pond will provide grassland habitat when it is dry, which could be most of the

year.

This grassland will support a number of wildlife species and contribute to meeting the Town and the ERCA's goals for the LaSalle Woods Environmentally Sensitive Area.

ERCA has been consulted extensively throughout this study and supports the preferred solution, including the location of the Cahill

Spill

Pond. During future design phases, the Town plans to continue consulting with ERCA regarding native seed mixes and how best to incorporate the drainage improvements into the area's natural heritage system.

The previous LaSalle/ERCA management plan was prepared in the day when a Howard/Bouffard secondary plan was in place, more specifically the special policy area for the Bouffard planning district. That previous older version of the special policy planning area was removed as part of the Town's last Official Plan update (2018). The Town is just starting to embark on a new Secondary Plan for the area and you can be informed of that process through the Town's website. We understand that the new secondary plan process will include updating natural heritage/natural feature reviews as well.

If you have further comments or questions, please do not hesitate to contact us.

Regards,  
Greg

Greg Hayes  
Associate\_  
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<http://www.dillon.ca> [2]  
[3] [4] [5]

Upcoming vacation: I will be away August 18th and 21st, returning Tuesday, August 22nd.

On Wed, Jun 7, 2023 at 12:16 PM Jonathan Choquette <[jchoquette@wildlifepreservation.ca](mailto:jchoquette@wildlifepreservation.ca)> wrote:

Dear Mr. Hernandez and Mr. Marra,

I am writing to submit my comments on behalf of Wildlife Preservation Canada on the Howard-Bouffard Master Drainage Study (PIC#3), if

you would be so kind as to accept them. I realize that the comment period has ended, however, this was only brought to my attention this week.

My comments are as follows:

1) I recall attending a Town Hall related to Howard-Bouffard planning area early on in the process (Dec 2016) and submitting comments

in person. I believe that meeting was related to the Howard-Bouffard

Environmental Assessment, and not the current drainage study  
per se, but  
the maps presented at that time depicted proposed stormwater  
management (SWM) ponds and drainage upgrades. I recall being in support of  
the proposed linear SWM ponds adjacent to the south-east boundary  
of the LaSalle Woods ESA as these did not infringe on the ESA  
boundary.

2) I see now in the PIC#3 maps that that plan has changed in  
favour of  
placing one large SWM pond directly within the ESA itself. I do  
not support this proposed location and agree with ERCA's map  
(PIC#1, page 7)  
identifying that area as a restoration opportunity.

3) Furthermore, in the Town of LaSalle and ERCA Management Plan  
for LaSalle Woods ESA (attached), the agricultural fields within  
the SE portion of the LaSalle Woods ESA are identified as 'Restoration  
Opportunity' Lands, not as proposed SWM pond lands. In  
reference to the  
previously mentioned lands, page 60 of the Management Plan  
states that  
"Creation of buffers along municipal drains and restoration of  
agricultural lands to appropriate habitat should be  
encouraged".

In the  
context of LaSalle Woods ESA, "appropriate habitat" would be  
"Tallgrass  
Prairie, Meadow, Forest and Lowland communities", in order to  
ensure  
the  
perpetuation of these habitat types as per the stated  
management goal on  
page 55, and not a SWM pond, as depicted in the PIC#3 preferred  
alternative. Please adhere to the recommendations in your  
Management

Plan, and reserve those agricultural lands for restoration  
opportunities  
(for example, as overall benefit lands to compensate for future  
development impacting Species at Risk habitat in LaSalle).

Thank you for taking the time to read and consider my comments!

--

Jonathan D. Choquette, BSc, MLA, PhD Candidate  
Lead Biologist - Ojibway Prairie Reptile Recovery,  
Wildlife Preservation Canada

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publications:

[scholar.google.com/citations?user=A1u1BqYAAAAJ&hl=fr&oi=ao](https://scholar.google.com/citations?user=A1u1BqYAAAAJ&hl=fr&oi=ao) [1]

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[2] <http://www.dillon.ca>

[3]

## LASALLE WOODS ESA NATURAL AREA MANAGEMENT PLAN

### Site Conditions

**Size:** LaSalle Woods ESA (Sandwich West Woodlot): 287 acres (Oldham 1983). Total area of management plan site: 160.6 acres/Town owned portion: 129.3 acres.

**Ownership:** private and public

**Site Description:** LaSalle Woods ESA was previously known as the Sandwich West Woodlot.

**Location:** The property is located south of Normandy Street, west of County Road 7 and Disputed Road, north of Bouffard Road, and east of Malden Road. The property is located within the Turkey Creek watershed and is also located at the upstream portion of the Canard River watershed. The west branch of the Cahill Drain flows toward the Canard River in a southerly direction.

**Designations, Protection and Zoning:** The property is designated Natural Environment within the Town of LaSalle's Official Plan and zoned Natural Environment and Agricultural in the Town's Zoning By-Law. Zoning surrounding LaSalle Woods ESA is Agricultural and Residential with the S. Budimir Park being zoned Recreational to the immediate north of the site. Brunet Park is located within the boundary of LaSalle Woods ESA and is managed to provide opportunities for recreational uses as well as for natural heritage protection. The closest ANSIs, ESAs or CNHSs are located 0.4 km to the northwest (CNHS TC1), 1.3 km to the northwest (Spring Garden ANSI), 0.4 km to the northeast (CNHS TC2), 200 m to the south are two CNHSs (CNHS CA2 and TC7/CA1).

**Physiography and Soils:** The predominant soils are Berrien Sand; pockets of Plainfield sand are located to the north and east of the site. The site is slightly undulating with moderate pockets of topographical relief. The primary topographical feature is the old Sandwich West Landfill site which rises conspicuously in the centre of the Brunet Park portion of the site. The presence of the Cahill Drain, Lennon Drain, West Branch of the Cahill Drain and Moore Drain provide additional topographical relief and drainage to the landscape. A stormwater pond is located to the immediate east of the Brunet Park site. This site contains significant prairie and meadow communities as well as lowland forest and swamp communities. This is a reflection of the diversity in both physiography and soils at the site.

**Summary of Biological Studies:** The LaSalle Woods ESA has been studied during both the development of the original ESA report (Oldham 1983), during the development of the LaSalle Woodlot Study process (Kraus 1993, Waldron and Hunt 1991) and reviewed for species



presence and significance during the same process by Oldham (1990). No comprehensive biological inventory of the vegetation communities have been completed for this site in almost 20 years. The Ministry of Natural Resources completed some biological inventory at the site in 2009 as part of a wetland evaluation (MNR 2009). In addition, limited biological information has been documented as part of the Environmental Impact Assessment process for some developments in and around the site. This lack of current information is a threat to the overall management of the site – especially if active management actions are implemented. Further, little information is available on the presence of mammals, reptiles and amphibians, and breeding birds for the site and no systematic targeted sampling has been completed.

**Table 10 LaSalle Woods ESA - Summary of Completed Biological Studies.**

<b>Report Title</b>	<b>Description of Methods and Species Targeted During Surveys</b>	<b>Timing of Surveys</b>
MNR. 2009. LaSalle Woods Wetland Evaluation Form, ER 29 – internal file. Ministry of Natural Resources, October 27, 2009.	Wetland inventory and mapping; floral inventory and wetland community mapping.	August 1, 2009
Kraus, D. 1993. Additions and significant sightings for the LaSalle Woodlot ESA: Suzanne and Edgemore Road Subdivision Extension Area.	David Kraus, ERCA Biologist, vegetation, amphibian and bird observations.	May 26 to June 15, 1993.
Waldron, G. and T. Hunt. 1991. LaSalle Woodlot Biological Inventory, internal files, ERCA.	LaSalle Woodlot ESA boundary confirmation and field verification of natural features and disturbance.	May 12, 1990 to December 11, 1991.
Woodliffe, P.A. 1990. An evaluation of the Sandwich West Woodlot: Area of Natural and Scientific Interest or Not?	Summary report outlining the significance of the Sandwich West Woodlot in context of the adjacent Ojibway Nature Reserve	None completed
Oldham, M.J. 1983. Environmentally Significant Areas of the Essex Region: A background report to the Essex Region Conservation Plan. Essex Region Conservation Authority, Essex, Ontario.	Vegetation inventory and community assessment.	May 22, July 7, and August 4, 1981.

**Vegetation Communities:** LaSalle Woods has not had a comprehensive Ecological Land Classification evaluation completed to date. In 1992, in support of the LaSalle Woodlot ESA Study Preferred Land Use Concept Report, the vegetation communities present at the site were mapped (Figure 13). The vegetation communities within LaSalle Woods ESA are very diverse and support a high number of species including a wide variety of rare species.

Of particular note is the potential for a more defined connection between LaSalle Woods ESA and separated natural areas to the north and south. The hydro corridor to the northwest is aligned with the Town of LaSalle walking trail and provides an opportunity for a connection of similar habitats. The distance to the Springgarden ANSI is only 1 kilometre but the potential for management of the vegetation underneath the hydro corridor to support prairie and meadow habitat communities is apparent.

## LaSalle Woods ESA

### Natural Areas Management Plan and Town Owned Lands

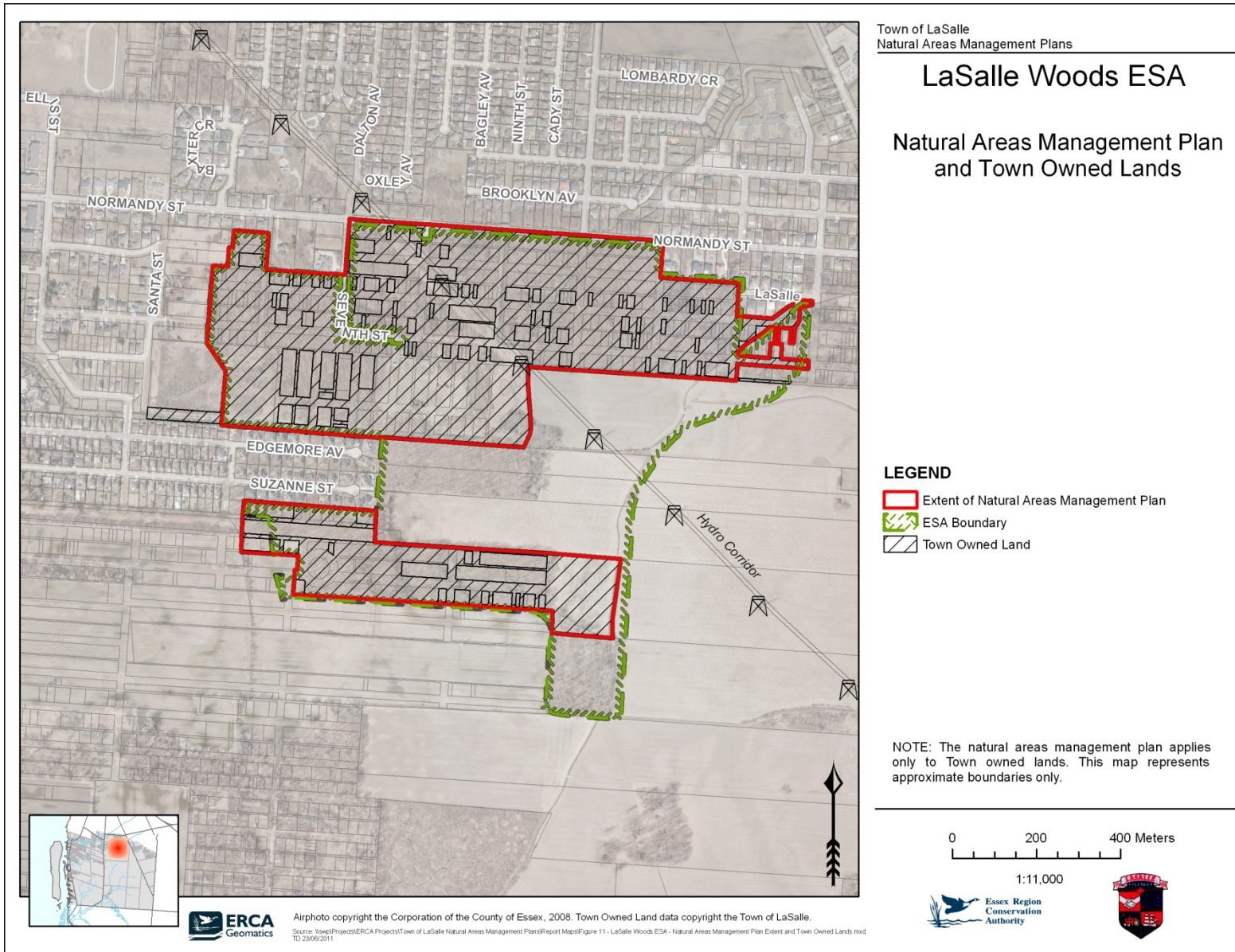


Figure 11 LaSalle Woods ESA – Natural Areas Management Plan Extent and Town Owned Lands.

# LaSalle Woods ESA

## Existing Zoning

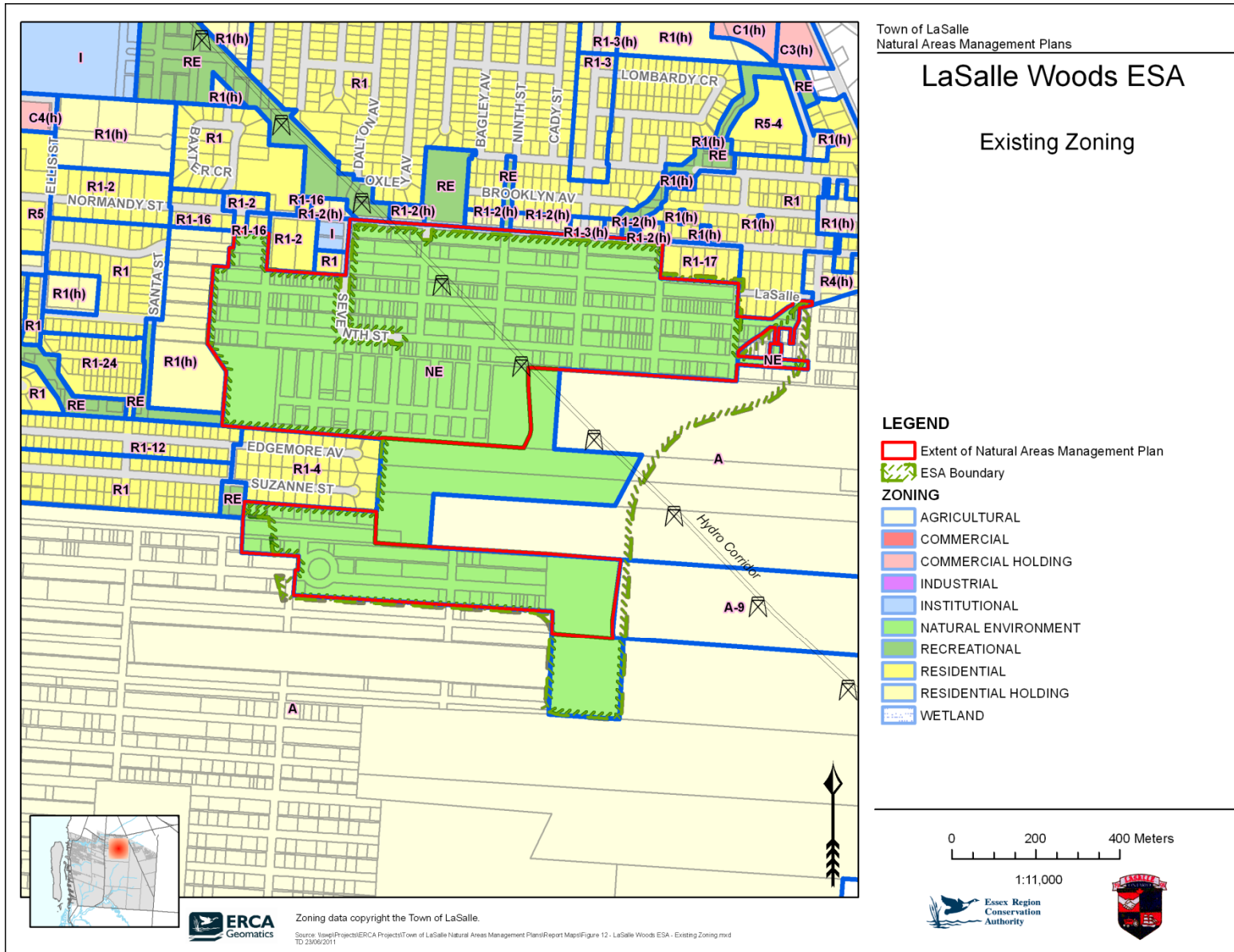


Figure 12 LaSalle Woods ESA – Existing Zoning

**Significant Criteria Fulfilled:**

<b>Evaluation Criteria</b>	<b>Fulfilled</b>
1 – Provincially Significant Wetland	
2 – Significant Habitat of Threatened and Endangered Species	Y
3 – Provincially Significant Woodlands	Y
4 – Provincially Significant Wildlife Habitat	Y
5 – Provincially Significant Valleylands	
6 – Ecological Function	Y
7 – Diversity	Y
8 – Significant Species	Y
9 – Significant Communities	Y
10 – Condition	Y
<b>TOTAL NUMBER OF CRITERIA FULFILLED</b>	<b>8</b>

**Existing Uses:** The LaSalle Woods ESA provides multiple benefits to the residents of LaSalle. It's extensive walking trail network throughout and along the perimeter of the property provides access to a variety of the site's unique habitats. The presence of the Hydro Corridor running northwest to southeast throughout the centre of the property also provides a linkage to paved walking trails leading to Todd Lane. Located in the middle of the property is Brunet Park. As a former landfill site, this feature is a significant hill and is managed primarily for municipal park-like activities including the connection for the walking trails, a pavilion, and a substantial grass-covered mowed area underneath older, mature trees to the north and east of the Brunet Park site. Some efforts to naturalize outside perimeters (especially at the southwest corner) have been met with limited success. The Cahill Drain runs from east to west through the property and the west branch of the Cahill Drain runs south along the eastern perimeter of the ESA boundary. Residential homes border the property along its northern boundary along Normandy Street with primarily agricultural land uses abutting the southern and eastern boundaries. Residential development along the Edgemore Avenue and Suzanne Street are located in close proximity to both the Cahill Drain and the western and southern edge. Several footpath crossings exist to provide residents with access across the Cahill Drain and this residential area. A substantial network of unauthorized walking paths and mountain bike trails are linked to the asphalt and woodchip covered trails throughout the property.

**Threats:** The LaSalle Woods ESA is a relatively large, intact property with a diversity of habitat types supporting a large number of species. As it also experiences heavy use from residents and is situated in an urban-rural landscape, many of the threats affecting the vegetation communities and species are related to the activities occurring outside of its boundaries. This site has a very disturbed history from the creation of trails and sidewalks, its use as a landfill site, presence of hydro corridors, fragmentation, invasive species, intrusions by residential

development and the subsequent impacts from trail creation and use, and feral cats and pets. However, many actions can be taken within the town-owned portions of the property which would enhance the ecological health of the site. Based on existing information the following are primary threats affecting species found within the ESA: (1) Natural succession of trees and shrubs into the prairie and meadow habitats, (2) Timing and frequency of mowing in certain areas of the property, and (3) The fragmented nature of the property from adjacent natural heritage features, and (4) Disturbance from unauthorized trail creation and use. Restoration of lands currently in agricultural production will assist in improving the ecological health of the property – in the spring of 2009 the Town and ERCA proceeded to restore seven acres of acquired agricultural land to forest (Figure 13, Map ©). Where possible, future efforts to partner in the acquisition and restoration of idle agricultural lands adjacent to Town owned properties should be a priority.

### **Management Goal**

The management goal for the LaSalle Woods ESA is to ensure the protection and perpetuation of an outstanding example of Tallgrass Prairie, Meadow, Forest and Lowland communities through active maintenance, enhancement and restoration techniques. Activities undertaken at the site will (1) not negatively impair these significant natural heritage features and (2) address threats to the integrity of these features.

### **Management Actions**

LaSalle Woods ESA was acquired by the Town of LaSalle, Essex Region Conservation Foundation and the Windsor St. Clair Rotary Club for the long-term protection of its natural heritage. The Town's Official Plan has established goals and objectives for significant natural heritage features such as the LaSalle Woods ESA: "...shall be limited to passive recreation, wildlife management and conservation uses. These areas should remain in their natural state and should be managed for wildlife habitat enhancement and conservation purposes." The purpose of this management plan and the recommended management actions is to clarify the actions needed to accomplish this important goal. The management actions will ensure the maintenance of ecological integrity as the primary goal. While it is understood that there are values to recreational uses including hiking and bird watching, these must be undertaken in a manner so as not to impair the natural state of the property.

The highest priority management actions recommended for this property address the key threats affecting the ecological health of the property, namely, natural succession of trees and shrubs into prairie and meadow habitats, unauthorized creation and use of trails throughout the property, and the threat of residential development and ongoing agricultural land uses adjacent to the property (Table 11). The management actions of highest priority for LaSalle Woods ESA include:

meadow communities requires that specific management activities be implemented. Management actions should target the natural succession of trees and shrubs affecting the existing prairie and meadow habitats, and the restricting of mowing of grass along the north and eastern perimeter of the Brunet Park site to encourage the growth of native understory beneath the mature trees. The development of a prescribed burn plan for prairie and meadow habitats along the hydro corridor and within other areas of the LaSalle Woods ESA should seek input from prairie habitat and species at risk experts. Details pertaining to these management actions and specific locations where individual recommended management practices will be applied, will be determined and finalized by Town and ERCA staff once the required comprehensive inventory and assessment have been completed.

It is recognized that the role of the public in the efforts to protect LaSalle Woods ESA in the 1990s led to the acquisition of the property. It is also recognized that ongoing community outreach and support will be required for the long-term success of management activities and ongoing acquisition and restoration efforts. The Town of LaSalle should initiate a forum for public dialogue (e.g., Town of LaSalle Trails Committee) which can assist with encouraging community input into discussions about trails, signs, opportunities for community representatives to monitor the appropriate use of natural areas (Neighbourhood Watch) and to act in a positive manner towards implementation of restoration activities.

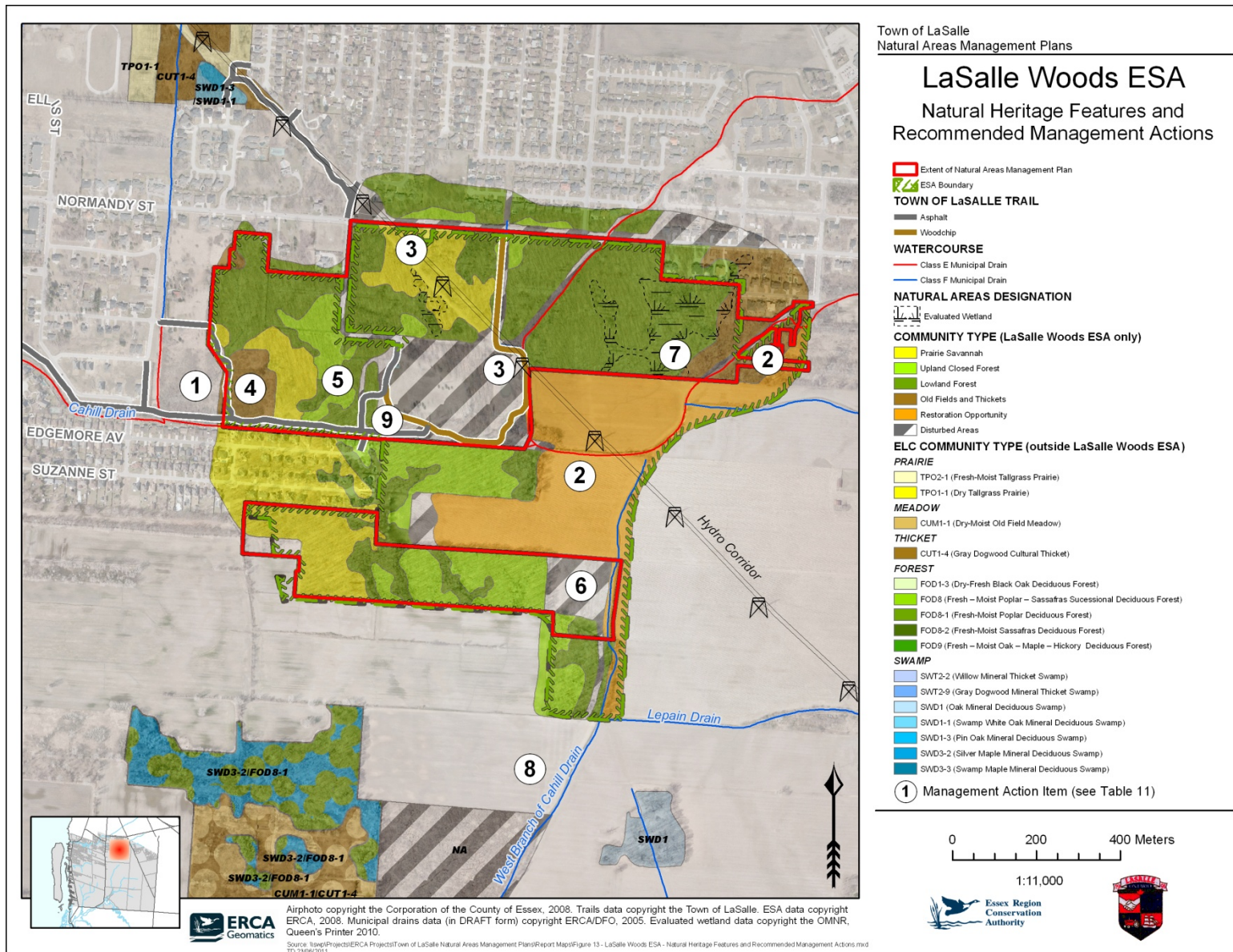


Figure 13 LaSalle Woods ESA - Natural Heritage Features and Recommended Management Actions.

**Table 11 LaSalle Woods ESA - Summary of Threats and Management Actions.**

Threat	Description and Impacts	Type of Action	Specific Action (Map #)
<b>Lack of knowledge</b>	Implementing management actions at the LaSalle Woods property without a complete knowledge of comprehensive biological and vegetation community surveys is a threat to the ecological integrity of the site.	<b>Research:</b> biological inventory	Appropriate level of regional government (e.g., ERCA and MNR) to conduct a comprehensive biological inventory of natural area using Ecological Landscape Classification and appropriate techniques. Survey should also target priority faunal species (e.g., reptiles, birds, amphibians, mammals, etc.) as recommended by ERCA and MNR and other partners.
		<b>Research:</b> biological inventory	Engage community volunteers to assist with formal amphibian monitoring using approved protocols (e.g., Friends of Turkey Creek and the FrogWatch program). Additional surveys targeting butterfly and/or dragonfly surveys will contribute to the overall knowledge of the biology of the site. Facilitated and organized events such as 'Bio-blitzes' can also assist in this regard.
<b>Habitat Fragmentation</b>	The separation and isolation of natural areas from one another. Prevents migration of animals and plants. Can lead to inbreeding and loss of sustainability of local populations. Animals may be putting themselves at risk during movements and migrations.	<b>Land Acquisition</b>	① ② Acquire adjacent properties into public ownership for long-term protection subject to available funding. Highest priority should be placed on areas identified in the Schedule B-4 of the Land Use Plan Bouffard Planning District Special Policy Area – Species at Risk (Near Map ②). A second high priority acquisition property would be the agricultural lands along eastern and southern portion of LaSalle Woods ESA.
		<b>Habitat Restoration and Enhancement</b>	③ ④ ⑨ Address natural succession of significant prairie and meadow habitats through development and implementation of a habitat management plan, focusing on 3 main areas: (1) Hydro corridor to Todd Lane, (2) Remaining high quality prairie savannah and old fields and thickets communities, and (3) Outside perimeters of Brunet Park (see Appendix G). This may include prescribed burning for some areas – in particular along the hydro corridor.
<b>Recreational Activities:</b> Visitor impacts from unauthorized trail usage	Establishment of walkways and mountain biking trails off of established town-owned trails. Impacts include: compaction of soils, disturbance to animals, and damage to existing vegetation.	<b>Public education and awareness:</b> signs and information	③ ⑤ ⑦ Create and install signs at several key locations in LaSalle Woods ESA. Signs would showcase significant habitats and species supported by this property and would outline authorized activities. The Trails Committee of the Town of LaSalle can provide a forum for this dialogue.
		<b>Trails</b>	⑨ Town of LaSalle and ERCA to conduct review of the location and type of uses of all recreational trails at property. Town of LaSalle to prohibit and discourage unauthorized creation and use of trails.
<b>Recreational Activities:</b> Trail management and maintenance	The type of trails (e.g., asphalt, cement, wood chips) can have negative effects on adjacent vegetation. Inappropriate mowing and maintenance of trails can impair adjacent habitat and reduce the viability of habitat for various species	<b>Trails</b>	⑨ Town of LaSalle and ERCA to conduct comprehensive review of the location and type of uses of all recreational trails at property. Specific focus should be on areas of highest ecological significance and highest identified visitor use.
<b>Alien Invasive Species</b>	Harmful plants and animals that are not originally found in the ecosystem can lead to direct and indirect	<b>Alien invasive species removal</b>	① ⑦ Town of LaSalle and ERCA to develop and implement alien invasive species removal program.



Threat	Description and Impacts	Type of Action	Specific Action (Map #)
	changes to native species and communities.		
<b>Natural System Modification:</b> Fire and Fire Suppression	Prairies and meadows are two habitats found in LaSalle that require periodic disturbance to remove naturally succeeding trees and shrubs from shading out the native vegetation.	<b>Implement management actions</b>	③ ④ ⑨ Address natural succession of significant prairie and meadow habitats through development and implementation of management actions, focusing on 3 main areas: (1) hydro corridor to Todd Lane, (2) Remaining high quality prairie savannah and old fields and thickets communities, and (3) outside perimeters of Brunet Park (see Appendix G).
<b>Residential Development:</b> Housing and Urban Areas	Placement of garbage and garden waste can lead to the smothering of natural vegetation, potential introduction of non-native species and pollution (chemicals). Unauthorized access to properties through gates and fences can lead to disturbance of animals and impacts to vegetation. Household pets can also negatively affect animals and plants.	<b>Public education and awareness</b>	Town of LaSalle to increase public awareness of importance of site, of threats to site, and of management actions taken at site. Encourage landowners along Cahill Drain, Normandy Street and Santa Street to avoid dumping waste and encroaching onto property.
		<b>Monitoring</b>	③ ⑨ ④ Conduct regular monitoring to determine the presence of alien invasive species, presence of garbage and debris from residents, and unauthorized trail use and take appropriate action as necessary.
<b>Habitat Fragmentation</b>	This refers to the separation of natural areas from one another. Prevents migration of animals and plants between natural areas. Can lead to inbreeding and loss of sustainability of local populations. Animals moving and migrating between natural areas will be putting them at risk during movements and migrations. The ability of animals and plants to freely move between LaSalle Woods ESA and adjacent natural areas (Springgarden ANSI, CNHS TC4, CNHSs to the south, etc.) is impaired.	<b>Habitat Restoration and Enhancement</b>	⑧ ② Encourage property owners to undertake appropriate plantings of native species. Creation of buffers along municipal drains and waterways and restoration of agricultural lands to appropriate habitat should be encouraged. The Town of LaSalle and ERCA partnered on the restoration of the property located at ⑥ in 2009.
			② ③ ⑨ Town to work in partnership with ERCA (Clean Water ~ Green Spaces grant program) to work with neighbouring property owners to initiate best management practices on agricultural lands surrounding property.
<b>Transportation and Service Corridors:</b> Utility and Service Lines	Improper maintenance of utility and service lines can lead to fragmentation of natural areas, required maintenance activities (i.e., digging) can affect vegetation communities and animals, and methods used to maintain vegetation can be detrimental to natural communities (e.g., herbicide application, clear cutting, etc.).	<b>Implement management actions</b>	③ ④ ⑨ Address natural succession of significant prairie and meadow habitats through development and implementation of a Tallgrass Communities Restoration Plan, focusing on 3 main areas: (1) hydro corridor to Todd Lane, (2) Remaining high quality prairie savannah and old fields and thickets communities, and (3) outside perimeters of Brunet Park (see Appendix G).
<b>Natural System Modification:</b> Artificial Drainage	Artificial drainage of site and/or adjacent lands has led to changes in the natural hydrological processes (e.g., the creation of surface and sub-surface drains). The loss of standing water on the site can lead to changes in the natural vegetation communities.	<b>Review drainage procedures</b>	⑥ Town of LaSalle to conduct review of municipal drain maintenance needs on site and consider depositing drainage spoil offsite. Cahill Drain provides important habitat for movement of animals along corridor and efforts to reduce the impact on vegetation disturbance during maintenance activities should be investigated.

## Recommendations

One of the objectives for the development of management plans for the Town of LaSalle was to provide overarching recommendations to advise the Town on specific management issues relating to its highly significant properties. This plan provides specific management actions for four such properties; however, it is acknowledged that additional efforts from the Town can have a positive impact on the natural heritage values of surrounding lands. The following provides specific recommendations for implementation.

1. **DEVELOP NATURAL AREAS MANAGEMENT PLANS FOR OTHER SIGNIFICANT TOWN-OWNED PROPERTIES.** Town of LaSalle to develop natural area management plans for Town-owned portions of the following high priority properties: CNHS M6/CH1, CNHS M3, and CNHS CA3 in the “Update to the Candidate Natural Heritage Area Inventory (ERCA and Waldron 2009). The three sites scored the highest number of evaluation criteria. Other factors which would increase priority of sites would include: those with the highest number of significant evaluation criteria fulfilled in the 2009 CNHS update report, those facing immediate threats to the health of the property, those with high proportions of town-owned properties within each site, and those sites with the potential for shared management actions to be implemented between properties.
  
2. **DEVELOP A FORMAL CO-MANAGEMENT AGREEMENT WITH ERCA TO ASSIST AND COORDINATE IMPLEMENTATION AND MONITORING OF MANAGEMENT ACTIONS.** A partnership with ERCA should be developed to monitor and implement priority recommendations on all natural areas in the region. This co-management agreement would be to provide the Town with ERCA expertise and coordination of activities which may include:
  - Development and implementation of prescribed burn plans, alien species removal plans, completion of biological inventories, and other management actions requiring input and coordination of ERCA technical staff.
  - Development and coordination of funding support required for implementation of priority actions (see Appendix F for other funding partners). This could address areas such as habitat acquisition, development and implementation of plans for management activities, and staff to plan, implement and report on open houses, public input towards trail use reviews, and creating of signs and interpretation materials (signs, panel boards, etc.).
  - Development of a consistent message to the public to communicate the importance and significance of the natural areas within the Town of LaSalle. Currently, the varying identifications of significance (eg. ANSI, ESA, PSW,

municipal parks, and CNHS) do not clearly communicate to members of the public this specific importance of the site, the appropriate uses of the site, and the threats to the site, its vegetation communities, and species. The Town should work with ERCA and community members to develop specific signs that include suitable language and messages.

3. **UNDERTAKE A REVIEW OF THE TOWN OF LASALLE GREENWAY STRATEGY.** This review should be completed prior to the next Official Plan update and should investigate the degree to which the current core areas and connecting corridors are functioning. In particular, this exercise should assess the suitability of core areas and connecting corridors to maintain ecological processes and populations of target species. Monitoring plans should develop a suite of indicator species including some area sensitive species, some species which are known to require movement between core areas, and others which would indicate the ecological health of the connected areas and their connections. ERCA can assist with background information and in recommending and developing partner agencies and sources of funding to complete this analysis.
4. **REVIEW THE BOUFFARD SECONDARY PLAN.** The current Bouffard Secondary Plan includes some significant habitat that was not identified as Natural Environment adjacent to LaSalle Woods ESA. The appropriate perimeter of all of the ESAs within the Town of LaSalle should be thoroughly reviewed using similar approaches to that taken during the CNHS review, completed in 2009. It is recommended that following a thorough biological inventory of the LaSalle Woods ESA that a revised ESA boundary is developed and Natural Environment zoning be applied to appropriate parcels.
5. **DEVELOP A PROPERTY ACQUISITION STRATEGY.** The Town of LaSalle and ERCA have long acted in partnership towards the acquisition of priority conservation lands. Building on this history of successful cooperation it is recommended that ERCA and the Town (1) develop a list of priority funding programs and agencies who should be contacted to assist with the acquisition of key properties and (2) Develop a list of key properties to acquire for long term protection and acquisition. These efforts can be assisted by other conservation agencies (Nature Conservancy of Canada, provincial and federal species at risk recovery teams, and provincial and federal agencies). Key funding programs and partners will be identified and partnerships will be pursued (see Appendix E).



Quigley, Iain <iquigley@dillon.ca>

# Fwd: Howard-Bouffard Master Drainage Study - Comments from a landowner

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

Fri, Dec 1, 2023 at 12:41 PM

Email to be added to Appendix A (please replace previous email chain ending Aug 28 with this updated one).

This comment and the response are already documented in Table 8.



**Greg Hayes**  
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----- Forwarded message -----

From: **Hayes, Greg** <ghayes@dillon.ca>  
Date: Mon, Nov 20, 2023 at 4:36 PM  
Subject: Re: Howard-Bouffard Master Drainage Study - Comments from a landowner  
To: [REDACTED]  
Cc: [REDACTED], Peter Marra <pmarra@lasalle.ca>, Hernandez, Mark <mhernandez@dillon.ca>

Hi [REDACTED],

My apologies for the delayed response to your email below.

The environmental assessment referred to in my August 28th email is the current study. The study is being completed in accordance with Master Plan Approach #2 under the Municipal Class Environmental Assessment (2023).

The Master Drainage Study Report, which documents the study, anticipated impacts, mitigation measures, and next steps, is currently being finalized and is planned to be made available for public review from January 10 to February 9, 2024. You are on the study contact list and will receive a notice when the report is available for review.

As noted in my August 28th email, we are in the planning stage of this project and anticipate next steps will include further public engagement. This study presents a conceptual layout for the drainage improvements, which will be refined through future separate studies including the secondary plan, the detailed design process, and planning approvals for individual development projects in the area.

Kind regards,  
Greg



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On Thu, Sep 28, 2023 at 3:25 PM [REDACTED] > wrote:

Good afternoon Greg,

I'm looking again at your email of August 28, and I have a few specific questions which I hope you will be able to clarify for me. You mentioned "Following completion of the environmental assessment..." Which environmental assessment does this refer to? Is there to be a formal environmental assessment, which explicitly examines the impacts on Terrestrial and Aquatic Ecosystems?

Related to this, the PIC3 slide deck on page 22 makes some comparisons of the environmental impacts of Alternatives 2 and 3. Are the stated impacts based on a formal report which is available, or an internal desk study? This slide highlights some differences between the alternatives, but it does not quantify all the impacts of each option, for example on "natural environment communities", "Significant Wildlife Habitat" and "Species at Risk Habitat."

Specifically, on page 22 it is stated that Alternative 3 "Impacts approximately 0.92 hectares less natural environment communities, and avoids restoration areas." However, on page 19, the Cahill Spill Pond appears to occupy an area that has been identified as a Primary Restoration area in the Essex County Official Plan. If I am misunderstanding something about the location of this pond, can you please help to set me straight.

Thanks, [REDACTED]

On Monday, August 28, 2023 at 02:39:19 p.m. EDT, Hayes, Greg <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)> wrote:

Good afternoon [REDACTED],

We appreciate your comments and as well as your passion for the environment in Windsor/Essex and beyond. At this point in the process, we have identified the challenges/risks with respect to the potential for flooding in the area and have developed a recommended solution at a functional level of detail. Concurrently with this process, the Town is undertaking the secondary plan which will provide further clarity with respect to natural areas to be retained, etc. Within the study report, we have acknowledged that further refinement will take place as the project progresses and we acknowledge that there are opportunities for naturalization and potential use of existing naturalized areas to enhance the recommended solution.

Following completion of the environmental assessment, we anticipate the next steps in the project will include further public engagement, coordination with the completed secondary plan, and further information required from affected developers. This will allow for the recommended solution to be further developed in all regards.

Best,

[Quoted text hidden]

[Quoted text hidden]

Quigley, Iain &lt;iquigley@dillon.ca&gt;



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**Fwd: Howard/Bouffard Master Drainage Study Report**

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

Fri, Oct 20, 2023 at 9:15 AM



**Greg Hayes**  
Associate  
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----- Forwarded message -----

From: **Badali, Mark (MECP)** <Mark.Badali1@ontario.ca>  
Date: Fri, Sep 29, 2023 at 4:06 PM  
Subject: RE: Howard/Bouffard Master Drainage Study Report  
To: Hayes, Greg <ghayes@dillon.ca>, Peter Marra <pmarra@lasalle.ca>  
Cc: Hernandez, Mark <mhernandez@dillon.ca>, Brandon Fox <bfox@dillon.ca>, Wilson, Marcelina (MECP) <Marcelina.Wilson@ontario.ca>, Bechard, Marc (MECP) <Marc.Bechard@ontario.ca>

Hi Greg & Peter,

In response to the draft Master Plan Report provided for the Howard/Bouffard Master Drainage Study (Municipal Class EA, Master Plan) being completed by the Town of LaSalle, please find the ministry's comments attached for your consideration.

Thank you for providing the ministry with an opportunity to comment on the above noted draft Report.

Have a great weekend,

**Mark Badali** ([he/him](#)) | Senior Project Evaluator

Environmental Assessment Program Support | Environmental Assessment Branch

Ontario Ministry of the Environment, Conservation and Parks

[Mark.Badali1@ontario.ca](mailto:Mark.Badali1@ontario.ca) | (416) 457-2155

**From:** Badali, Mark (MECP)  
**Sent:** September 28, 2023 12:44 PM  
**To:** Hayes, Greg <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>  
**Cc:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>; Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>; Brandon Fox <[bfox@dillon.ca](mailto:bfox@dillon.ca)>  
**Subject:** RE: Howard/Bouffard Master Drainage Study Report

Hi Greg,

Thank you for your follow-up email. I am intending to share MECP's comments by tomorrow end of day.

Best regards,

**Mark Badali** ([he/him](#)) | Senior Project Evaluator

Environmental Assessment Program Support | Environmental Assessment Branch

Ontario Ministry of the Environment, Conservation and Parks

[Mark.Badali1@ontario.ca](mailto:Mark.Badali1@ontario.ca) | (416) 457-2155

---

**From:** Hayes, Greg <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>  
**Sent:** September 28, 2023 10:47 AM  
**To:** Badali, Mark (MECP) <[Mark.Badali1@ontario.ca](mailto:Mark.Badali1@ontario.ca)>  
**Cc:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>; Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>; Brandon Fox <[bfox@dillon.ca](mailto:bfox@dillon.ca)>  
**Subject:** Re: Howard/Bouffard Master Drainage Study Report

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hi Mark,

Could you please let us know when we can expect MECP's comments on the Howard/Bouffard Master Drainage Study Report?

Thanks,

Greg



**Greg Hayes**  
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Upcoming vacation: I will be away from October 2nd to 13th, returning on Monday, October 16th.

On Mon, Sep 11, 2023 at 1:23 PM Hayes, Greg <ghayes@dillon.ca> wrote:

Thank you for the message, Mark. We are looking to finish this study as soon as possible, so the sooner we can get the ministry's comments, we will then finalize the report and issue the Notice of Completion.

Regards,

Greg



**Greg Hayes**  
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Upcoming vacation: I will be away from Monday, October 2nd to Wednesday, October 11th, returning on October 12th.

On Wed, Sep 6, 2023 at 2:18 PM Badali, Mark (MECP) <Mark.Badali1@ontario.ca> wrote:

Hi Greg,

Thank you for providing this draft Master Plan report of the above-noted Class EA project for the ministry's consideration, in advance of the final Notice of Completion. I was able to successfully download the report and appendices A-E.

I am coordinating the ministry's review and will return any comments that we may have. If there are any updates regarding an anticipated date that the Notice of Completion will be issued please let me know, as the ministry would like to work with the project schedule to return our comments prior to the final Notice so that the comments can be addressed in the final report.

Best regards,



**Mark Badali** ([he/him](#)) | Senior Project Evaluator

Environmental Assessment Program Support | Environmental Assessment Branch

Ontario Ministry of the Environment, Conservation and Parks

[Mark.Badali1@ontario.ca](mailto:Mark.Badali1@ontario.ca) | (416) 457-2155

---

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

**Sent:** August 29, 2023 1:56 PM

**To:** Badali, Mark (MECP) <[Mark.Badali1@ontario.ca](mailto:Mark.Badali1@ontario.ca)>

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

**Subject:** Howard/Bouffard Master Drainage Study Report

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good afternoon Mark,

We are sending the draft Howard/Bouffard Master Drainage Study Report for the Ministry's review as requested in your letter dated August 26, 2022.

Please click the Google Drive link below to access a folder where the report and appendices are saved. Should you have trouble downloading the documents from Google Drive, please let me know if the Ministry has a preferred method for large file transfers.

[https://drive.google.com/drive/folders/1nT6VHWNomnpJjnu3Z\\_q0evL4Gc5WQDsv?usp=drive\\_link](https://drive.google.com/drive/folders/1nT6VHWNomnpJjnu3Z_q0evL4Gc5WQDsv?usp=drive_link)

Thanks,

Greg



**Greg Hayes**

Associate

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**MECP PRU Comments - Draft Report - LaSalle MCEA Bouffard Master Drainage Study.pdf**

163K

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

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

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*Via E-mail Only*

September 29, 2023

Peter Marra  
Deputy Chief Administrative Officer  
Town of LaSalle  
[PMarra@lasalle.ca](mailto:PMarra@lasalle.ca)

BY E-MAIL ONLY

**Re: Howard/Bouffard Master Drainage Study Report  
Town of LaSalle  
Municipal Class Environmental Assessment – Master Plan, Approach #2  
Project Review Unit Comments – Draft Report**

Dear Peter Marra,

Thank you for providing the ministry with an opportunity to comment on the draft Master Plan Report (Report) for the above noted Class Environmental Assessment (EA) project. Our understanding is that in order to address existing flooding issues in the Howard/Bouffard Planning Area and support future development in this key growth area, the Town of LaSalle (the proponent) has determined that the preferred alternative is to implement local stormwater management ponds and connections between local ponds and the municipal drains in the study area. The Ministry of the Environment, Conservation and Parks (ministry) provides the following comments for your consideration.

#### **General**

- 1) Section 1.2.2 of the Report states, *“Projects that are required to achieve the preferred solution are expected to be classified as Schedule C, as discussed in Section 7.4.”* However, section 7.4 contradicts this statement, indicating that the Notice of Completion issued will be the final

public notice for Schedule B projects required to implement the preferred solution. Section 7.4 seems to be in line with the rest of the Report, which indicates throughout that the Master Plan process is following Approach #2, satisfying Municipal Class EA requirements for Schedule B projects. As such, the aforementioned statement in section 1.2.2 should either be corrected, or the schedule classification of the identified projects of the preferred solution should be clarified.

### **Evaluation of Alternatives**

- 2) The Report does not contain an evaluation of the “do nothing” option. In section 5.1 of the Report it is noted that the “do nothing” option does not address the problem/opportunity statement and was, therefore, not considered further. The purpose of the “do nothing” alternative is to provide a baseline to demonstrate the current and future impacts of the existing as a comparison to the proposed alternatives. In many cases, the “do nothing” option does not solve the existing problem and will be screened out at the decision stage for that reason. However, it cannot be assumed that it will be screened out and therefore not explored to exist as a baseline. Prior to proceeding with the undertaking the proponent needs to complete an analysis of the “do nothing” option to provide a baseline against which the consequences of the other alternatives can be measured.

### **Indigenous Consultation**

- 3) Please continue reaching out to communities if there are any substantial changes to the project/process or if the proponent is applying for subsequent permits from the ministry that may be of interest or concern to communities as the Class EA projects identified in this Master Plan proceed. We recommend that the proponent includes the record of consultation with any subsequent applications to the ministry to help in our review of those applications.
- 4) Appendix A Consultation Materials of the Report is difficult to follow in terms of the correspondence between the proponent and Indigenous communities regarding the name of the addressed community and subject matter of the correspondence in question. Please ensure that all records are included in the record of consultation. The record could be improved by being organized to be readily navigated by the reader (e.g., by community), such as through the addition of clear sections with subheadings to outline subject and groups involved in the communication process.
- 5) Table 9 in section 3.10 of the Report includes a summary of comments received from two of the Indigenous communities identified as having been consulted with during the Class EA study, and how those comments were addressed. All comments from all Indigenous Communities in the contact list and how they have been or will be addressed should be included in the Report. If none were received, then this should be documented in the Report. It is also recommended to provide a conclusive update on the involvement of each community in the consultation process thus far as well as whether provided feedback and notices of acknowledgement were received.

- 6) The ministry identified in the “Response to Notice of Project Re-Start” acknowledgment letter to the proponent, dated August 26, 2022, included on pdf page 225 of Appendix A of the Report, that Oneida Nation of the Thames First Nation (ONTFN) could potentially be affected by the project. ONTFN contacts are included in the Master Contact List presented in Appendix A, but they are not identified in section 3.10 of the Report as having been consulted with and there is no documentation indicating whether this community was engaged during the Class EA process.

In accordance with the Municipal Class EA process, documentation of correspondence with Indigenous communities should be included in the final report. The Report should be revised to include a record of consultation with all Indigenous communities contacted during the Class EA process. If the communities identified by the ministry, including ONTFN, were not consulted during the Class EA process, then the proponent must engage in meaningful consultation with these communities. Please refer to the attachment entitled “A Proponent’s Introduction to the Delegation of Procedural Aspects of consultation with Aboriginal Communities”, which was provided with the ministry’s acknowledgement letter, for more information.

- 7) The proponent should continue to engage with all communities that have been engaged with to date as the Class EA process proceeds.

#### **Air Quality and Noise**

- 8) It is recommended that dust, air quality, and noise control measures be addressed in construction mitigation plans in order to mitigate adverse impacts to nearby residential land uses within the study area during construction activities. The ministry recommends that a commitment to developing such construction mitigation plans be included in the Report.
- 9) Table 10 of the Report identifies for the Socio-Economic Environment criteria that there are potential dust impacts during construction. Please note that the ministry recommends that non-chloride dust suppressants be applied during construction.

#### **Excess Materials and Waste**

- 10) In December 2019, the ministry released a new regulation under the Environmental Protection Act, titled *On-Site and Excess Soil Management* (O. Reg. 406/19) to support improved management of excess construction soil. For more information, please visit [www.ontario.ca/page/handling-excess-soil](http://www.ontario.ca/page/handling-excess-soil). The Report should be revised to reference that activities involving the management of excess soil should be completed in accordance with O. Reg. 406/19 and the ministry’s current guidance document titled “[Management of Excess Soil – A Guide for Best Management Practices](#)” (2014) and “[Rules for Soil Management and Excess Soil Quality Standards](#)” (2022).
- 11) The Report does not mention waste disposal mechanisms or pathways during construction of the preferred solution. It is recommended that the proponent discuss in the Report the

need, if any, to develop a waste management plan to mitigate impacts to the natural environment. All waste generated during construction must be disposed of in accordance with ministry requirements.

### **Source Water Protection**

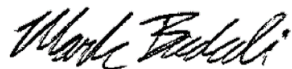
12) In Section 6.3.1 of the Report, the proponent has identified the project to not be a source water threat. It is recommended that the need for source water protection and effects especially when determining construction methods, waste disposal and drainage, and stormwater flow be reviewed during future design phases, as the proponent has indicated they intend to.

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Thank you for circulating this draft Report for the ministry's consideration. Please document the provision of the draft Report to the ministry as well as this Project Review Unit Comments letter in the final report, and please provide an accompanying response letter to support our review of the final report. A copy of the final Notice should be sent to the ministry's Southwest Region EA notification email account ([eanotification.swregion@ontario.ca](mailto:eanotification.swregion@ontario.ca)).

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

Sincerely,



Mark Badali  
Senior Project Evaluator  
Environmental Assessment Program Support, Environmental Assessment Branch  
Ontario Ministry of the Environment, Conservation and Parks

cc Marcelina Wilson, Supervisor, Windsor Area Office, MECP  
Marc Bechard, Water Compliance Supervisor, Sarnia District Office, MECP  
Mark Hernandez, Project Manager, Dillon Consulting Limited  
Greg Hayes, Associate, Dillon Consulting Limited



January 10, 2024

Ontario Ministry of the Environment, Conservation and Parks  
Environmental Assessment Branch  
1<sup>st</sup> Floor, 135 St. Clair Avenue W.  
Toronto, Ontario  
M4V 1P5

Attention: Mr. Mark Badali  
Senior Project Evaluator

***Draft Report – Project Review Unit Comments  
Class Environmental Assessment – Master Plan Approach #2  
Town of LaSalle – Howard/Bouffard Master Drainage Study Draft Report***

Dear Mark Badali,

Thank you for providing the Ministry’s comments on the above-noted draft report. The comments in your letter dated September 29, 2023 have been addressed in the report and applicable appendices as described below. We have included the comments from your letter below for ease of reference.

**General**

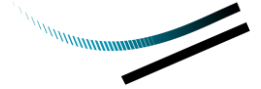
- 1) **Ministry comments:** Section 1.2.2 of the Report states, “Projects that are required to achieve the preferred solution are expected to be classified as Schedule C, as discussed in Section 7.4.” However, section 7.4 contradicts this statement, indicating that the Notice of Completion issued will be the final public notice for Schedule B projects required to implement the preferred solution. Section 7.4 seems to be in line with the rest of the Report, which indicates throughout that the Master Plan process is following Approach #2, satisfying Municipal Class EA requirements for Schedule B projects. As such, the aforementioned statement in section 1.2.2 should either be corrected, or the schedule classification of the identified projects of the preferred solution should be clarified.

**Project team response:** Section 1.2.2 of the Report has been updated to state “Projects that are required to achieve the preferred solution are expected to be classified as Schedule B.” The reference to Schedule C was in error, as noted in your comment.

**Evaluation of Alternatives**

- 2) **Ministry comments:** The Report does not contain an evaluation of the “do nothing” option. In section 5.1 of the Report it is noted that the “do nothing” option does not address the problem/opportunity statement and was, therefore, not considered further. The purpose of the “do nothing”

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519.672.8209



alternative is to provide a baseline to demonstrate the current and future impacts of the existing as a comparison to the proposed alternatives. In many cases, the “do nothing” option does not solve the existing problem and will be screened out at the decision stage for that reason. However, it cannot be assumed that it will be screened out and therefore not explored to exist as a baseline. Prior to proceeding with the undertaking the proponent needs to complete an analysis of the “do nothing” option to provide a baseline against which the consequences of the other alternatives can be measured.

**Project team response:** The evaluation of the “do nothing” alternative has been added to Section 5 of the report to provide a baseline for the other alternatives to be compared against.

#### **Indigenous Consultation**

- 3) **Ministry comments:** Please continue reaching out to communities if there are any substantial changes to the project/process or if the proponent is applying for subsequent permits from the ministry that may be of interest or concern to communities as the Class EA projects identified in this Master Plan proceed. We recommend that the proponent includes the record of consultation with any subsequent applications to the ministry to help in our review of those applications.

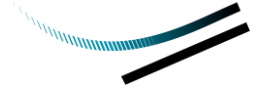
**Project team response:** Your comments regarding continued consultation with Indigenous communities have been noted.

- 4) **Ministry comments:** Appendix A Consultation Materials of the Report is difficult to follow in terms of the correspondence between the proponent and Indigenous communities regarding the name of the addressed community and subject matter of the correspondence in question. Please ensure that all records are included in the record of consultation. The record could be improved by being organized to be readily navigated by the reader (e.g., by community), such as through the addition of clear sections with subheadings to outline subject and groups involved in the communication process.

**Project team response:** Appendix A has been rearranged to include records of consultation with Indigenous communities at the end of the appendix for ease of reference.

- 5) **Ministry comments:** Table 9 in section 3.10 of the Report includes a summary of comments received from two of the Indigenous communities identified as having been consulted with during the Class EA study, and how those comments were addressed. All comments from all Indigenous Communities in





the contact list and how they have been or will be addressed should be included in the Report. If none were received, then this should be documented in the Report. It is also recommended to provide a conclusive update on the involvement of each community in the consultation process thus far as well as whether provided feedback and notices of acknowledgement were received.

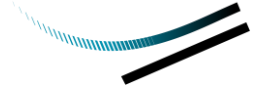
**Project team response:** Section 3.10 of the report has been updated to indicate that no further comments were received from Indigenous communities other than those noted in Table 9.

- 6) **Ministry comments:** The ministry identified in the “Response to Notice of Project Re-Start” acknowledgment letter to the proponent, dated August 26, 2022, included on pdf page 225 of Appendix A of the Report, that Oneida Nation of the Thames First Nation (ONTFN) could potentially be affected by the project. ONTFN contacts are included in the Master Contact List presented in Appendix A, but they are not identified in section 3.10 of the Report as having been consulted with and there is no documentation indicating whether this community was engaged during the Class EA process.

In accordance with the Municipal Class EA process, documentation of correspondence with Indigenous communities should be included in the final report. The Report should be revised to include a record of consultation with all Indigenous communities contacted during the Class EA process. If the communities identified by the ministry, including ONTFN, were not consulted during the Class EA process, then the proponent must engage in meaningful consultation with these communities. Please refer to the attachment entitled “A Proponent’s Introduction to the Delegation of Procedural Aspects of consultation with Aboriginal Communities”, which was provided with the ministry’s acknowledgement letter, for more information.

**Project team response:** Section 3.10 of the report has been updated to indicate Oneida Nation of the Thames First Nation was added to the study contact list in response to the Ministry’s acknowledgement letter, and that the Notice of Project Re-Start was subsequently sent to the Nation.

As part of our review of consultation records, we discovered that the Notice of PIC 3 was not delivered everyone on the study contact list. To address this, an update letter was sent to those on the contact list who did not receive the Notice of PIC 3 on November 20, 2023 to seek any final feedback before the Master Drainage Study Report was published. The issuance of the project



update letter is documented in a new Section 3.12 in the Master Drainage Study Report.

Following issuance of the project update letter, the project team called Indigenous communities from which no response had been received. These follow-up calls, as well as comments received from Chippewas of the Thames First Nation in response to the project update letter, are documented in Section 3.10 of the Master Drainage Study Report.

- 7) **Ministry comments:** The proponent should continue to engage with all communities that have been engaged with to date as the Class EA process proceeds.

**Project team response:** Your comments have been noted. We will continue to engage with all communities that have been engaged with to date as the Class EA process proceeds.

#### **Air Quality and Noise**

- 8) **Ministry comments:** It is recommended that dust, air quality, and noise control measures be addressed in construction mitigation plans in order to mitigate adverse impacts to nearby residential land uses within the study area during construction activities. The ministry recommends that a commitment to developing such construction mitigation plans be included in the Report.

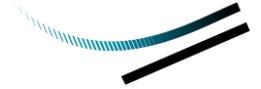
**Project team response:** A new Section 6.1.2 has been added to address potential air quality and noise impacts, including a recommendation to develop mitigation measures during detailed design.

- 9) **Ministry comments:** Table 10 of the Report identifies for the Socio-Economic Environment criteria that there are potential dust impacts during construction. Please note that the ministry recommends that non-chloride dust suppressants be applied during construction.

**Project team response:** A recommendation to use non-chloride dust suppressants has been included in Section 6.1.2.

#### **Excess Materials and Waste**

- 10) **Ministry comments:** In December 2019, the ministry released a new regulation under the Environmental Protection Act, titled On-Site and Excess Soil Management (O. Reg. 406/19) to support improved management of excess construction soil. For more information, please visit [www.ontario.ca/page/handling-excess-soil](http://www.ontario.ca/page/handling-excess-soil). The Report should be revised to



reference that activities involving the management of excess soil should be completed in accordance with O. Reg. 406/19 and the ministry's current guidance document titled "Management of Excess Soil – A Guide for Best Management Practices" (2014) and "Rules for Soil Management and Excess Soil Quality Standards" (2022).

**Project team response:** A new Section 6.5 has been added to address excess materials and waste, including the need to follow *O.Reg. 406/19* and the applicable Ministry guidelines.

- 11) **Ministry comments:** The Report does not mention waste disposal mechanisms or pathways during construction of the preferred solution. It is recommended that the proponent discuss in the Report the need, if any, to develop a waste management plan to mitigate impacts to the natural environment. All waste generated during construction must be disposed of in accordance with ministry requirements.

**Project team response:** A new Section 6.6 has been added to the report to address the need for waste management procedures to be developed during the detailed design phase.

#### **Source Water Protection**

- 12) **Ministry comments:** In Section 6.3.1 of the Report, the proponent has identified the project to not be a source water threat. It is recommended that the need for source water protection and effects especially when determining construction methods, waste disposal and drainage, and stormwater flow be reviewed during future design phases, as the proponent has indicated they intend to.

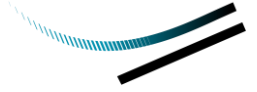
**Project team response:** Your comments have been noted.

Please contact the undersigned at [ghayes@dillon.ca](mailto:ghayes@dillon.ca) or 905-901-2912 ext. 3455 if you have questions regarding the project, or would like information regarding next steps.

Sincerely,

**DILLON CONSULTING LIMITED**

Greg Hayes  
for Mark Hernandez, P.Eng.



Project Manager

ICQ:xxx

Enclosure

cc: Peter Marra, Town of LaSalle

Our file: 18-8169





## **The Corporation of the Town of LaSalle**

**To:** Mayor and Members of Council

**Prepared by:** Peter Marra, P.Eng. – Deputy Chief Administrative Officer

**Department:** Administration

**Date of Report:** November 10, 2023

**Report Number:** AD-2023-14

**Subject:** Howard/Bouffard Master Drainage Study – Notice of Study Completion

### **Recommendation**

That the report of the Deputy CAO dated November 10, 2023 (AD-2023-14) regarding the Howard/Bouffard Master Drainage Study be received and that Council approve in principle the summary findings of the report and the issuance of the Notice of Study Completion.

### **Report**

In July 2018, the Town embarked on commencing the Howard/Bouffard Master Drainage Study. This study is following the Environmental Assessment (EA) process for master plans. Today's Council report will provide Council with a high-level summary of the information contained within the future, yet to be released, report.

The primary purpose of this master drainage study was to build upon the 2017 Functional Servicing Environmental Assessment Addendum and develop a strategy/solution for the existing drainage concerns lying on the lands within the Howard/Bouffard area to provide for a sufficient drainage outlet for all of the existing houses in the area and for future development needs.

Dillon Consulting Limited was retained through a public Request for Proposal process back in 2018 and was awarded the project through a council resolution in July 2018.

It should be noted that this project has experienced several significant delays along the way, since initiation in 2018, which were preliminarily due, but not limited to, the following;

- Developers in the area requesting very specific engineering reviews, and the request to have a third-party review of the outcomes;
- The COVID pandemic, reducing the ability for public open houses;
- And most importantly, the discovery of the concerns related to the Turkey Creek watershed that came to light in late 2020. An update on this matter was reported to Council in a report that was presented at the January 11, 2022, council meeting.

Despite these delays, we are now in a position to finalize and publish the report and issue the formal Notice of Study Completion. This represents one of the final steps in the EA process. Once Council approves this report tonight in principle and approves the issuance of the Notice of Study Completion the actual formal master drainage report and supporting documents will be made available to the public for review, for a mandatory period of time.

The typical mandatory review period as part of the Notice of Study Completion is 30 days. Instructions on how to continue dialogue with the Town and the Ministry of Environment, Conservation and Parks (MECP) will be contained with the notice.

Upon completion of the mandatory review period, provided all concerns are cleared through the project team and/or the MECP, that will signify the finalization of the Master Drainage Study and will allow the Town to proceed to the next stages.

At this time, we expect the next stages of this project, will be to initiate detailed design through the Drainage Act so that all of the benefitting parties are properly assessed the costs for their respective share of the proposed works to handle existing drainage and future drainage.

## **Consultations**

This Master Drainage study was carried out following the EA process. Thus, we had three public open houses for this project, we had a website available and subsequently initiated communication on this project through PlaceSpeak. There have been numerous social media posts about this project as well.

Furthermore, in addition to the general notices noted above, we have had several specific mailings that were sent to every landowner within the affected area of the various notices, public open houses, communication on the delays, restart of the study, etc.

It should be further noted, that once the Notice of Study Completion is formally ready to be issued, it will be mailed out to every landowner within the affected area and will be posted on our website and communicated through social media.

### **Financial Implications**

At this time there is no financial impact related to this report.

### **Prepared By:**

A handwritten signature in black ink, appearing to read 'P. Marra', is positioned below the 'Prepared By:' heading.

Peter Marra, P,Eng. – Deputy CAO

### **Link to Strategic Goals**

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - Yes

### **Communications**

Noted within the report.

### **Notifications**

Noted within the report.

**Report Approval Details**

Document Title:	AD-2023-14 Howard Bouffard Master Drainage Study completion .docx
Attachments:	
Final Approval Date:	Nov 14, 2023

This report and all of its attachments were approved and signed as outlined below:



Chief Administrative Officer

Joe Milicia