

WELCOME!

Bouffard Howard Class Environmental
Assessment (EA) Addendum
Public Information Centre #2

July 27th, 2016

Town of LaSalle – Town Hall
5950 Malden Road, LaSalle, ON



WELCOME! — PIC #2

Class EA Addendum - Integrated Approach

Study Process

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

Class Environmental Assessment

The Class EA Process ensures:

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

SCHEDULE
B
SCHEDULE
C

SCHEDULE
B
SCHEDULE
C

SCHEDULE
C

SCHEDULE
C

SCHEDULE
B
SCHEDULE
C

Phase 1: Problem / Opportunity

Confirm the study purpose and justification.

Phase 2: Alternative Solutions

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

We Are Here!

Phase 3: Alternative Design Concepts

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

Phase 4: Environmental Study Report

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

Phase 5: Implementation

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

BOUFFARD HOWARD - STUDY PURPOSE

Bouffard Howard Class EA Addendum

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

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

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

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

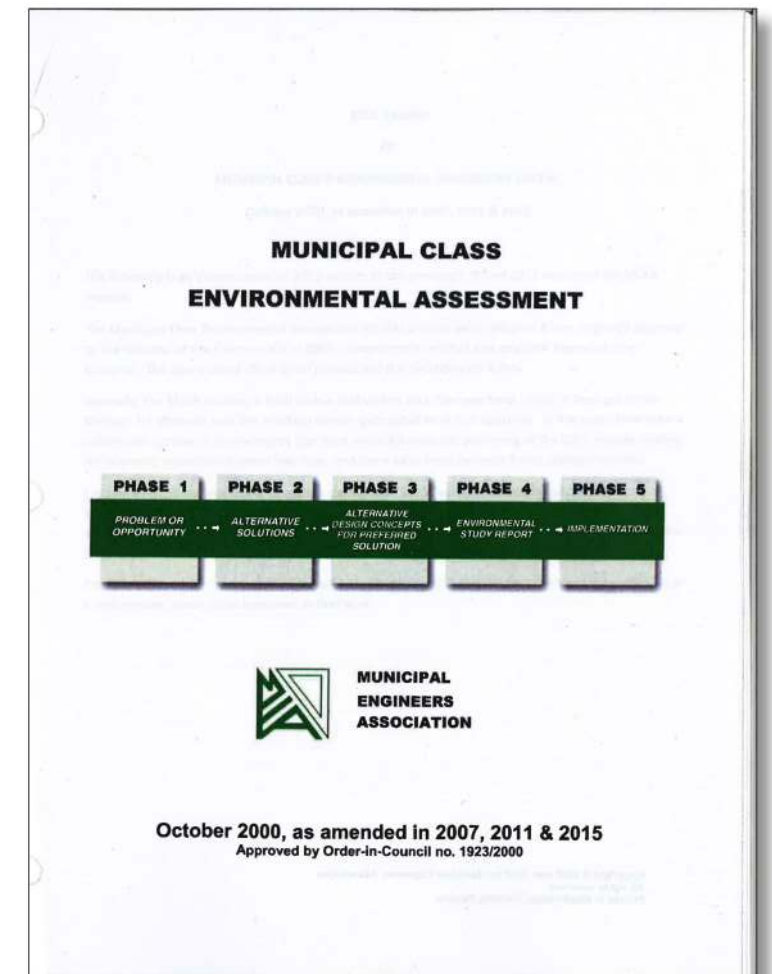
The Addendum process will:

Part 1

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

Part 2

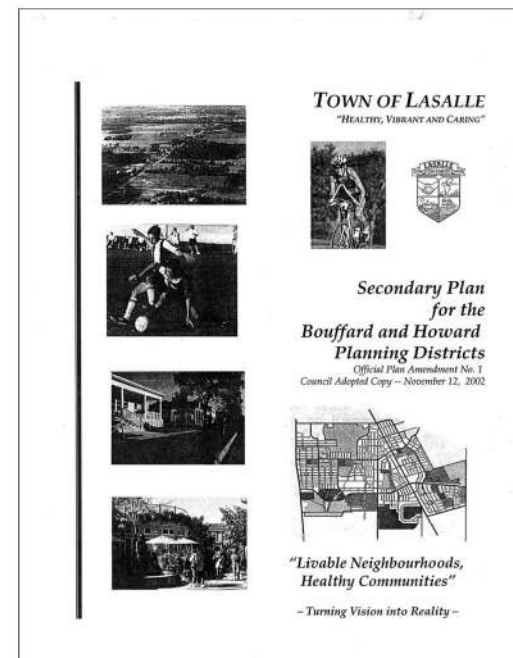
- Approval for a number of proposed developments in the area, including Draft Plans of Subdivision, Official Plan and Zoning By-law amendments.



BOUFFARD HOWARD - CHRONOLOGY

Background Studies (2002-2016)

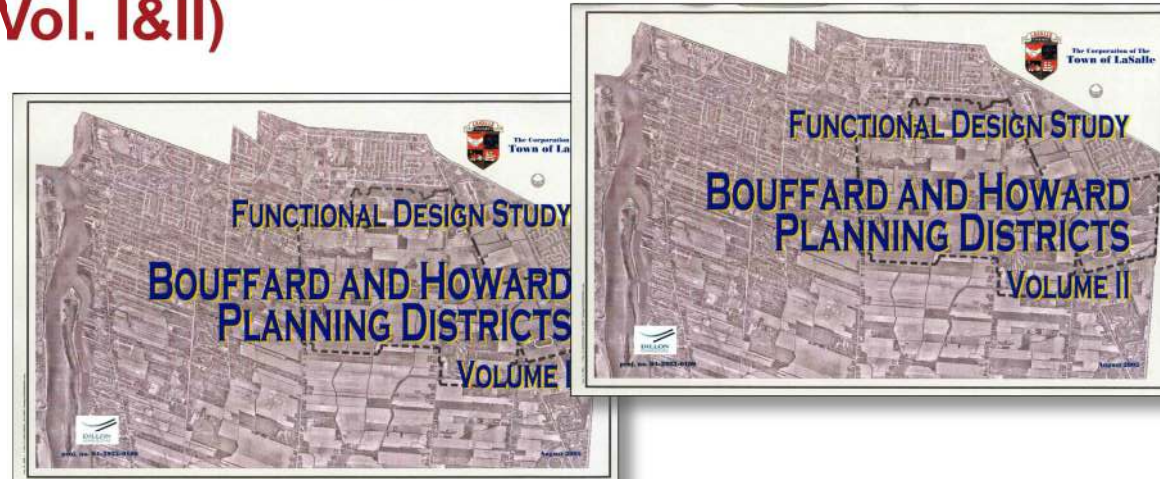
2002 Bouffard Howard Secondary Plan and Master Servicing Study



2015 Phase 1 Review of Storm Water Management Servicing Strategy



2005 Functional Design Study (Vol. I&II)



The following panels summarize key information from the previous studies.

PIC#2 - STUDY AREA

Purpose Of Bouffard Howard Class EA Addendum



Legend



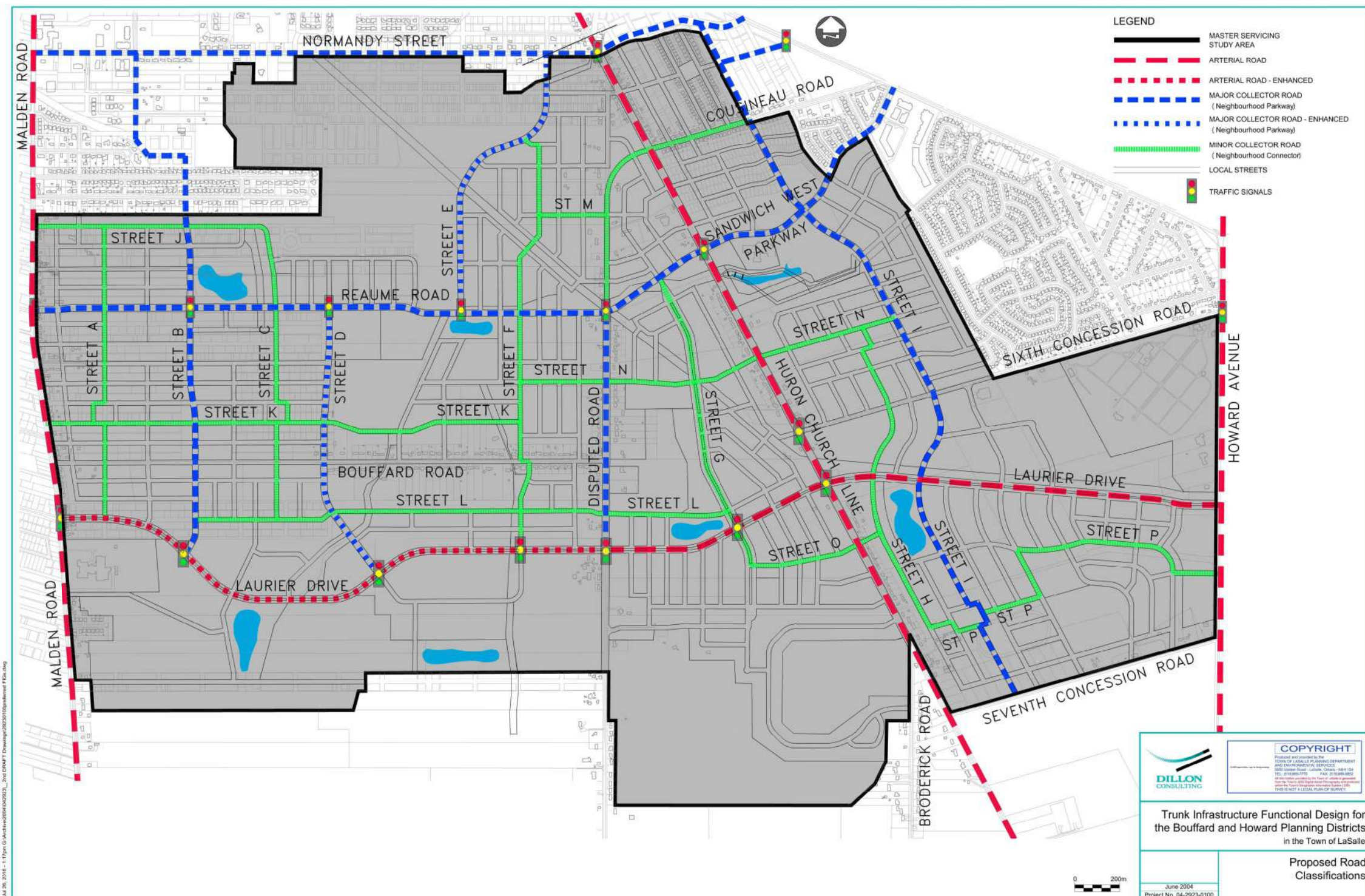
The purpose of this meeting is to provide opportunity to receive comment on:

- Trunk Sanitary Sewer Routing;
- Stormwater Management Pond Locations & Proposed Drain Enclosures & Relocations;
- Collector & Arterial Road Network
- Natural Environment Core Areas & Community Facility Locations

Source: County of Essex Aerial Photograph (2016)

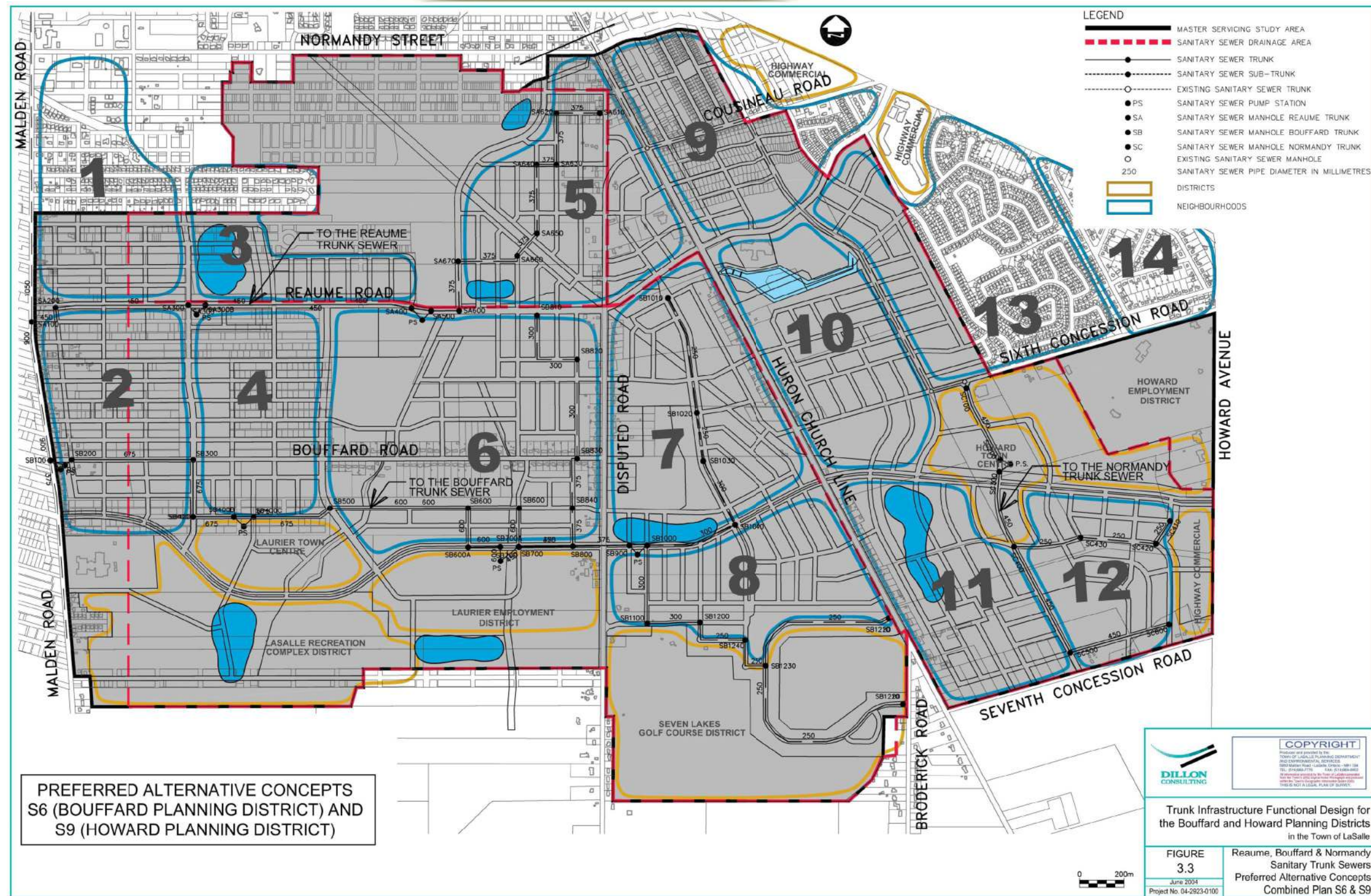
FUNCTIONAL DESIGN STUDY - ROADS

Approved/Existing Road Classifications (2005)



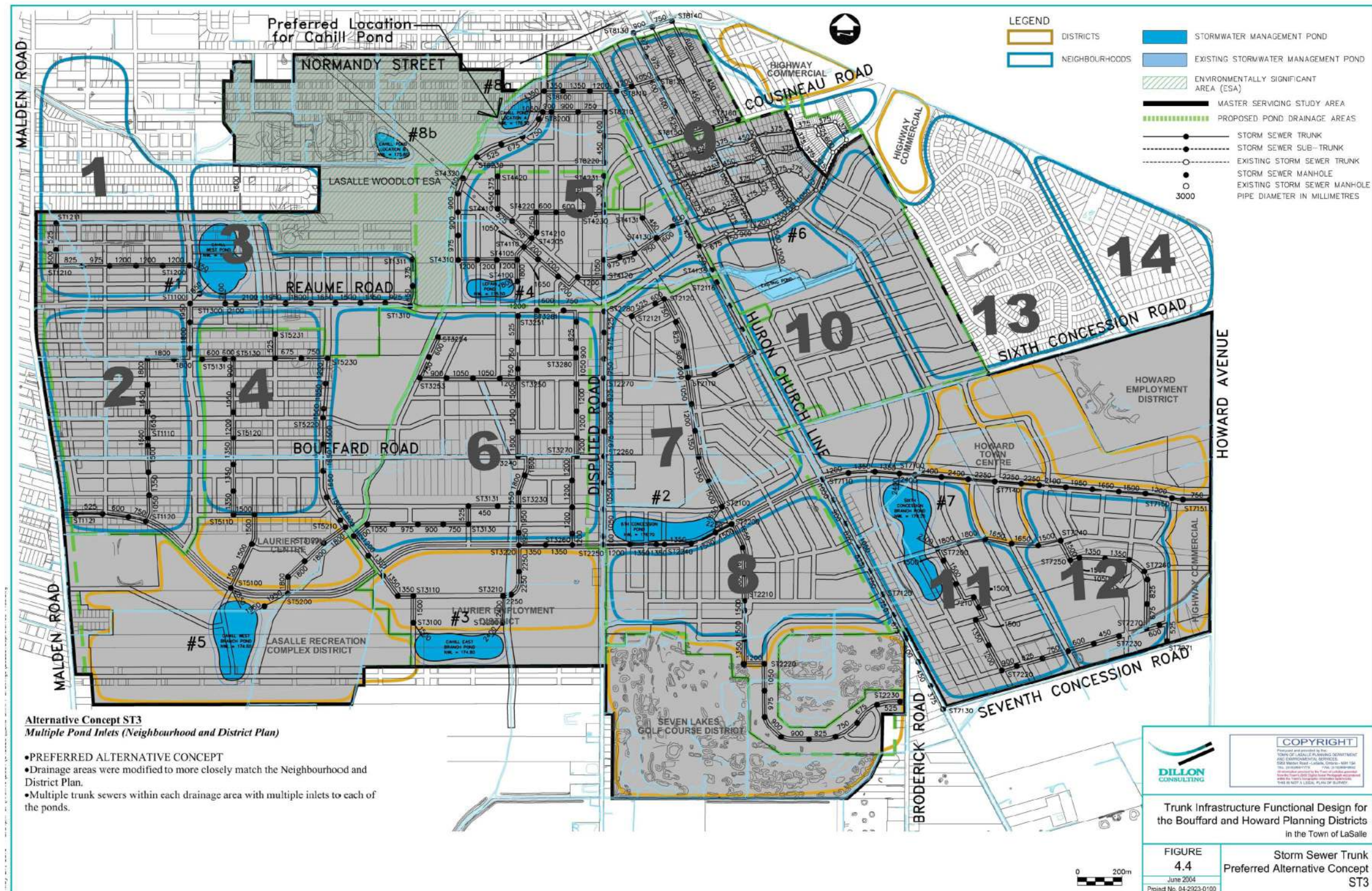
FUNCTIONAL DESIGN STUDY - SANITARY

Approved/Existing Sanitary Trunk Infrastructure (2005)



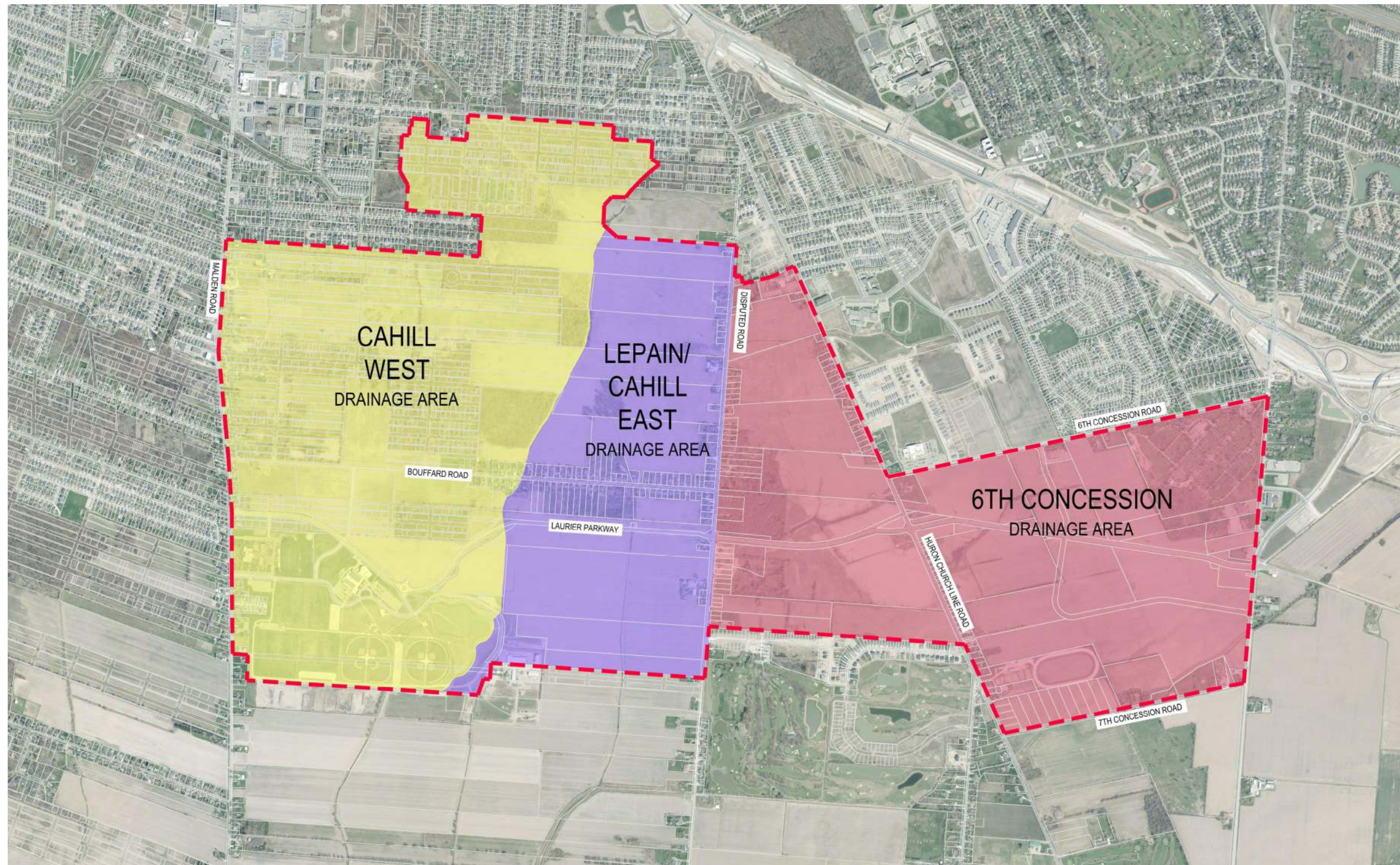
FUNCTIONAL DESIGN STUDY - STORMWATER

Approved/Existing Storm Sewer Trunk Infrastructure (2005)



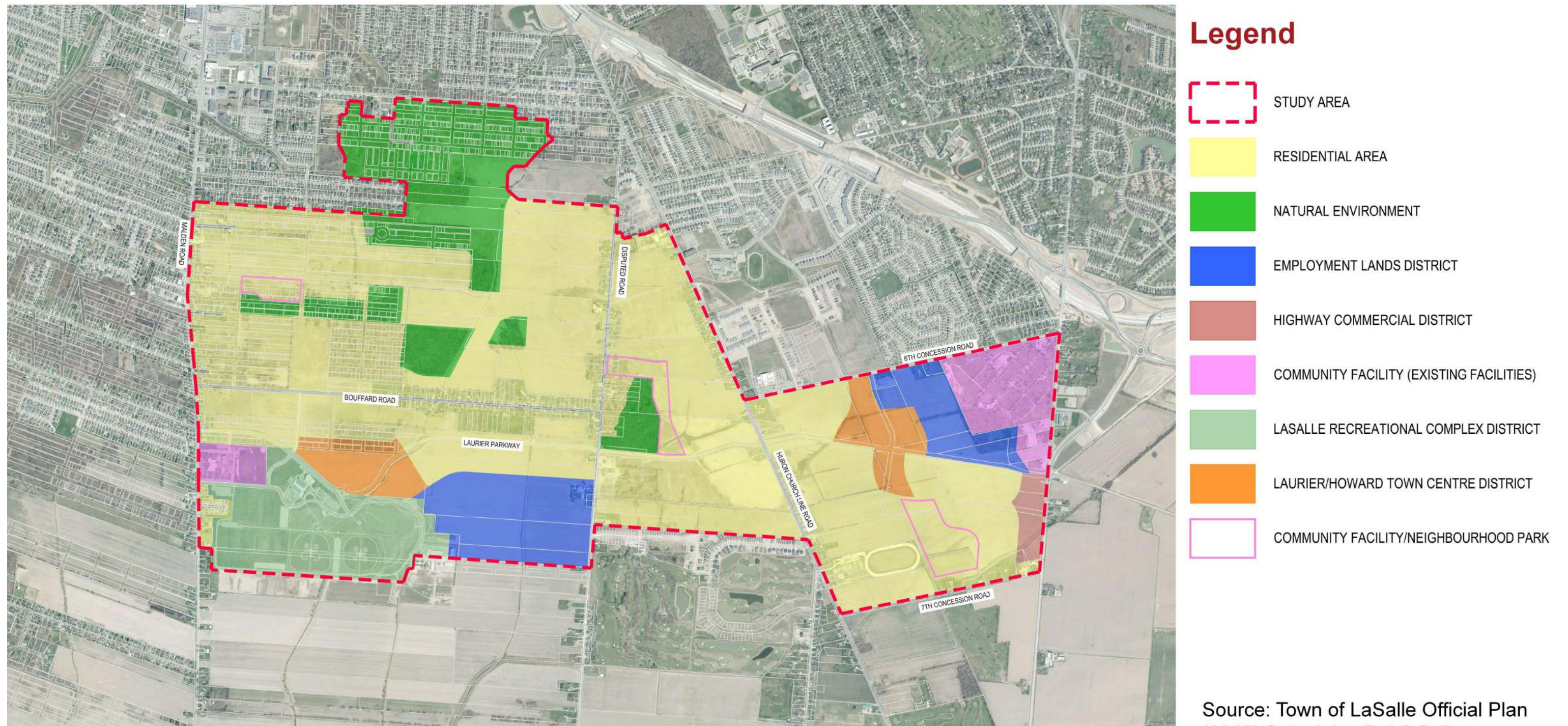
BOUFFARD HOWARD — DRAINAGE AREAS

Alternative Solutions For Drainage Study Areas (2016)



BOUFFARD HOWARD - PLANNING DISTRICTS

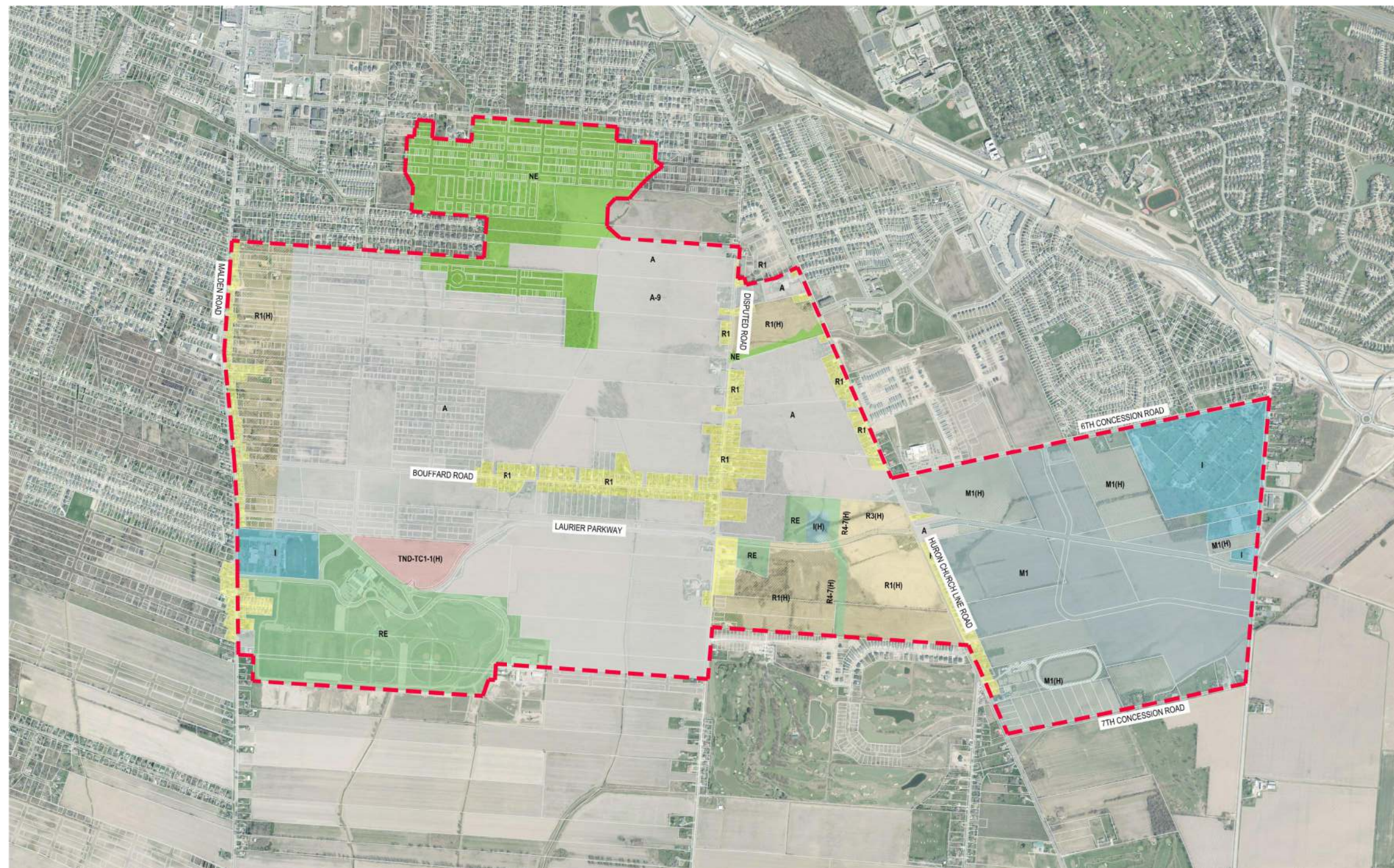
Existing/Approved Official Plan Land Use Designations (2005-2016)






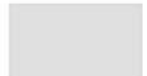


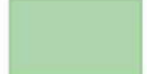



Source: Town of LaSalle Official Plan (2015) Schedules B-4 & B-5

BOUFFARD HOWARD - ZONING

Existing/Approved Zoning By-law Zoning Categories (2005-2016)



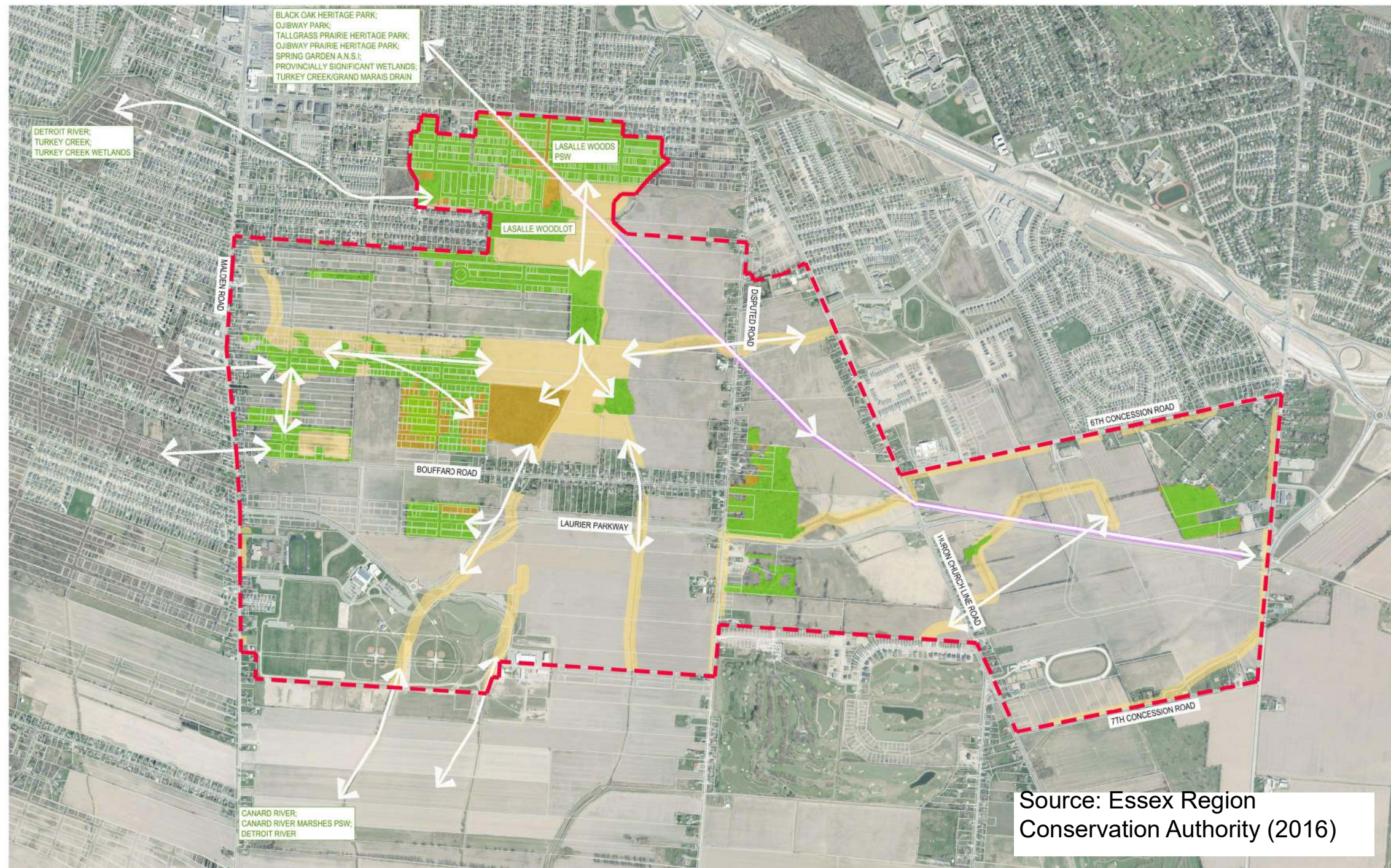
Legend

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

Source: Town of LaSalle Zoning By-law (2014)

BOUFFARD HOWARD - NATURAL ENVIRONMENT

Existing/Approved Natural Heritage Classifications & Suggested Linkages (ERNHSS, 2016)



Legend

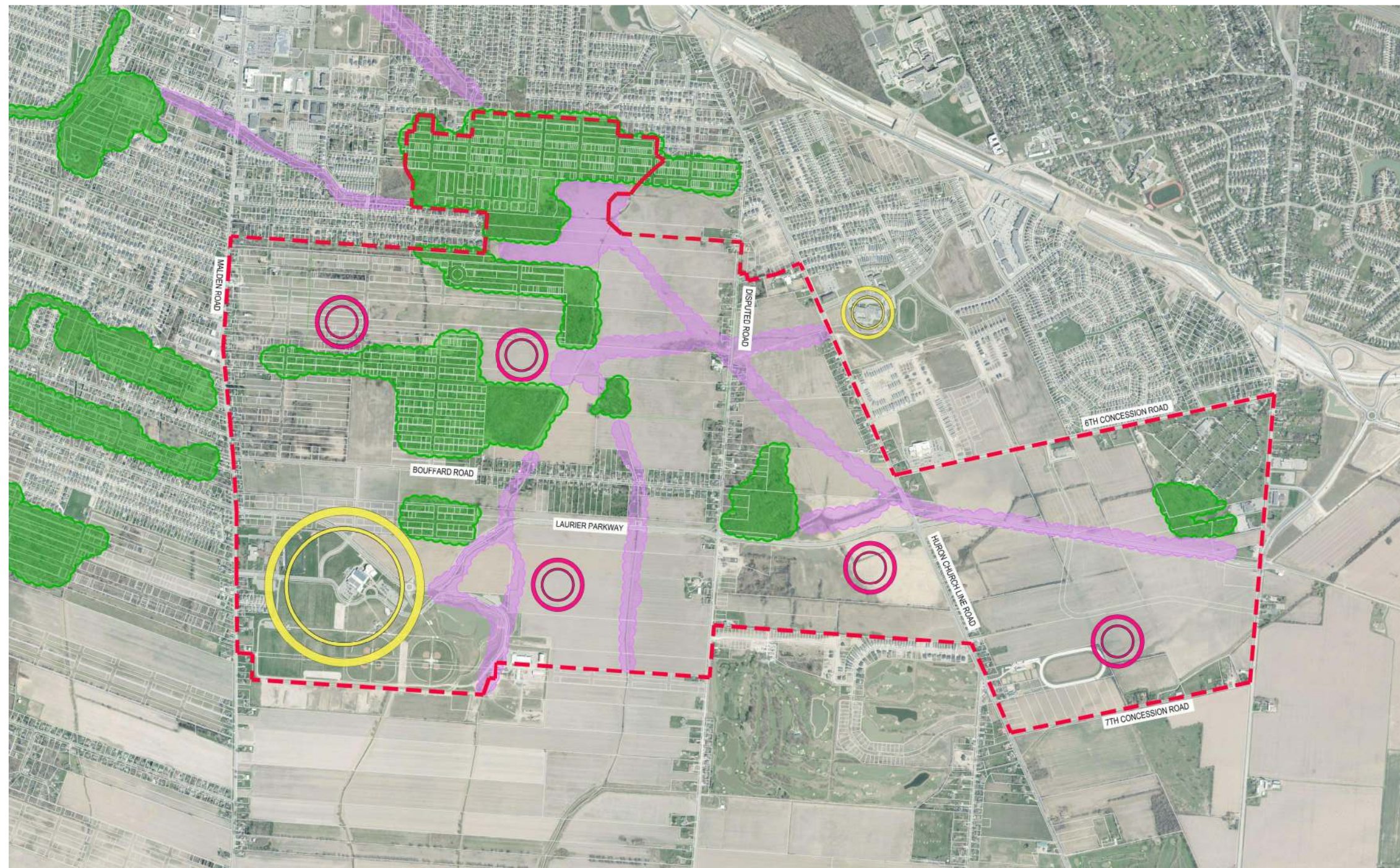
- STUDY AREA
- FOREST (ERNHSS - ERCA)
- OTHER TERRESTRIAL NATURAL FEATURE (ERNHSS - ERCA)
- RESTORATION OPPORTUNITIES (ERCA)
- PROPOSED NATURAL AREA LINKAGES
- HYDRO CORRIDOR ALIGNMENT

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






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

ALTERNATIVE SOLUTIONS — NATURAL ENVIRONMENT

Core Natural Areas, Linkages & Community Facility/Parkland Locations (2016)



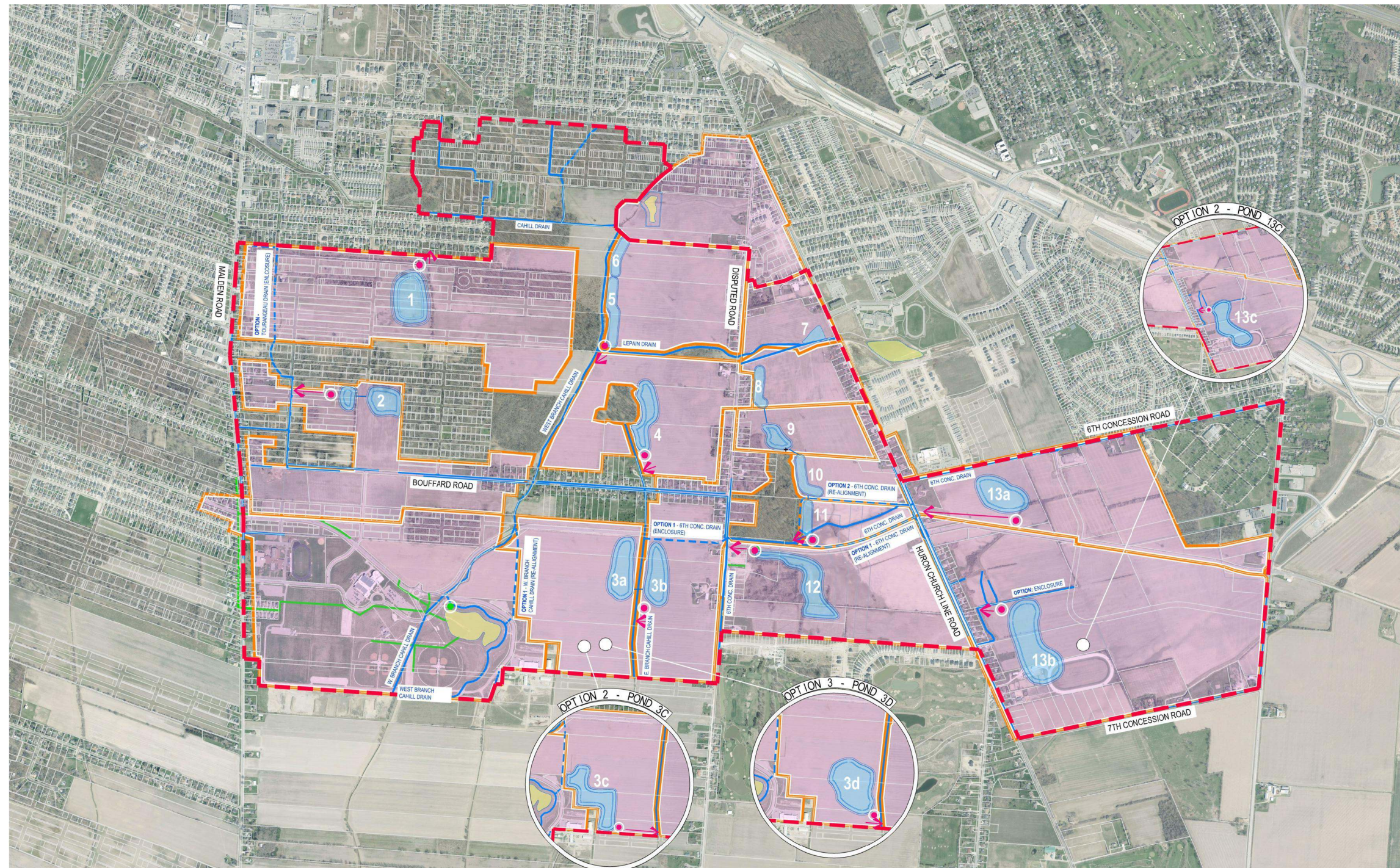
Legend

-  STUDY AREA
-  EXISTING COMMUNITY FACILITY AND/OR OPEN SPACE
-  ALTERNATIVE SOLUTION FOR COMMUNITY FACILITY AND/OR OPEN SPACE
-  CORE NATURAL AREA
-  ALTERNATIVE SOLUTION FOR CORE NATURAL AREA LINKAGE

Sources: Essex Region Conservation Authority (2016); and County Of Essex Aerial Photograph (2016)

ALTERNATIVE SOLUTIONS — STORMWATER

Pond Locations & Drainage Works (2016)



Legend

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

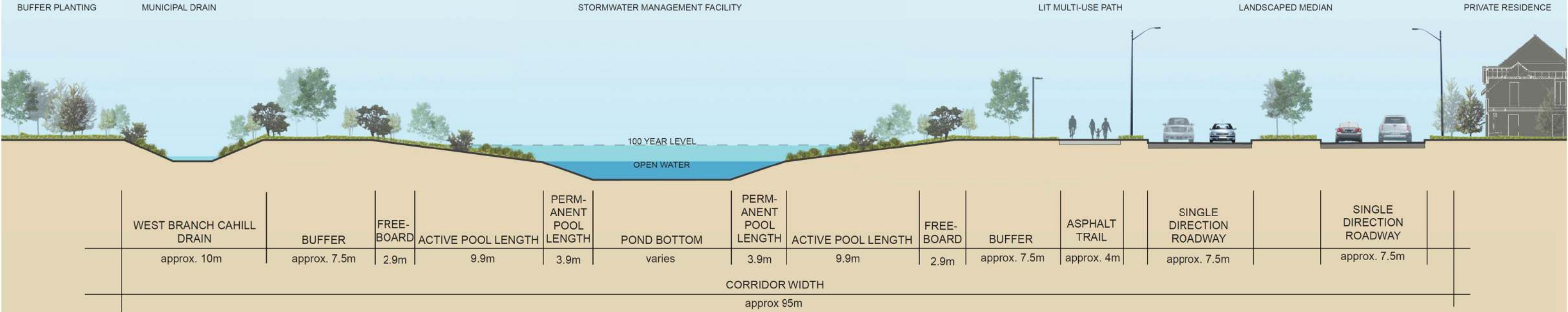
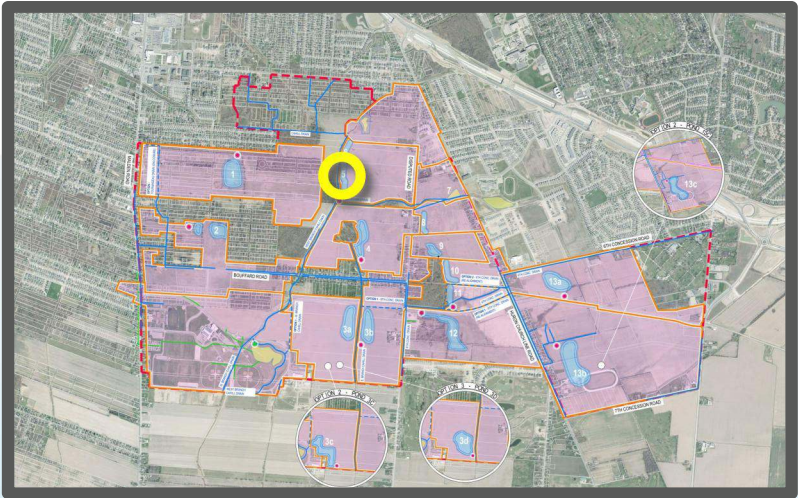
Source: County of Essex Aerial Photograph (2016)

ALTERNATIVE SOLUTIONS - STORMWATER

Illustrative Cross Sections

West Cahill Branch Drain Cross Section

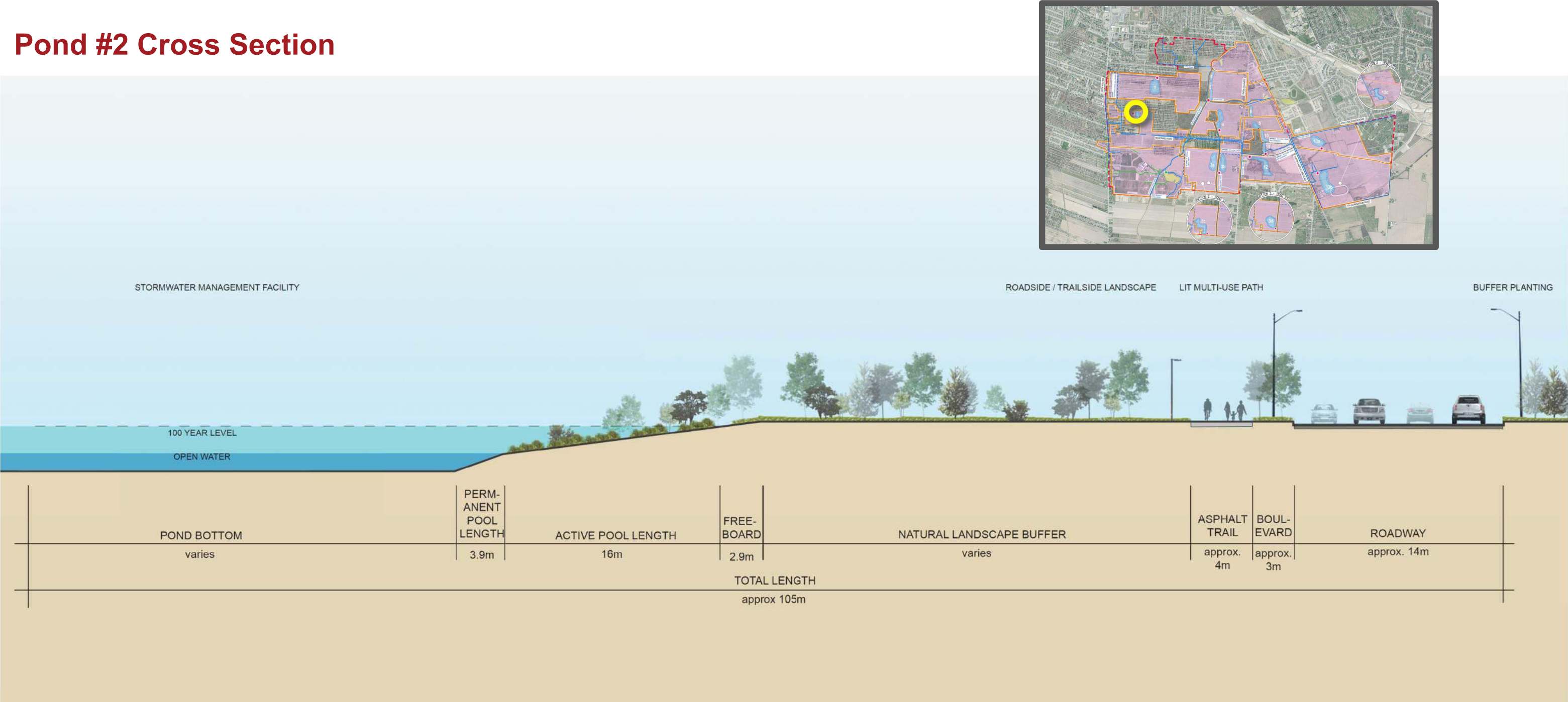
See Pond #5



ALTERNATIVE SOLUTIONS - STORMWATER

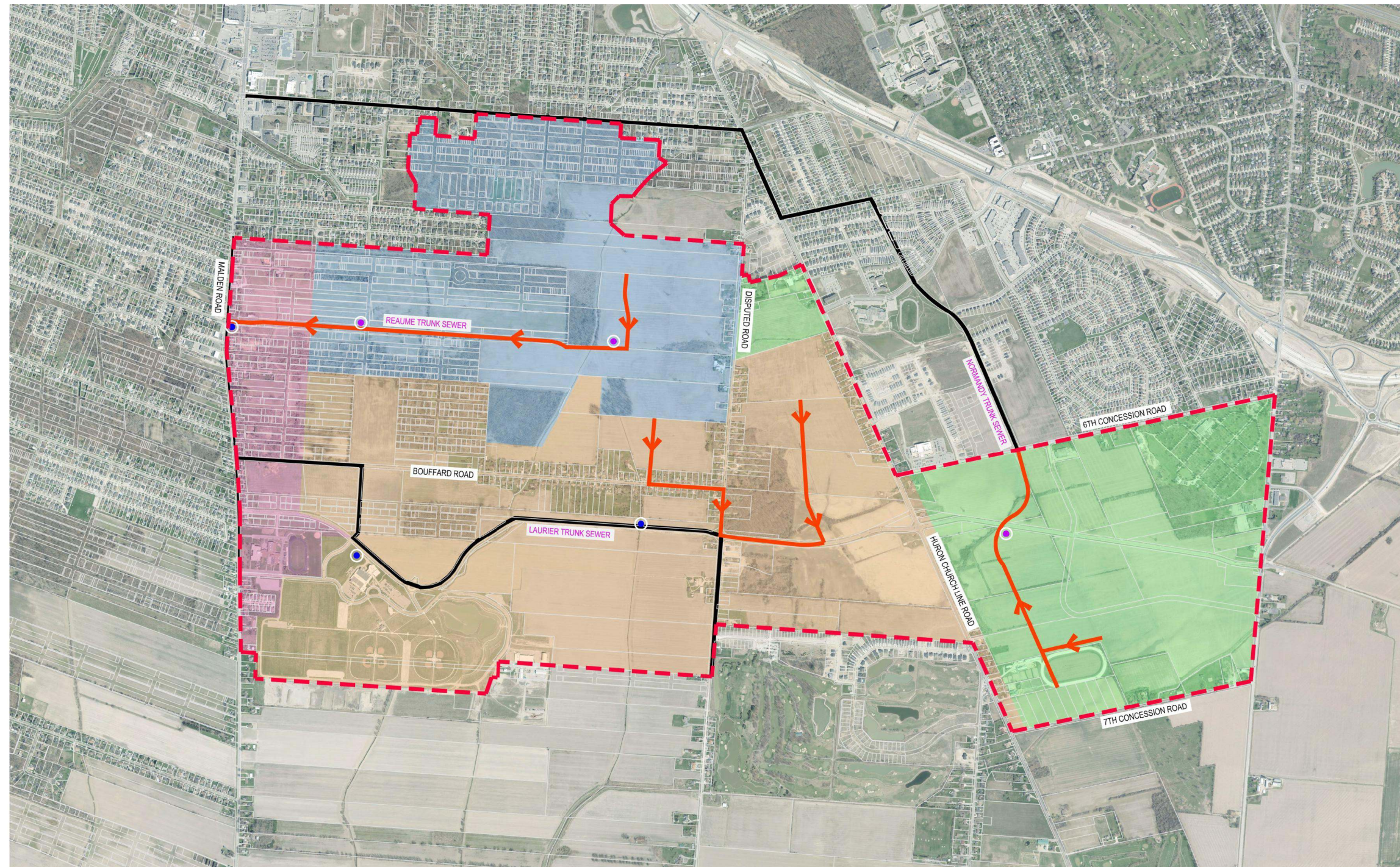
Illustrative Cross Sections

Pond #2 Cross Section






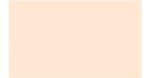
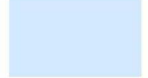
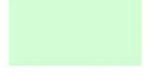



ALTERNATIVE SOLUTIONS - SANITARY

Trunk Sanitary Infrastructure – Option #1 (2016)



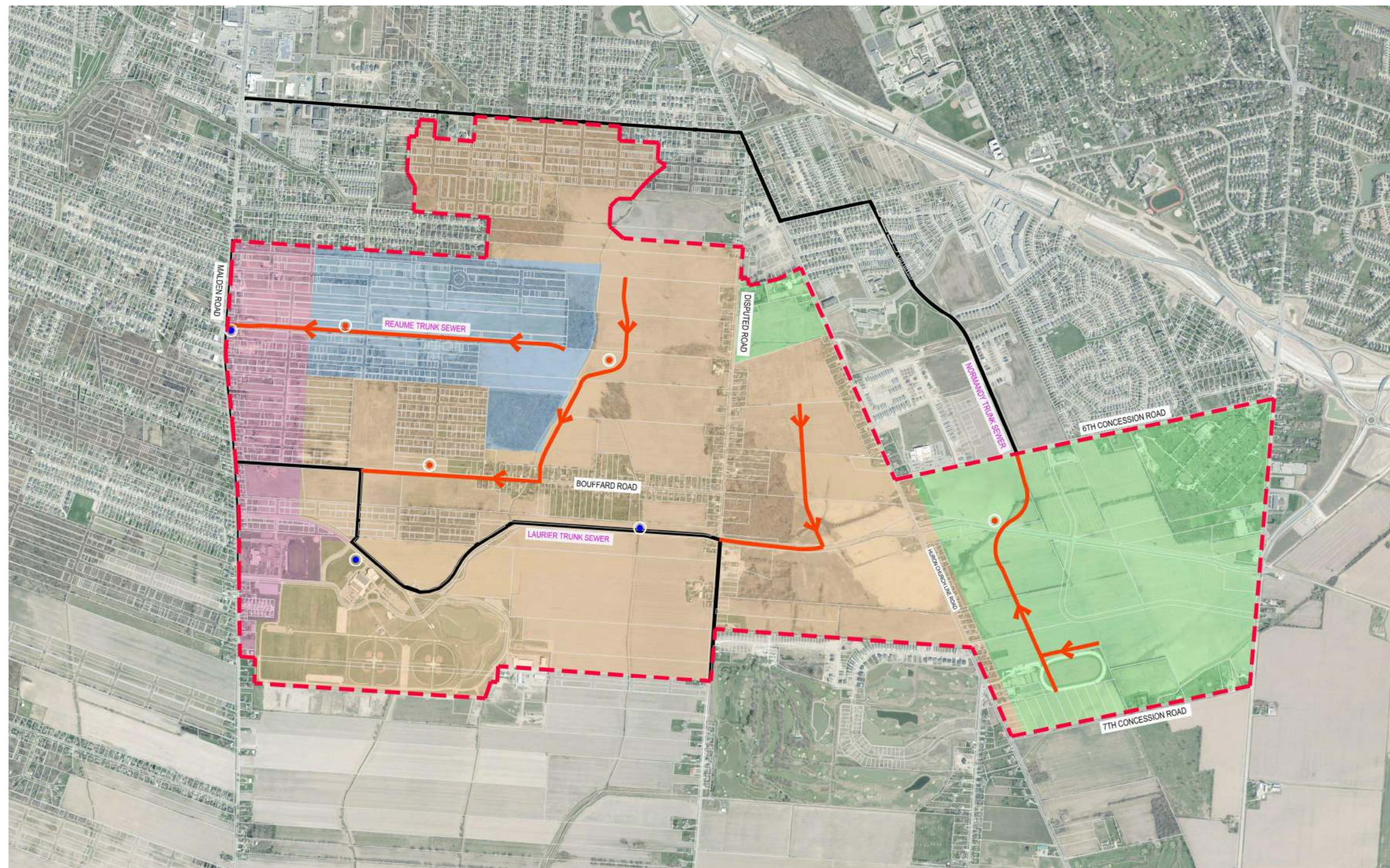
Legend

-  STUDY AREA
-  EXISTING TRUNK SANITARY SEWER
-  OPTION #1 PROPOSED TRUNK SANITARY SEWER
-  EXISTING SANITARY PUMP STATION
-  OPTION #1 PROPOSED SANITARY PUMP STATION
-  OPTION #1 LAURIER SERVICE BOUNDARY
-  OPTION #1 REAUME SERVICE BOUNDARY
-  OPTION #1 NORMANDY SERVICE BOUNDARY
-  OPTION #1 MALDEN SERVICE BOUNDARY






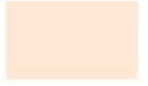
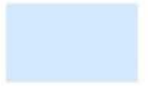
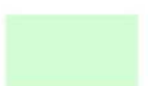

Source: County of Essex Aerial Photograph (2016)

ALTERNATIVE SOLUTIONS - SANITARY

Trunk Sanitary Infrastructure – Option #2 (2016)



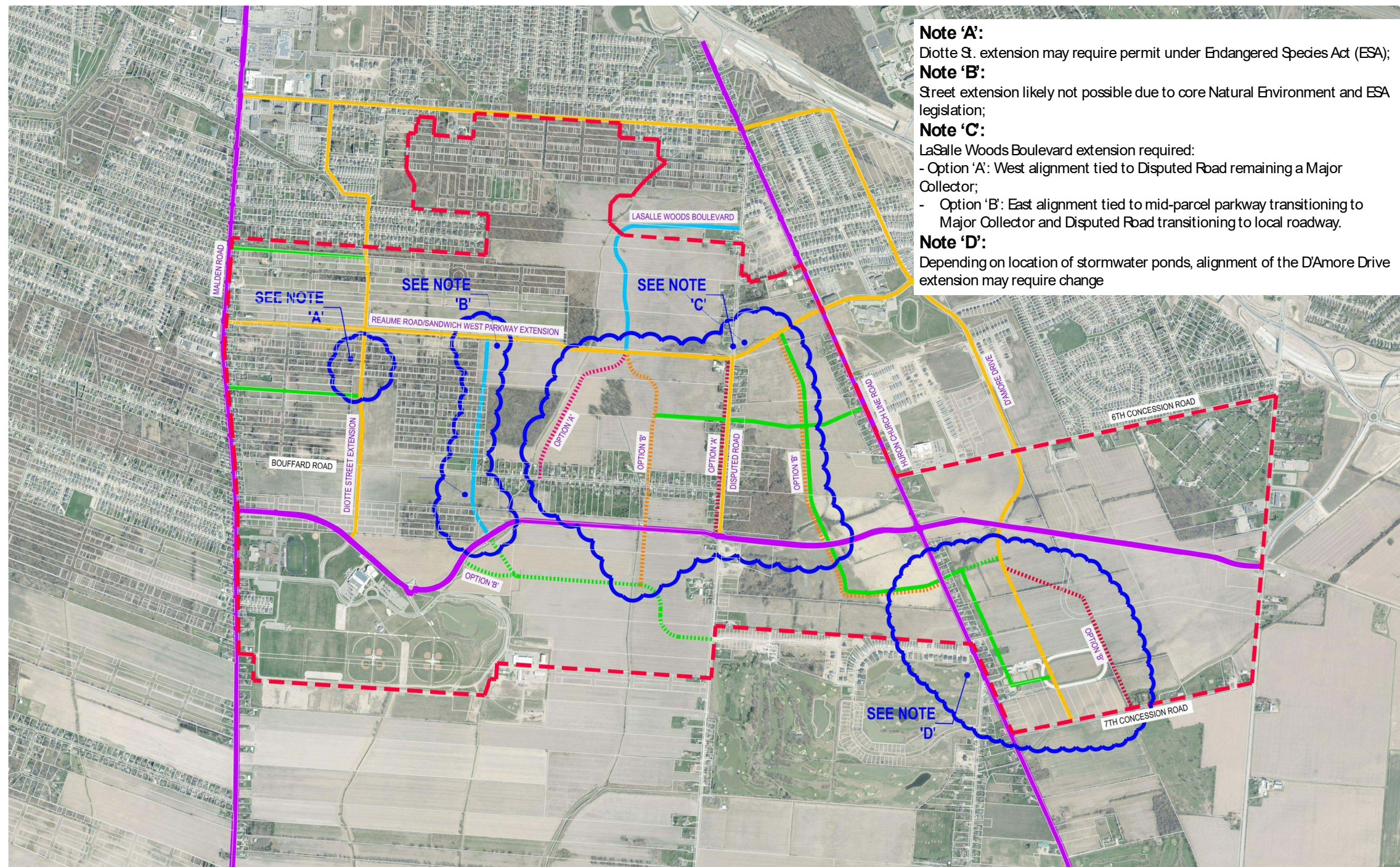
Legend

-  STUDY AREA
-  EXISTING TRUNK SANITARY SEWER
-  OPTION #2 PROPOSED TRUNK SANITARY SEWER
-  EXISTING SANITARY PUMP STATION
-  OPTION #2 PROPOSED SANITARY PUMP STATION
-  OPTION #2 LAURIER SERVICE BOUNDARY
-  OPTION #2 REAUME SERVICE BOUNDARY
-  OPTION #2 NORMANDY SERVICE BOUNDARY
-  OPTION #2 MALDEN SERVICE BOUNDARY

Source: County of Essex Aerial Photograph (2016)

ALTERNATIVE SOLUTIONS - ROADS

Road Classifications (2016)



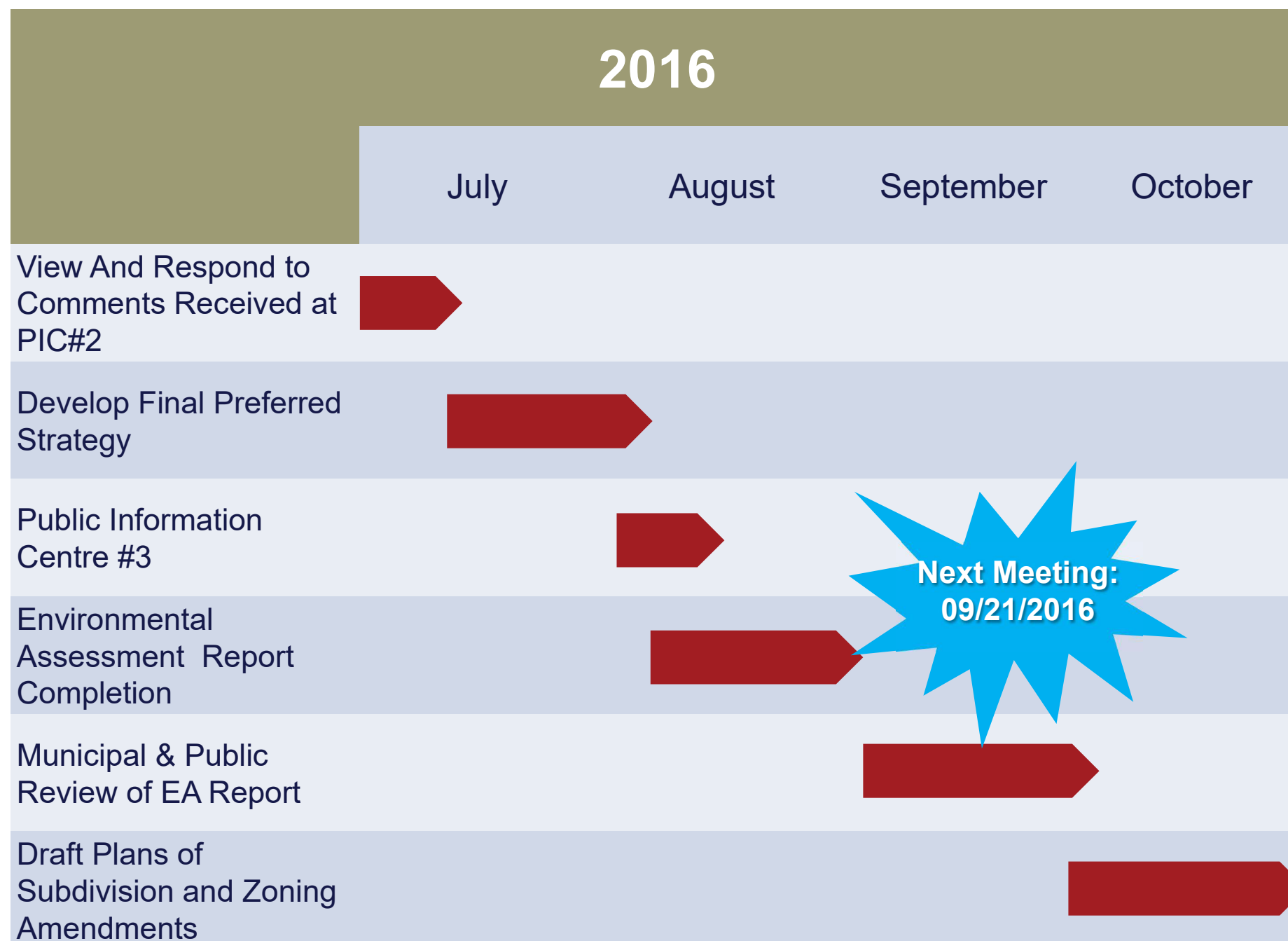
Legend

- STUDY AREA
- APPROVED / EXISTING ARTERIAL ROAD
- APPROVED / EXISTING MAJOR COLLECTOR ROAD
- APPROVED / EXISTING MAJOR COLLECTOR ROAD (ENHANCED)
- APPROVED / EXISTING MINOR COLLECTOR ROAD
- ALTERNATIVE SOLUTION MAJOR COLLECTOR ROAD
- ALTERNATIVE SOLUTION OPTION 'A' MAJOR COLLECTOR ROAD (ENHANCED)
- ALTERNATIVE SOLUTION OPTION 'B' MAJOR COLLECTOR ROAD (ENHANCED)
- PROPOSED MINOR COLLECTOR ROAD
- ANNOTATION CLOUD

Source: County of Essex Aerial Photograph (2016)

NEXT STEPS

Class EA Addendum and Planning Approvals – Integrated Approach



Thank You For

Attending!

Your input is important to the outcome of this project.

Please complete a comment form and return it by:

August 10, 2016

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