

MARTIN LANE DEVELOPMENTS CLASS ENVIRONMENTAL ASSESSMENT

Council Presentation

Town of LaSalle
September 10, 2019



Study Process

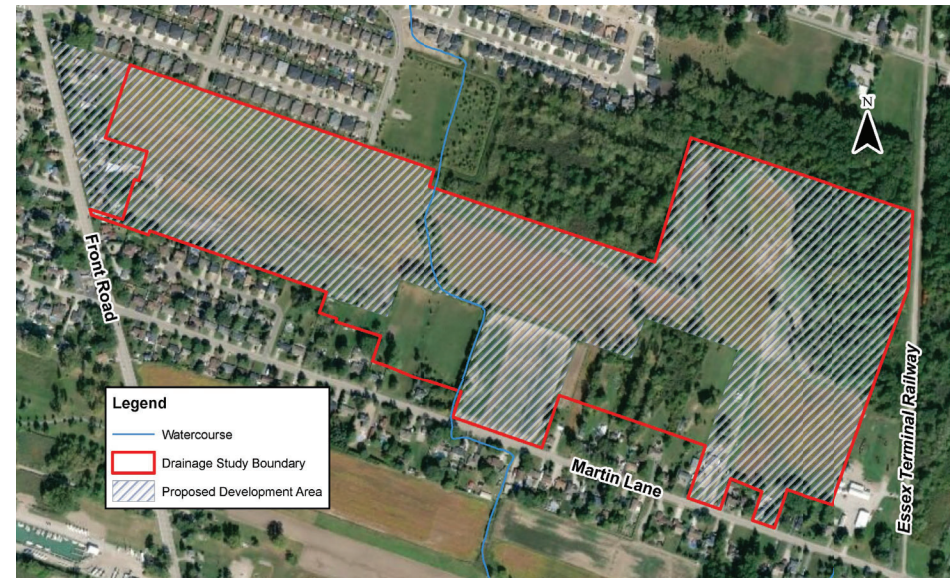
Dillon Consulting Limited was retained by multiple landowners to complete a Municipal Class Environmental Assessment to identify the preferred location for a stormwater management pond to service the Martin Lane development area. The stormwater management pond will serve as a regional stormwater facility to service multiple developments and will eventually be assumed and maintained by the Town of LaSalle.

- Completed as a Schedule 'B' Municipal Class EA
- Key points of public consultation included:
 - Notice of Study Commencement sent September 20, 2018
 - Public Information Centre held on October 3, 2018 at the Riverdance Community Centre
 - Meeting with Town of LaSalle staff to discuss

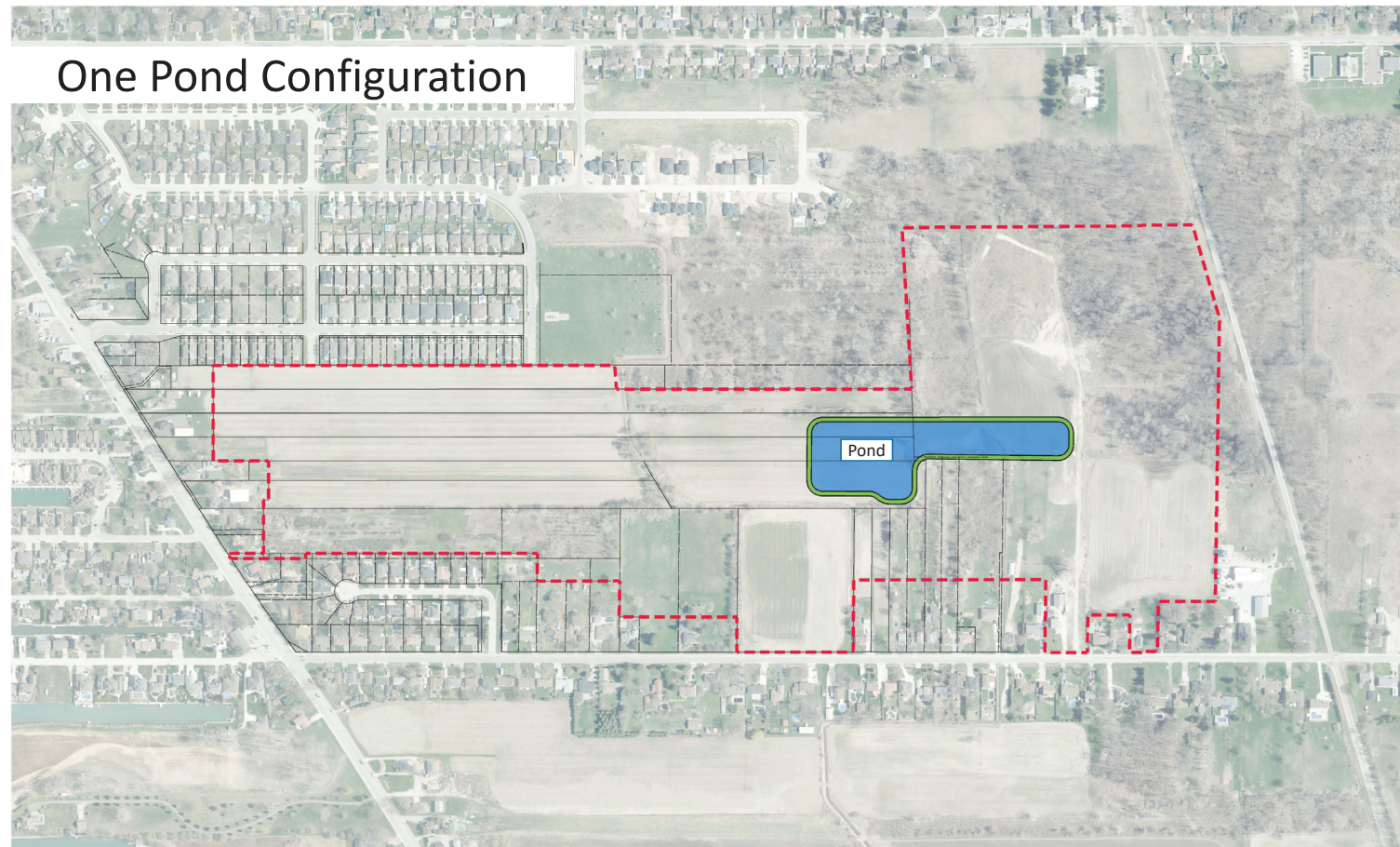


Study Area

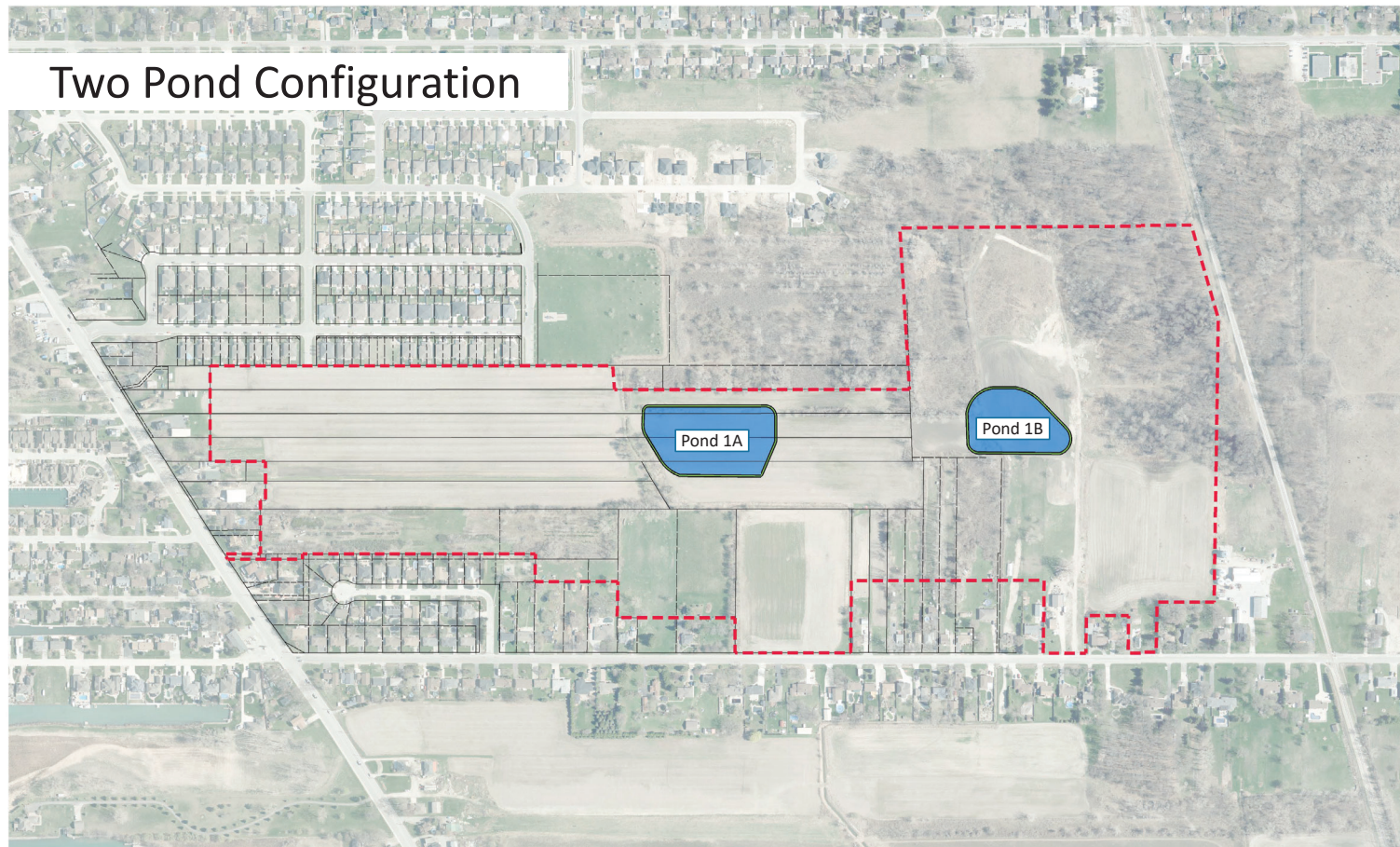
- Lands are owned by several property owners
- Located within a 'Residential District' of LaSalle
- Combined properties total approx. 100 acres
- Part of the Detroit River watershed and Canard River sub-watershed
- Woodlot to the northeast designated a 'Significant Terrestrial Feature' – Schedule "B" of the Official Plan
- Anticipated to be developed for residential use, including associated roadways and driveways, SWM facility, parkland, and development buffers
- Development applications will be submitted to the Town for approval
- Drainage outlet to Martin-Bergeron Drain.



Alternative #1 - RECOMMENDED



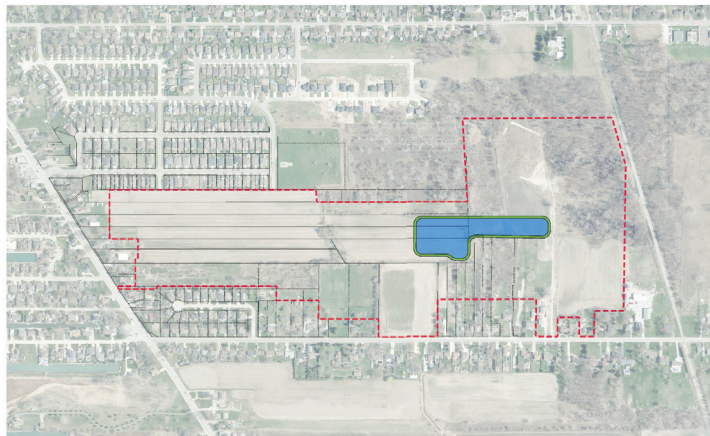
Alternative #2 – NOT RECOMMENDED



Recommended Alternative

The recommended configuration was chosen because it provides the best overall solution for onsite stormwater management to retain runoff during storm events.

- Meets need to service future developments anticipated for the subject area
- Lower capital and maintenance cost compared to alternative. It is anticipated that the Town of LaSalle would assume ownership of the pond and all future maintenance costs required
- Meets objective to provide drainage capacity / onsite stormwater management
- Least disruptive for future subdivision layout
- Least amount of new infrastructure required
- Ease of construction.



Next Steps

- Publish Project File Report for a 30-day public review period (Fall 2019).
- Environmental Compliance Approval will be required for the pond.
- Any permitting required under the Endangered Species Act will be completed as part of the Planning Act approvals for the proposed developments.
- If no Part II Order requests are received by MECP during the 30 day public review period, the project may proceed to Detailed Design, permitting and construction.
- Draft Plans to develop the area are anticipated to be submitted in Spring 2020.

