



Hayes, Greg <ghayes@dillon.ca>

Fwd: FW: Howard/Bouffard Master Drainage study

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

Fri, Nov 17, 2023 at 9:50 AM

Hi Greg,

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

Thanks

Mark



Mark Hernandez
Partner
Dillon Consulting Limited
3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
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F - 519.948.5054
M - 519.791.0104
MHernandez@dillon.ca
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----- Forwarded message -----

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

fyi

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle

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

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

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

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

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

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

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

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

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

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

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

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

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle

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

Hi Peter,

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

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

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

I hope that this adequately addresses your inquiry.

Regards,

[REDACTED]

|

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

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

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

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

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle



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image003.png
8K



November 20, 2023

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

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

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

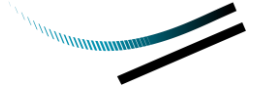
Minor design refinements have been made since Public Information Centre #3 to address feedback from landowners and the Essex Region Conservation Authority. The updated conceptual design drawing is enclosed.

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

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Page 2

November 20, 2023



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

Sincerely,

DILLON CONSULTING LIMITED

Mark Hernandez, P.Eng.

Project Manager

ICQ:nek

cc: Peter Marra, Town of LaSalle

Our file: 18-8169





November 20, 2023

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

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

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

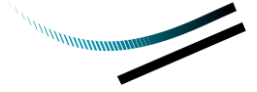
Minor design refinements have been made since PIC #3 to address feedback from landowners and the Essex Region Conservation Authority. The updated conceptual design drawing is also enclosed.

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

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Page 2

November 20, 2023



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

Sincerely,

DILLON CONSULTING LIMITED

Mark Hernandez, P.Eng.

Project Manager

ICQ:nek

cc: Peter Marra, Town of LaSalle

Our file: 18-8169



[REDACTED]

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

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

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

I will cancel the Monday meeting.

Have a good holiday season.

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer
Town of LaSalle

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

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

Hi Peter,

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

From: Peter Marra <pmarra@lasalle.ca>
Sent: December 12, 2023 2:47 PM
To: [REDACTED]
Cc: Jonathan Osborne <josborne@lasalle.ca>; [REDACTED]

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

Thanks for the list of concerns.

Next week Monday, Dec 18th at 2 pm works for us.

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

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

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

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

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

Hope this helps.

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

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer
Town of LaSalle

From: [REDACTED]

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

To: Peter Marra <pmarra@lasalle.ca>

Cc: Jonathan Osborne <josborne@lasalle.ca>; [REDACTED]

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

Hi Peter,

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

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

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

[REDACTED]

From: Peter Marra <pmarra@lasalle.ca>

Sent: December 12, 2023 9:06 AM

To: [REDACTED]

Cc: Jonathan Osborne <josborne@lasalle.ca>; [REDACTED]

[REDACTED]

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

Good morning [REDACTED],

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

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle



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From: Peter Marra

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

To: [REDACTED]; howarbouffard@dillon.ca

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

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

[REDACTED],

Thanks for the email.

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

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

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

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

Nov 27 at 10:00am

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

Hopefully one of these work for you.

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

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

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle

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

Hi Peter,

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

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

Thanks,

[REDACTED]

From: Peter Marra <pmarra@lasalle.ca>
Sent: November 20, 2023 8:39 AM

To: howardbouffard@dillon.ca <howardbouffard@dillon.ca>

Cc: Hernandez, Mark <mhernandez@dillon.ca>; Greg Hayes <ghayes@dillon.ca>; Jonathan Osborne <josborne@lasalle.ca>

Subject: Howard/Bouffard Master Drainage Study - next steps

Good morning,

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

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

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

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle



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Quigley, Iain <iquigley@dillon.ca>

Fwd: Project Update - Howard/Bouffard Master Drainage Study

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

Fri, Dec 1, 2023 at 12:43 PM

Project update letter comment and response



Greg Hayes
Associate
Dillon Consulting Limited
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----- Forwarded message -----

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

Hi Greg,

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

Many Thanks



Anthony Clavet
Director of Engineering & Assets
2730 Highway #3, Oldcastle, ON, N0R 1L0
519.737.9811 x 271 | www.essexpowerlines.ca



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

Hi Anthony,

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

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

Thanks,
Greg

Greg Hayes
Associate
Dillon Consulting Limited
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Hamilton, Ontario, L8R 2J9
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GHayes@dillon.ca
www.dillon.ca

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

Hi Greg,

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

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

Many Thanks



Anthony Clavet

Director of Engineering & Assets

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

519.737.9811 x 271 | www.essexpowerlines.ca



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

Hi Anthony,

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

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

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

Kind regards,
Greg

Greg Hayes
Associate
Dillon Consulting Limited
12 James St. N Suite 401
Hamilton, Ontario, L8R 2J9
T - 905.901.2912 ext. 3455
F - 905.901.2918
GHayes@dillon.ca
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----- Forwarded message -----

From: **Hayes, Greg** <ghayes@dillon.ca>
Date: Mon, Nov 20, 2023 at 3:00 PM
Subject: Project Update - Howard/Bouffard Master Drainage Study
To:
Cc: Peter Marra <pmarra@lasalle.ca>, Hernandez, Mark <mhernandez@dillon.ca>

Good afternoon,

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

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

Kind regards,

Greg



Quigley, Iain <iquigley@dillon.ca>

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

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

Fri, Dec 1, 2023 at 12:44 PM

Council meeting-related comment and response



Greg Hayes
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GHayes@dillon.ca
www.dillon.ca



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

FYI



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

Thank you Mark. This definitely helps.

Ryan Langlois, P.Eng | Storm & Wastewater Engineer



Engineering Department

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

519-255-6100 ext. 6339

Cell: 519-257-0590

rlanglois@citywindsor.ca

www.citywindsor.ca

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

Sent: November 29, 2023 11:23 AM

To: Langlois, Ryan <RLanglois@citywindsor.ca>

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

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

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Good morning Ryan,

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

Please let me know if you need anything further.

Thanks,

Mark



Mark Hernandez
Partner
Dillon Consulting Limited
3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
T - 519.948.4243 ext. 3242
F - 519.948.5054
M - 519.791.0104
MHernandez@dillon.ca
www.dillon.ca



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

Good morning.

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

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

Thank you.

Ryan Langlois, P.Eng | Storm & Wastewater Engineer



Engineering Department

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

519-255-6100 ext. 6339

Cell: 519-257-0590

rlanglois@citywindsor.ca

www.citywindsor.ca

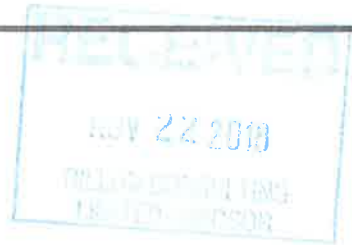
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please contact the undersigned and then destroy this message.

Ce message est destiné uniquement aux personnes indiquées dans l'entête et peut contenir une information privilégiée, confidentielle ou privée et ne pouvant être divulguée. Si vous n'êtes pas le destinataire de ce message ou une personne autorisée à le recevoir, veuillez communiquer avec le soussigné et ensuite détruire ce message.



CHIPPEWAS OF THE THAMES FIRST NATION



November 9, 2018

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

RE: Howard/Bouffard Planning Area Master Drainage Study

Dear Mr. Marra,

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

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

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

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

Sincerely,

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

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



CHIPPEWAS OF THE THAMES FIRST NATION

July 3, 2019

VIA EMAIL

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

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

Dear Mr. Marra,

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

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

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

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

Sincerely,

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

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

320 Chippewa Road, Muncey, ON, N0L 1Y0
Ph. 519-289-5555 Fax. 519-289-2230
info@cottfn.com www.cottfn.com



AAMJIWNAANG FIRST NATION

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

July 11, 2019



Our File # 2016-0042

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

Attention: Mark Hernandez, P.Eng.
Project Manager

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

Dear Karl Tanner:

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

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

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

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

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



AAMJIWNAANG FIRST NATION

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

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

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

Sincerely,

Courtney Jackson
Environment Worker
Aamjiwnaang First Nation



Hayes, Greg <ghayes@dillon.ca>

Howard/Bouffard Master Drainage Study - Town of LaSalle

Hayes, Greg <ghayes@dillon.ca>

Wed, Oct 23, 2019 at 5:27 PM

To: sjohnston@aamjiwnaang.ca

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

Hello Ms. Johnston,

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

The display materials from the June 26th Public Information Centre are available on the project website www.lasalle.ca/hbmds.

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

Kind regards,
Greg



Greg Hayes
Dillon Consulting Limited
130 Dufferin Avenue, Suite 1400
London, Ontario, N6A 5R2
T - 519.438.1288 ext. 1251
F - 519.672.8209
GHayes@dillon.ca
www.dillon.ca

Please consider the environment before printing this email.



November 20, 2023

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

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

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

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

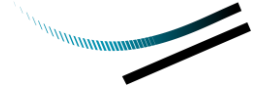
The study is nearing completion and a high-level summary of the final report is planned to be presented to Town Council on November 28, 2023. As part of preparation to finalize the study, our team discovered that the Notice of Public Information Centre (PIC) #3 was not delivered to everyone on the study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

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

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

Page 2

November 20, 2023



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

Sincerely,

DILLON CONSULTING LIMITED



Mark Hernandez, P.Eng.

Project Manager

ICQ:nek

cc: Peter Marra, Town of LaSalle

Our file: 18-8169

Howard/Bouffard Master Drainage Study

Submitted



»» Consultation details

Submitted

Communities chosen for consultation

★ Chippewas of the Thames First Nation

NEW CONVERSATION

18-8169: Howard/Bouffard Master Drainage Study

Consultation details

Distributed: November 21, 2023



Project description

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

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

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

Information

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

Area of new cut (disturbance)

hectares

Location description

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

Supplemental organizations

Town of LaSalle

Contacts: Peter Marra

Documentation**Project web page links**

[Town of LaSalle Project Webpage](#)

Spatial files

 [Study_Area.kmz](#)

Attachments

Attachments for Chippewas of the Thames First Nation



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

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

Project Name:

Howard/Bouffard Master Drainage Study

FN Consultation ID:

18-8169

Consulting Org Contact:

Greg Hayes

Consulting Organization:

[Dillon Consulting Ltd.](#)

Date Received:

Tuesday, November 21, 2023

November 30, 2023

Dear: Greg,

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

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

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

Sincerely,

Original Signed
Fallon Burch
Consultation Coordinator
Chippewa of the Thames First Nation
320 Chippewa Road, Muncey, ON, N0L 1Y0
(519) 289-5555 Ext 251
consultation@cottfn.com

[← Back to My Projects](#)

Project Overview

Project Report

Attachments

Project Overview

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

[UPDATE PROJECT](#)



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Project Overview

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Project Report

Project Location

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

None

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

N/A

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

Yes

Project Impact Assessment

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

Ontario Ministry of the Environment, Conservation and Parks

Ministry of Heritage, Sport, Tourism and Culture Industries

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

Provincial

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

Impact assessment documents - description of uploads:

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

Impact assessment documents - files

[Project-Update-Letter-Howard-Bouffard-MDS_CFN.pdf](#)

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

[Conceptual-Design-Howard-Bouffard-MDS_Updated-May-2023.pdf](#)

Economic Impacts

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

Unsure, too early in the process

Please explain.

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

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

None of the above

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

No

Archaeological & Sacred Sites

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

An archaeologist has been hired for this project

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

Stage One Archaeological Assessment

Stage Two Archaeological Assessment

Archaeological assessment documents - description of uploads:

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

Archaeological assessment documents - files

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

Species at Risk

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

No

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

No

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

Yes

Waterways

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

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

Please explain.

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

Follow up date: November 29, 2023

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

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

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

Culture & Language

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

None of the above apply to this project

Human Health

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

Yes

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

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

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

No

Other

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

Please select all that apply.

None of the above

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

No

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

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

Would you like a follow-up meeting?

No meeting is necessary

Recommendation

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

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

[← Back to My Projects](#)[Project Overview](#)[Project Report](#)[Attachments](#)

Project Attachments

Impact Assessment Documents

3 Files:

Filename	Date Uploaded
Project-Update-Letter-Howard-Bouffard-MDS_CFN.pdf	Nov 21, 2023
PIC-3-Display-Panels-Howard-Bouffard-MDS.pdf	Nov 21, 2023
Conceptual-Design-Howard-Bouffard-MDS_Updated-May-2023.pdf	Nov 21, 2023

Archaeological Assessment Documents

1 File:

Filename	Date Uploaded
Stage-1-Archaeological-Assessment-Howard-Bouffard-MDS.pdf	Nov 21, 2023

Scientific Report Documents

None

Additional Documents

None

[Click here](#) to upload additional documents



Hayes, Greg <ghayes@dillon.ca>

consultwithcaldwell.ca - Project Submission

Hayes, Greg <ghayes@dillon.ca>

Tue, Nov 21, 2023 at 12:13 PM

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

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

Good afternoon,

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

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

[← Return to dashboard](#)

Waterways

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

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

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

NEXT

Thanks,
Greg



Greg Hayes

Associate

Dillon Consulting Limited

12 James St. N Suite 401

Hamilton, Ontario, L8R 2J9

T - 905.901.2912 ext. 3455

F - 905.901.2918

GHayes@dillon.ca

www.dillon.ca



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

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

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

Subject: consultwithcaldwell.ca - Project Submission
To: <ghayes@dillon.ca>

Michelle McCormack
Consultation Coordinator

Zack Hamm
Consultation Coordinator

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

We have received your initial submission

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

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

- Waterways Q1

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

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

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

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

3 attachments

 **Project Update Letter - Howard-Bouffard MDS_CFN.pdf**
257K

 **Conceptual Design - Howard-Bouffard MDS_Updated May 2023.pdf**
653K

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

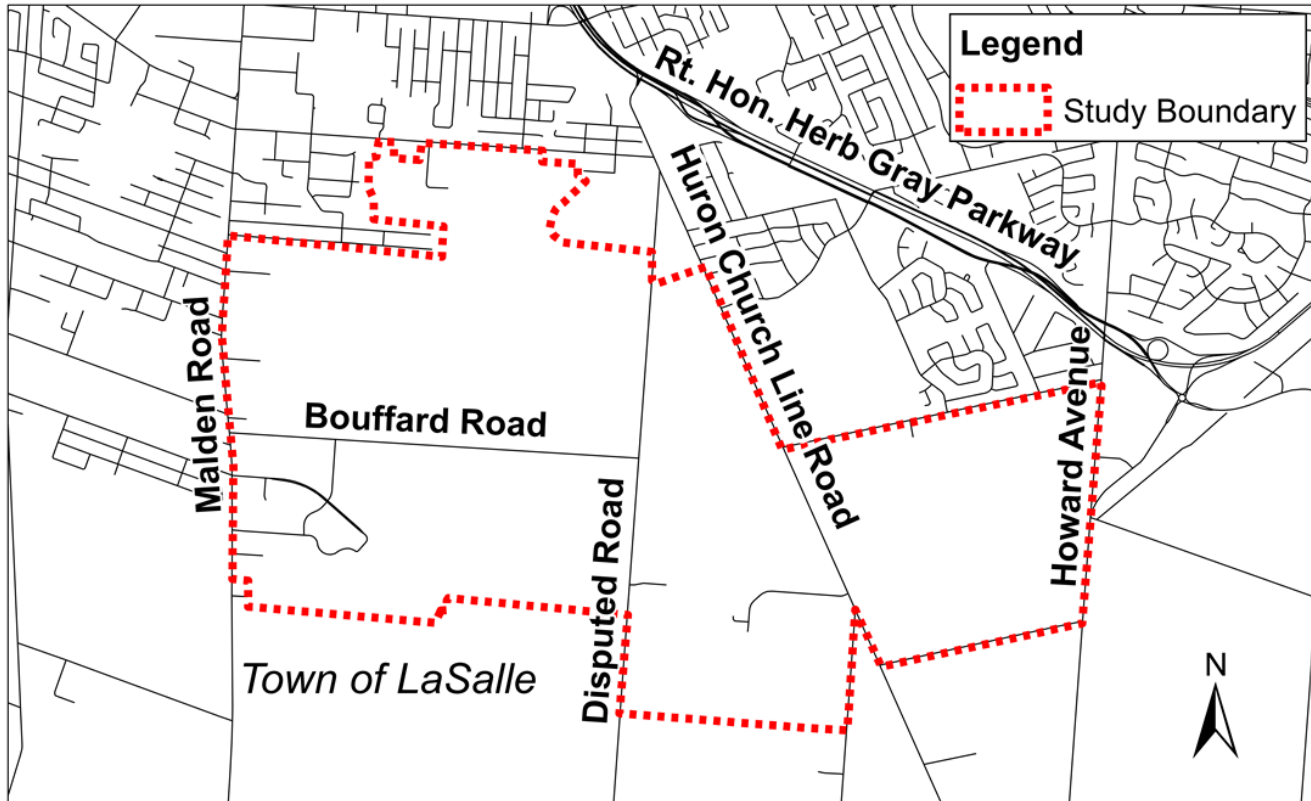


Notice of Completion

Howard/Bouffard Master Drainage Study



The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area (map below) during major storm events. The solution is required to address existing flooding and accommodate future development in the area.



The study is now complete, and recommends the creation of an improved drainage system that captures and conveys spill waters that previously posed a risk of flooding, and also provides an outlet for local stormwater management ponds as development proceeds. The preferred solution includes a stormwater management facility in the northern portion of the Study Area, new/modified portions of municipal drains, and the abandonment of a portion of the West Branch Cahill Drain.

The study was completed in accordance with Master Plan Approach #2 under the Municipal Class Environmental Assessment (EA; 2023). The Master Drainage Study Report is being made available for a 30 day public review period in accordance with the requirements of the Municipal Class EA. The report documents the problem and opportunity, consultation completed, the evaluation of alternative solutions, anticipated impacts, mitigation measures, and commitments for future work.

The Master Drainage Study Report is available for review only from **January 10 to February 9, 2024** at the locations listed below during regular business hours (hard copy/printed versions), and online at: www.lasalle.ca/hbmds

LaSalle Civic Centre
5950 Malden Road
LaSalle, Ontario

Essex County Library – LaSalle Branch
5950 Malden Road
LaSalle, Ontario

If you have questions or comments regarding information in the Master Drainage Study Report, please contact either of the following project team members no later than **February 9, 2024**.

Mark Hernandez, P.Eng.

Project Manager
Dillon Consulting Limited
3200 Deziel Drive, Suite 608
Windsor, Ontario, N8W 5K8
Tel: 519-948-4243, ext. 3242
Email: HowardBouffard@dillon.ca

Peter Marra, P.Eng.

Deputy Chief Administrative Officer
Town of LaSalle
5950 Malden Road
LaSalle, Ontario, N9H 1S4
Tel: 519-969-7770, ext. 1475
Email: PMarra@lasalle.ca

Information collected by the project team will be used 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.

Section 16 Order (Aboriginal and Treaty Rights)

A request may be made to the Ministry of the Environment, Conservation and Parks (MECP) for an Order under Section 16 of the *Environmental Assessment Act* (EA Act) requiring a higher level of study (i.e., requiring an individual/comprehensive EA), or that conditions be imposed (e.g., requiring further studies). A Section 16 Order can only be requested on the grounds that it may prevent, mitigate, or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests on other grounds will not be considered.

Further information on requests for orders under Section 16 of the EA Act, including information to be included in the request, is available on the MECP website at: www.ontario.ca/page/class-environmental-assessments-section-16-order

The request should be sent in writing or by email to the following contacts, and copied to the project team members listed above, no later than **February 9, 2024**.

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

Ministry of Environment, Conservation and
Parks
777 Bay Street, Fifth Floor
Toronto, Ontario, M7A 2J3
Email: Minister.MECP@ontario.ca

**Director, Environmental Assessment
Branch**

Ministry of Environment, Conservation and
Parks
135 St. Clair Avenue West, First Floor
Toronto, Ontario, M4V 1P5
Email: EABDirector@ontario.ca

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January 8, 2023

<Organization>

<Street Address>

<Municipality> <Province>

<Postal Code>

Attention: <First Name> <Last Name>
<Title>

***Notice of Completion
Howard/Bouffard Master Drainage Study
Town of LaSalle, Essex County, Ontario***

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

The study is now complete and recommends the creation of an improved drainage system that captures and conveys spill waters that previously posed a risk of flooding, and also provides an outlet for local stormwater management ponds as development proceeds. Additional details are included in the enclosed Notice of Completion.

The Master Drainage Study Report is being made publicly available for review from **January 10 to February 9, 2024**, as outlined in the enclosed notice.

Please contact the undersigned at HowardBouffard@dillon.ca or 519-948-4243, ext. 3242 if you have questions regarding the project, or would like information regarding next steps.

Sincerely,

DILLON CONSULTING LIMITED

Mark Hernandez, P.Eng.
Project Manager

ICQ:lw

cc: Peter Marra, Town of LaSalle

Our file: 18-8196

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

Dillon Consulting
Limited

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

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

Environmental Assessment
Branch

Direction des évaluations
environnementales

1st Floor
135 St. Clair Avenue W
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Fax.: 416 314-8452

Rez-de-chaussée
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Télééc. : 416 314-8452

Via E-mail Only

September 29, 2023

Peter Marra
Deputy Chief Administrative Officer
Town of LaSalle
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. 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.

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).

Should you or any members of your project team have any questions regarding the material above, please contact me at 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
1st 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

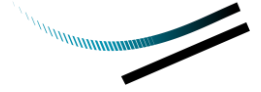
- 1) **Ministry comments:** Section 1.2.2 of the Report states, “Projects that are required to achieve the preferred solution are expected to be classified as Schedule C, as discussed in Section 7.4.” However, section 7.4 contradicts this statement, indicating that the Notice of Completion issued will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

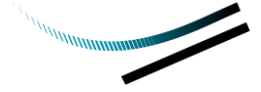
- 3) **Ministry comments:** Please continue reaching out to communities if there are any substantial changes to the project/process or if the proponent is applying for subsequent permits from the ministry that may be of interest or concern to communities as the Class EA projects identified in this Master 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.

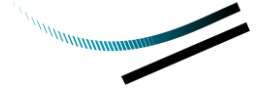
Project team response: Section 3.10 of the report has been updated to indicate that no further comments were received from Indigenous communities other than those noted in Table 9.

- 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.

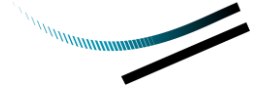
Project team response: A new Section 6.1.2 has been added to address potential air quality and noise impacts, including a recommendation to develop mitigation measures during detailed design.

- 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. 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.

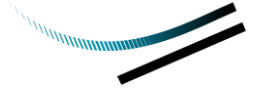
Project team response: Your comments have been noted.

Please contact the undersigned at ghayes@dillon.ca 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.



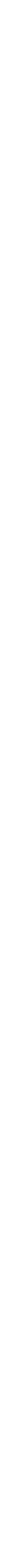
Project Manager

ICQ:xxx

Enclosure

cc: Peter Marra, Town of LaSalle

Our file: 18-8169





Hayes, Greg <ghayes@dillon.ca>

Notice of Completion - Howard/Bouffard Master Drainage Study

Quigley, Iain <iquigley@dillon.ca>

Tue, Jan 16, 2024 at 8:40 AM

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

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

From: Macki, Monika (MECP) <Monika.Macki@ontario.ca>

Date: Mon, Jan 15, 2024 at 4:03 PM

Subject: RE: Notice of Completion - Howard/Bouffard Master Drainage Study

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

Cc: Badali, Mark (He/Him) (MECP) <Mark.Badali1@ontario.ca>

The ministry has reviewed the final Environmental Study Report for the Howard/Bouffard Master Drainage Study project (Municipal Class EA, Schedule C) with respect to our mandate.

Please continue reaching out to the Indigenous communities engaged with to date 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. We recommend that the proponent include the record of engagement with any subsequent applications to the ministry to help in our review of those applications.

MECP has no further concerns or comments at this time.

Thank you for the opportunity to review and comment on this Class EA project.

Monika Macki

Environmental Resource Planner/Assessment Coordinator

Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks

monika.macki@ontario.ca

From: Quigley, Iain <iquigley@dillon.ca>

Sent: January 8, 2024 9:00 AM

To: Badali, Mark (He/Him) (MECP) <Mark.Badali1@ontario.ca>; EA Notices to SWRegion (MECP)

<eanotification.swregion@ontario.ca>

Cc: Greg Hayes <ghayes@dillon.ca>; pmarra@lasalle.ca; Mark Hernandez <mhernandez@dillon.ca>

Subject: Notice of Completion - Howard/Bouffard Master Drainage Study

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

Good morning,

The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events. The study is now complete, and recommends the creation of an improved drainage system that captures and conveys spill waters that previously posed a risk of flooding, and also provides an outlet for local stormwater management ponds as development proceeds.

The Master Drainage Study Report is being made available for a 30-day public review period from **January 10, 2023 to February 9, 2024**. Questions and/or comments are welcomed by **February 9, 2024**. For additional details, including where you can view the report and how to provide comments/questions please see the attached Notice of Completion.

Also attached to this email is a response to your letter dated September 29, 2023 which included comments on the draft report. The response letter outlines how the report and applicable appendices were revised in response to the Ministry's comments.

Best regards,

Iain

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Iain Quigley
Dillon Consulting Limited
235 Yorkland Boulevard Suite 800
Toronto, Ontario, M2J 4Y8
T - 416.229.4646 ext. 2053
iquigley@dillon.ca
www.dillon.ca



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iquigley@dillon.ca
www.dillon.ca





Office of the Commissioner of
Infrastructure Services/City
Engineer

January 29, 2024

ATTENTION: Mark Hernandez, P.Eng **Peter Marra, P.Eng**
Project Manager **Deputy Chief Administration**
Dillon Consulting Limited **Officer**
 Town of LaSalle

RE: Public Review Comments – City of Windsor
Howard/Bouffard Master Drainage Study

This letter serves as the City of Windsor's (*the City*) formal response acknowledging receipt and review of the recently completed Town of LaSalle Howard/Bouffard Master Drainage Study (*the Study*) Report by Dillon Consulting.

The City's intention at this time is to submit comments regarding the information presented in the Study Report which should be taken into consideration for approval of this Study Report, and future designs.

1. Clarification is suggested throughout the Study Report to clarify the need for the Cahill Spill floodplain compensation pond (the Cahill Pond). The primary reason for the Study appears to be to reduce the existing floodplain extents through the Howard/Bouffard Planning Area to facilitate development. As stated in the correspondence with ERCA, issuances of permits for development within the flood inundation area would be difficult.
2. PIC 3 Agency Comments: In Table 7, the Project Team mentions that the Cahill Pond provides stormwater management (SWM) benefits for existing conditions in the upstream areas of Windsor and Tecumseh. The City requests this statement be further clarified as it is unclear what degree of benefit would be attributed to the City, if any. The Study indicates that the primary purpose of the Cahill Pond is to reduce floodplain extents downstream, thereby facilitating land development. From the City's perspective this approach does not appear to yield direct benefits to the City. This is further discussed under item 4 below.
3. As per the Notice of Completion, the Study was to follow Approach #2 of the Master Planning Process for Environmental Assessments, including the need for functional design of Schedule B projects. It is anticipated that formalizing the Cahill Spill and the Cahill Pond would fall under the requirements of a Schedule B Assessment. Through a review of the published Study documents on the Place

Office of the Commissioner of Infrastructure Services/City Engineer

Speak Study website, it appears that no technical analysis and design information was provided to a functional level to support the Schedule B projects.

At this time, the City requests confirmation that the Study has followed Approach #2 of the Master Planning Process for Environmental Assessments of Schedule B projects, and if so, the technical analysis and functional design information for the solutions should be presented as part of the mandatory public review. It is worth noting that while the Turkey Creek Watershed Study (Dillon, 2023) provides floodplain mapping and modeling information for the watershed and the Cahill Spill, it lacks technical analysis and design specifics regarding the formalization of the Cahill spill and functional information related to the Cahill Pond. To our knowledge, the Cahill Spill has never been documented in an engineer's report under the Drainage Act.

Similar to other Master Plans completed within the Windsor-Essex Region (ex. *Sandwich South Master Servicing Plan – Dillon, 2023*), it is anticipated that for the Master Drainage Study to meet Schedule B requirements and proceed to detailed design, functional design technical details would need to include, but not be limited to, the following:

- Technical analysis of existing and improved peakflow and flood level conditions through the Study area, under both frequent and infrequent storm events, specifically related to the improved condition where the Cahill Pond is constructed;
 - Hydraulic gradeline elevations for the Municipal Drains within the Study area under both existing and future conditions during frequent and infrequent storm events; and
 - Required storage and restricted outflow conditions for the Cahill Pond during all storm events below a 1:100 year, unless the pond is anticipated to only require storage during major events.
4. The City requests clarification related to how the Drainage Act process may be used in the future as the financial mechanism to formalize the implementation of the Study solutions, in particular for the Cahill Pond. Of particular concern is what, if any shared costs are anticipated for lands outside of the drainage boundaries within the Howard/Bouffard Planning Area and lands outside of the River Canard watershed, particularly the City.

Office of the Commissioner of Infrastructure Services/City Engineer

Considering the Cahill Drain spill into the West Branch Cahill Drain contributing flows only during the 1:100 year event, the City has provided comments and general background information for review and consideration by the project team:

- The Cahill Drain is within the Turkey Creek watershed, and is not considered part of the River Canard watershed.
- The Cahill Drain is understood to have sufficient capacity to convey a minimum 1:5 year storm event with a sufficient outlet for the contributing urban storm drainage system (*2019 Cahill Drain Report, Gerard Rood*).
- The West Branch Cahill Drain is understood to have no physical connection to the Cahill Drain and is only connected by the 1:100 year floodplain (*2020 Cahill Drain Report, Dillon*).
- The Cahill Spill is shown to contribute runoff into the Municipal Drains through the Howard/Bouffard Planning Area only at a point beyond the Cahill Drain design level of service. In fact, the spill is shown to be dry beyond a 1:50 year event (*2023 Turkey Creek Watershed Study Modelling Results, Dillon*).
- Backwater conditions within the Cahill Drain are identified to be the primary source of the Cahill Drain Spill during the 1:100 year event. Backwater conditions through a Municipal Drain are typical in our region where the design level of service is between a 1:2 and 1:5 year event.
- Interconnected floodplains are typical throughout Windsor-Essex due to the flat topography of the region. The Drainage Act does not speak to how the process of assessing indirectly connected watersheds are to be used to construct 1:100 year floodplain compensation to accommodate future development.
- Recommendations for Municipal Drain enhancements/improvements and the need for flood compensation to free up development lands should be considered to be a direct benefit to developers. Where historical property flooding complaints exist, drainage improvements to reduce existing flooding within the Town of LaSalle should be assessed to the respective formal watershed boundary of the drain.

Based on the above, it is the City's position that little, if any, costs would be proportioned to the City for the works recommended in the Study.



Office of the Commissioner of
Infrastructure Services/City
Engineer

Thank you for the opportunity to provide input into the Study. We would be happy to discuss any of the items noted above, and we look forward to a chance to review the technical details in support of the Approach #2 of the Master Planning Process for Environmental Assessments for Schedule B projects.

Sincerely,

Stacey McGuire, P.Eng.

Executive Director of Engineering, City of Windsor

cc. Mark Winterton, Commissioner, Infrastructure Services
Ryan Langlois, Water and Wastewater Engineer
Patrick Winters, Manager of Development



April 18, 2024

Sent Via Email

Corporation of the City of Windsor
Engineering Department
350 City Hall Square West, Suite 310
Windsor, Ontario
N9A 6S1

Attention: Stacey McGuire, P.Eng.
smcguire@citywindsor.ca

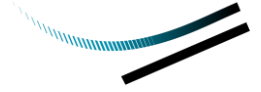
***Response to February 9, 2024 Comments
Howard/Bouffard Master Drainage Study
Town of LaSalle, Ontario***

Dear Stacey,

Thank you for your comments on the Howard/Bouffard Master Drainage Study (MDS). Our responses below have been structured to follow the numbered items in your comments.

1. As outlined in Section 1.0 of the MDS Report, this study addresses a gap identified in previous studies for the area by considering spillover from the adjacent drainage area. Further information on the spill from the Turkey Creek Watershed is provided in Sections 1.1, 2.0, and 4.3.3, with reference to the Turkey Creek Watershed Study. The purpose of the Cahill Spill Pond in attenuating the spill from the Turkey Creek Watershed during major storm events is described in Section 5.1.2.
2. The statement on benefits for existing conditions that are present upstream in Windsor and Tecumseh will be revised to clarify that the spill from the Turkey Creek Watershed is attenuated by the Cahill Spill Pond. The statement was not meant to infer direct benefits to upstream lands, but rather the benefit of addressing issues caused by the spill-over from upstream drainage areas.
3. This study has been completed in accordance with the Master Plan Approach #2 under the Municipal Class Environmental Assessment. Consistent with Approach #2, the following activities were completed as part of the study:
 - A problem and opportunity statement was developed in Phase 1;
 - Alternative solutions to address the identified problems and opportunities were developed and evaluated during Phase 2;

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Fax
519.948.5054



- Three Public Information Centres (PICs) were completed throughout the study to provide opportunities for public input regarding the alternatives and the evaluation completed to identify the preferred solution;
 - Following PIC 3, the preferred solution was refined, impacts were assessed, and mitigation measures were developed; and
 - The study process and recommendations were documented in the MDS Report which was reviewed by the Ministry of the Environment, Conservation and Parks (MECP) and subsequently published for a 30-day public comment period. MECP has indicated it has no concerns regarding the study or information contained in the report.
4. As noted in Section 7.3, the Drainage Act is currently the preferred mechanism to implement the project. Through the Drainage Act process, we anticipate the detailed design, specifications, cost estimating, and assessments will be completed. The process includes several opportunities for all affected landowners to participate. We anticipate the Town will appoint a drainage engineer and commence the process following completion of this study.

Thank you for your interest in this study. We trust these responses will provide additional clarity about the matters raised in your comments.

Sincerely,

DILLON CONSULTING LIMITED

Mark Hernandez, P.Eng.
Project Manager

cc: Peter Marra, Town of LaSalle

Our file: 18-8169

[REDACTED]

From: [REDACTED] >
Sent: January 29, 2024 4:28 PM
To: Peter Marra
Subject: Howard/Bouffard Master Drainage Study

Pete,

A belated Happy New Year and, I hope that all is well.

I reviewed the study and have a couple of comments/observations to make into the record:

1. Establishment of large holding pond immediately east of the [REDACTED] Bouffard property line is new. Earlier they were further north and east – while they are built to not release, I would like it moved further east or north. I'm sure that its current location is not fixed and is subject to what the property developer's subdivision will look like... Just want to be on record.
2. I understand that use of the Drainage Act which will allow allocation of the benefit the plan delivers to residents. My concern is that rather than ACTUAL benefit, some simpler metric, like lot size, might be used - to my detriment. I am writing to ensure that the Town is aware that the grading of [REDACTED] Bouffard mitigates MOST/ALL flooding and therefore, benefits are minimal.
3. Lastly, I would like to go on record that developers should bear the full cost, by building it into their subdivision budgets.

Thanks and be well.

Regards,

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

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April 18, 2024

Sent Via Email

Attention: [REDACTED]
[REDACTED]

**Response to January 29, 2024 Comments
Howard/Bouffard Master Drainage Study
Town of LaSalle, Ontario**

Dear [REDACTED],

Thank you for your comments on the Howard/Bouffard Master Drainage Study (MDS) Report. Our responses below have been structured to follow the numbered items in your comments.

1. The locations of the local ponds were shown to generally depict what was illustrated through the 2017 EA Addendum. Refinement to the size or location of the local ponds was not part of the Howard Bouffard Study. As noted in your email and Section 5.4 of the MDS Report, design details for the local ponds in the area will be confirmed by individual developers as part of the respective land development projects. Your request that the pond be located further north, or east is noted.
2. As noted in your email and in Section 7.3 of the MDS Report, the Drainage Act is currently the preferred mechanism to implement the project. This process will be initiated following completion of the Howard Bouffard Study and will have multiple points of consultation as required by the Act. The costs will generally be assessed in accordance with the Act. Once appointed, the Drainage Engineer will be required to determine the assessments and will consider the input received from the landowners.
3. We appreciate that this process is in large part being driven by the development community and we do anticipate that they will bear a substantial share of the cost. The Drainage Engineer will be tasked with determining the extent of that contribution and the extent to which other landowners also benefit and should share in the cost accordingly.

Thank you for your continued interest in this study. We trust these responses provide additional clarity about the matters raised in your comments. As noted above, there will be further opportunities for public input as the project proceeds.

Sincerely,

DILLON CONSULTING LIMITED



Mark Hernandez, P.Eng.
Project Manager

cc: Peter Marra, Town of LaSalle

Our file: 18-8169



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**Dillon Consulting
Limited**



Hayes, Greg <ghayes@dillon.ca>

Comment Response - Howard/Bouffard Master Drainage Study

Tue, May 21, 2024 at 3:36 PM

To: Peter Marra <pmarra@lasalle.ca>, "Hayes, Greg" <ghayes@dillon.ca>
Cc: "Hernandez, Mark" <mhernandez@dillon.ca>, Iain Quigley <iquigley@dillon.ca>

Thanks, Pete.

Will check out old drainage reports. I assume that they can be found at Town Hall?

Be well!

Regards,

[Redacted signature block]

From: Peter Marra <pmarra@lasalle.ca>
Sent: Tuesday, May 21, 2024 2:17 PM
To: [Redacted] Hayes, Greg <ghayes@dillon.ca>
Cc: Hernandez, Mark <mhernandez@dillon.ca>; Iain Quigley <iquigley@dillon.ca>
Subject: RE: Comment Response - Howard/Bouffard Master Drainage Study

[Redacted] sorry about the late response.

As part of the Drainage Act process, the drainage engineer assigned to the project will complete the detail design of the works as well as have a good understanding on where and how the water runoff is generated within the entire watershed being considered and ending up in the drain.

From there the drainage engineer will be tasked with assigning value of cost (assessment) for the proposed work back toward individual properties that generate runoff. Every property within the watershed contributes runoff into the drainage system.

During the entire process, property owners are invited to provide details to the drainage engineer on how their property drains, and give the engineer any and all information that they think will assist to the extent

possible to help the engineer finalize their report and assessment.

I you look at any of the past drainage reports that went to Council over the last year or so, you will see these reports for other drains in Town and also see what the assessment looks like.

In the end, this is a public process with times when the property owners can ask for clarification and even object to the assessment if they so see fit.

I hope this helps for now, but when this process gets started, there will be more to come on the Drainage Act concerns.

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle

From: [REDACTED]
Sent: Monday, May 20, 2024 8:24 AM
To: Hayes, Greg <ghayes@dillon.ca>
Cc: Peter Marra <pmarra@lasalle.ca>; Hernandez, Mark <mhernandez@dillon.ca>; Iain Quigley <iquigley@dillon.ca>
Subject: RE: Comment Response - Howard/Bouffard Master Drainage Study
Importance: High

Pete,

I don't think that I received an answer to my question below. Still waiting. LMK, if I'm wrong. Thanks.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Sunday, April 21, 2024 11:43 PM
To: Hayes, Greg <ghayes@dillon.ca>
Cc: Peter Marra <pmarra@lasalle.ca>; Hernandez, Mark <mhernandez@dillon.ca>; Iain Quigley <iquigley@dillon.ca>
Subject: Re: Comment Response - Howard/Bouffard Master Drainage Study

[REDACTED]

Thanks very much for the response to my inquiry and comments.

*We appreciate that this process is in large part being driven by the development community and we do anticipate that they will bear a substantial share of the cost. The Drainage Engineer will be tasked with determining the extent of that contribution and the **extent to which other landowners also benefit and should share in the cost accordingly.***

What exactly does the bold statement in the para above mean? How does one define "extent?" Please gie me an example of something done in the past.

Regards,

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

On Thursday, April 18, 2024 at 03:19:23 PM EDT, Hayes, Greg <ghayes@dillon.ca> wrote:

[REDACTED]

Attached please find a response to the comments you sent on January 29, 2024 regarding the Howard/Bouffard Master Drainage Study. I have also attached your comments here for ease of reference.

Kind regards,

Greg

Greg Hayes
Associate
Dillon Consulting Limited
12 James St. N Suite 401
Hamilton, Ontario, L8R 2J9
T - 905.901.2912 ext. 3455
F - 905.901.2918
GHayes@dillon.ca
www.dillon.ca

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**Ministry of Citizenship
and Multiculturalism**

Heritage Planning Unit
Heritage Branch
Citizenship, Inclusion and
Heritage Division
5th Flr, 400 University Ave
Tel.: 613.242.3743

**Ministère des Affaires civiques
et du Multiculturalisme**

Unité de la planification relative au
patrimoine
Direction du patrimoine
Division des affaires civiques, de
l'inclusion et du patrimoine
Tél.: 613.242.3743



February 6, 2024

EMAIL ONLY

Mark Hernandez, P.Eng.
Project Manager
Dillon Consulting Limited
3200 Deziel Drive, Suite 608
Windsor, ON N8W 5K8
HowardBouffard@dillon.ca

MCM File : **0009930**
Proponent : **Town of LaSalle**
Subject : **Municipal Class Environmental Assessment – Master Plan –
Approach 2 – Notice of Completion**
Project : **Howard/Bouffard Master Drainage Study**
Location : **Town of LaSalle, Essex Region**

Dear Mark Hernandez:

Thank you for providing the Ministry of Citizenship and Multiculturalism (MCM) with the Notice of Completion and making the document: *Town of LaSalle Master Drainage Study Report Howard/Bouffard Planning Area* (Report) (dated December 2023, prepared by Dillon Consulting Limited) available for our review and comment.

MCM's interest in this project relates to its mandate of conserving Ontario's cultural heritage.

Project Summary

The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events. The solution is required to address existing flooding and accommodate future development in the area. The preferred solution includes a stormwater management ponds in the northern portion of the Study Area, new/modified portions of municipal drains, and the abandonment of a portion of the West Branch Cahill Drain. The study was completed in accordance with Master Plan Approach #2 under the Municipal Class Environmental Assessment (EA; 2023).

Comments

We have reviewed the Report and find that overall due diligence has been undertaken by:

- undertaking a Stage 1 archaeological assessment (AA) (under Project Information Form (PIF) P359-0140-2022, included in Appendix D of the Report) which has been entered into the Ontario Public Register of Archaeological Reports. The Stage 1 recommends Stage 2 AA.
- completing the checklist [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) which determined that potential is low and therefore no CHER and/or HIA was undertaken.

Please note that archaeological concerns have not been addressed until reports have been entered into the Ontario Public Register of Archaeological Reports where those reports recommend that:

1. the archaeological assessment of the project area is complete and
2. all archaeological sites identified by the assessment are either of no further cultural heritage value or interest (as per Section 48(3) of the OHA) or that mitigation of impacts has been accomplished through excavation or an avoidance and protection strategy.

The Stage 2 AA and any further recommended assessment (e.g., Stage 3 and 4) should be undertaken as early as possible during detailed design prior to any ground disturbing activities.

We have attached a table with some recommendations to support alignment with the legislative framework.

Thank you for making the Report available for our review and comment. If you have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

Joseph Harvey
Heritage Planner
Heritage Planning Unit
joseph.harvey@Ontario.ca

Copied to: Peter Marra, Deputy Chief Administrative Officer, Town of LaSalle
Iain Quigley, Dillon Consulting Limited
Karla Barboza, Team Lead, MCM
EA Notices to SW Region, MECP

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

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with *Ontario Regulation 30/11* the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

Document Section	Given Text	MCM Comments
<p>6.0 (Cultural Heritage Resources – Impacts and Mitigation)</p> <p>p. 79</p>	<p>...</p> <p>The Cemeteries Act, R.S.O. 1990 c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar of cemeteries, Ministry of Public and Business Service Delivery (416 212-7499).</p>	<p>We recommend making the following revisions to align with current legislation:</p> <p><i>See suggested text in bold and text to be removed crossed out.</i></p> <p>...</p> <p>The Cemeteries Act, R.S.O. 1990 c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, c.33 requires that any person discovering human remains must cease all activities immediately and notify the police or coroner, and the Registrar of cemeteries, Ministry of Public and Business Service Delivery (416 212-7499). If the coroner does not suspect foul play in the disposition of the remains, in accordance with Ontario Regulation 30/11 the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the <i>Ontario Heritage Act</i>.</p>



Hayes, Greg <ghayes@dillon.ca>

File 0009930: Notice of Completion - Howard/Bouffard Master Drainage Study

Hayes, Greg <ghayes@dillon.ca> Mon, Jun 17, 2024 at 3:16 PM
To: "Harvey, Joseph (MCM)" <Joseph.Harvey@ontario.ca>
Cc: "howardbouffard@dillon.ca" <howardbouffard@dillon.ca>, "Barboza, Karla (She/Her) (MCM)" <Karla.Barboza@ontario.ca>, "Quigley, Iain" <iquigley@dillon.ca>, "pmarra@lasalle.ca" <pmarra@lasalle.ca>

Hi Joseph,

Thank you for the comments you sent below regarding the Howard/Bouffard Master Drainage Study Report. Section 6.4.1 of the report is being revised as recommended in your letter. The revised report will be posted on the Town's website when it is finalized.

Thanks,
Greg



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

Inclusiveness: Enabling belonging to draw strength from our differences.

On Tue, Feb 6, 2024 at 10:56 AM 'Harvey, Joseph (MCM)' via Howard Bouffard Mast Drainage Study <howardbouffard@dillon.ca> wrote:

Mark Hernandez,

Please find attached our comments on the Master Drainage Study Report.

Please do not hesitate to contact me with any questions or concerns.

Regards,

Joseph Harvey | Heritage Planner

Citizenship, Inclusion and Heritage Division | Heritage Branch | Heritage Planning Unit

Ministry of Citizenship and Multiculturalism

613.242.3743

Joseph.Harvey@ontario.ca

From: Quigley, Iain <iquigley@dillon.ca>

Sent: January 8, 2024 9:00 AM

To: mbirch@countyofessex.ca; rbelanger@countyofessex.ca; Ryan Lemay <rlemay@countyofessex.ca>; planning@erca.org; tmartin@erca.org; mnelson@erca.org; tbyrne@erca.org; jbryant@erca.org; Mann, Molly (MCCSS) <Molly.Mann@ontario.ca>; Barboza, Karla (She/Her) (MCM) <Karla.Barboza@ontario.ca>; Dennis, Jeffrey (He/Him) (MNR) <Jeffrey.Dennis@ontario.ca>; Southern Region Planning Inbox (MNR) <SR.Planning@ontario.ca>; Schiedel, Tyler (MTO) <Tyler.Schiedel@ontario.ca>; david.cowing@bell.ca; clifford.trepanier@bell.ca; bill.sorrell@cogeco.com; hartleib@mnsi.net; z1planning@hydroone.com; WesternFBCPlanning@hydroone.com; aclavet@essexpowerlines.ca; bbratt@essexpowerlines.ca; ontugllandsinq@uniongas.com; NQuenneville@uniongas.com; wceccacci@uniongas.com; nmacaulay@elkenenergy.com; susan.rapin@opg.com; don.casemore@gosfieldtel.ca; info@enwin.com; cosslyne@cscprovidence.ca; Director@publicboard.ca; school@jmccsa.com; director@wecdsb.on.ca

Cc: Greg Hayes <ghayes@dillon.ca>; pmarra@lasalle.ca; Mark Hernandez <mhernandez@dillon.ca>

Subject: Notice of Completion - Howard/Bouffard Master Drainage Study

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

Good morning,

The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events. The study is now complete, and recommends the creation of an improved drainage system that captures and conveys spill waters that previously posed a risk of flooding, and also provides an outlet for local stormwater management ponds as development proceeds.

The Master Drainage Study Report is being made available for a 30-day public review period from **January 10, 2023 to February 9, 2024**. Questions and/or comments are welcomed by **February 9, 2024**. For additional details, including where you can view the report and how to provide comments/questions please see the attached Notice of Completion.

Best regards,

Iain

--



Iain Quigley
Dillon Consulting Limited
235 Yorkland Boulevard Suite 800
Toronto, Ontario, M2J 4Y8
T - 416.229.4646ext. 2053
iquigley@dillon.ca
www.dillon.ca



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