SANDWICH SOUTH
MASTER SERVICING PLAN

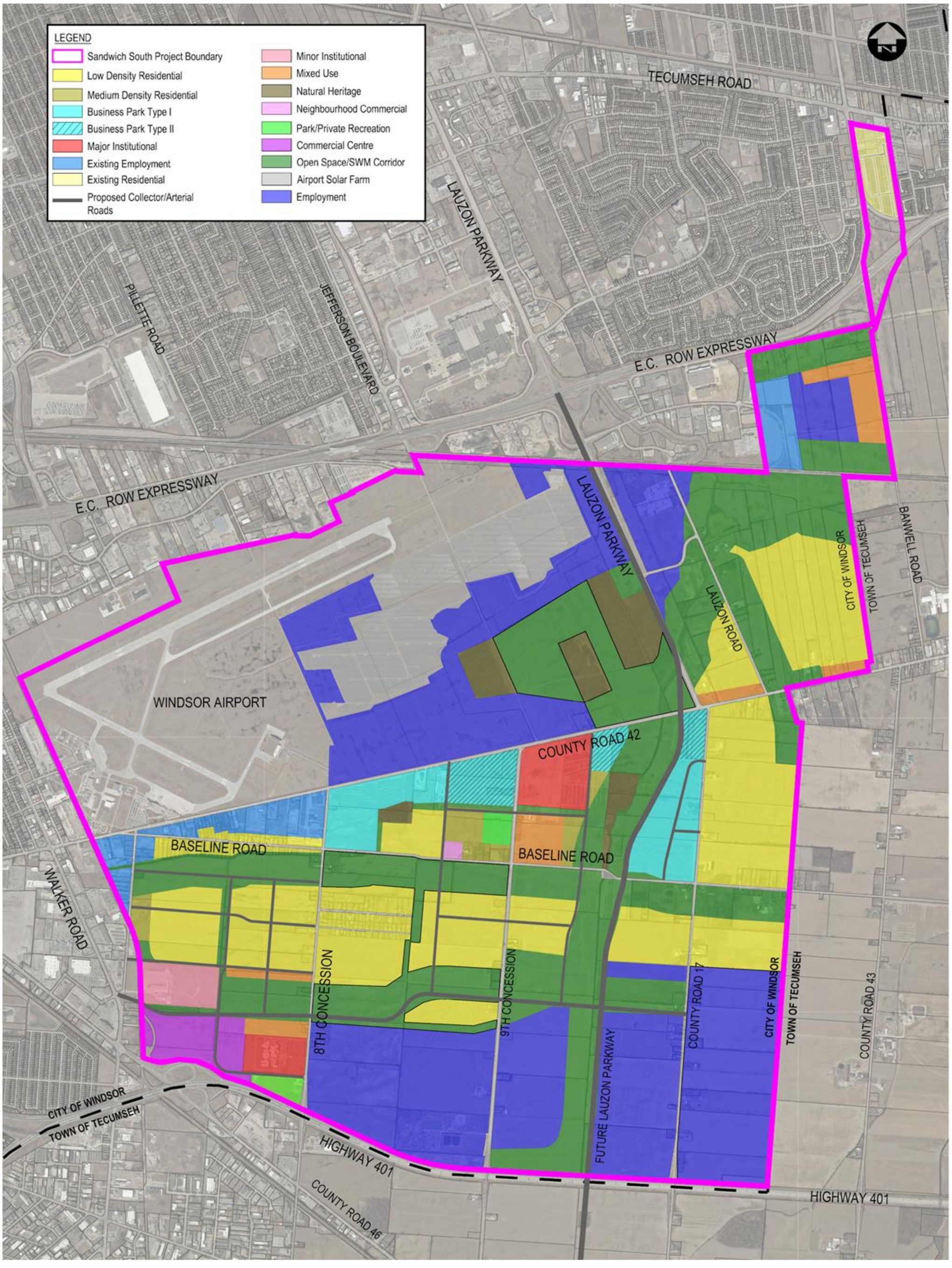
Existing Conditions

DILLON CONSULTING

THE CITY OF WINDSOR
ONTARIO, CANADA

Existing Conditions: Land Use

The Study Area is primarily rural, with limited development such as the Windsor Airport and some residential properties. However, the current area is designated with potential future land uses.



Existing Conditions: Natural Environment

Field studies have been completed to determine the existing natural environment conditions of the Study Area. These findings will help identify the restrictions and constraints to development.

Field studies included the following:

- Aquatic Assessments
- Ecological Land Classification (ELC)
- Vegetation Surveys

Species at Risk (SAR) and Species of Conservation Concern (SCC) were observed.

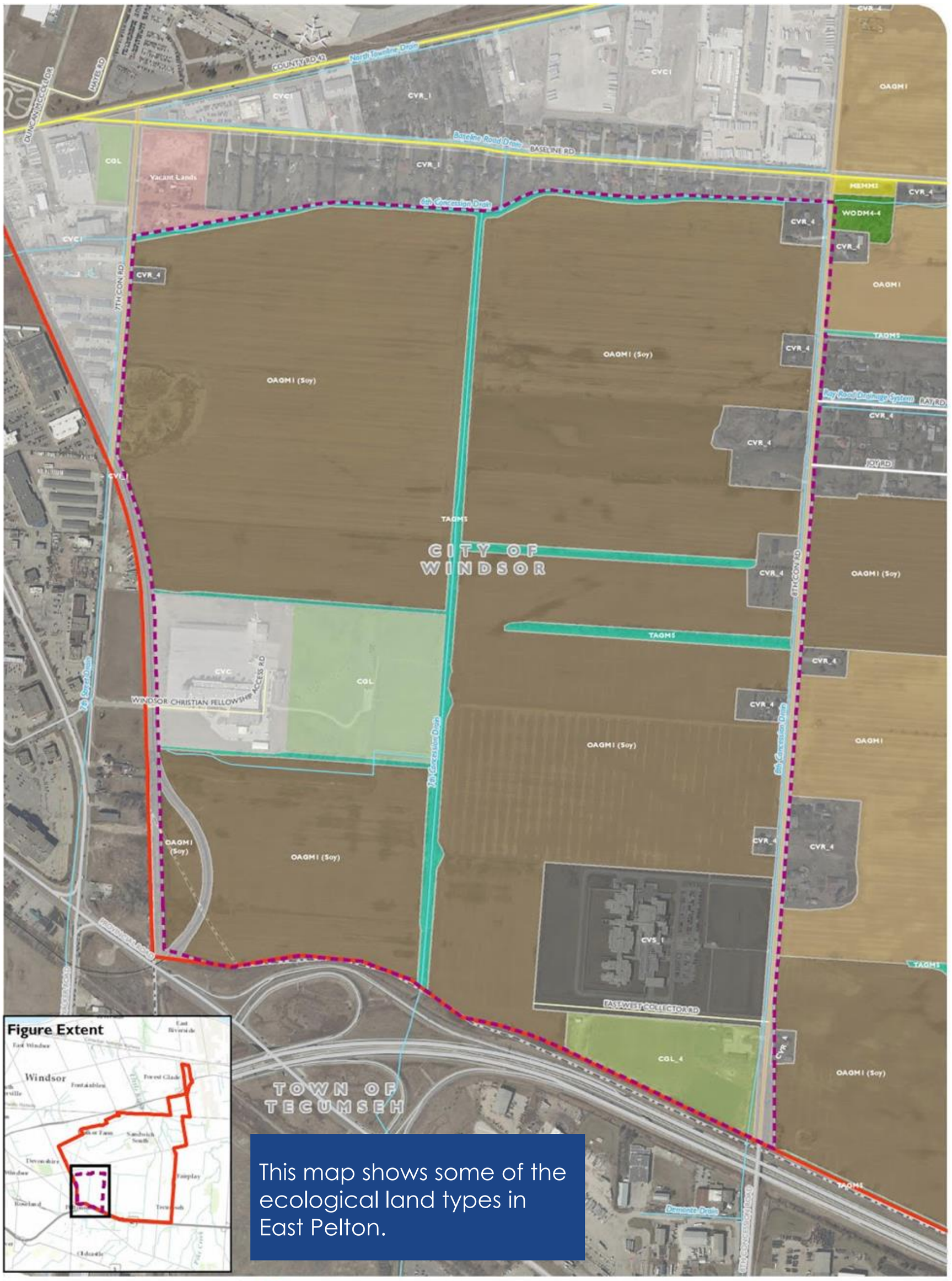
Giant Ironweed

Willowleaf Aster

Examples of SCC and SAR include Giant Ironweed (left) and Willowleaf Aster (right), respectively.

Field data was supplemented with information collected from background documents.

We are also working with the Windsor International Airport to identify ways to deter waterfowl from stormwater management infrastructure.



Existing Conditions: Natural Environment (terrestrial)

Features previously identified in the City's **Natural Heritage System** (▭) include:

- ▨ Provincially Significant Wetlands
- ▨ Significant Woodlands
- — Little River Drain

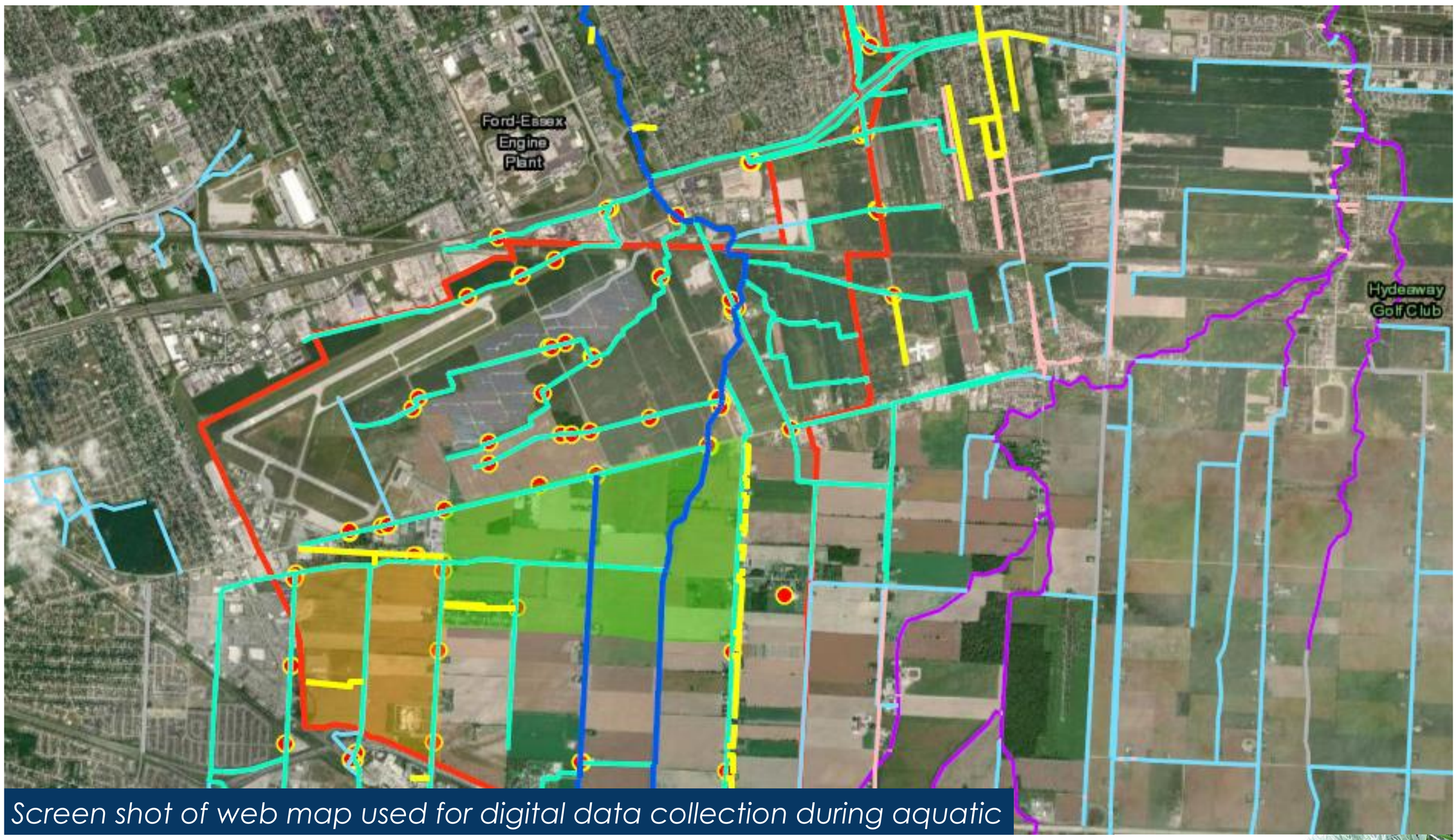
Species of Conservation Concern (SCC) identified include:

- Giant Ironweed
- Honey-Locust
- Eastern Stiff-leaved Goldenrod
- Climbing Prairie Rose
- Eastern Wood-pewee
- Terrestrial Crayfish Burrows

Species at Risk (SAR) observed include Eastern Meadowlark (threatened, ▭) and Willowleaf Aster (threatened, ▭).

Candidate and Confirmed Significant Wildlife Habitat (SWH) for SCC, and habitat for SAR will be delineated at a later date.

Existing Conditions: Natural Environment (Aquatic)



Screen shot of web map used for digital data collection during aquatic

- Aquatic assessment data was collected digitally using webmaps and online data forms.
- Drains assessed were predominantly located within active agricultural lands.
- Phragmites (an invasive species) were commonly observed as riparian vegetation within drains throughout the Study Area.
- All drains assessed had a classification of "F" or "Intermittent Flow" by the Oceans and Fisheries Canada (DFO).
- The majority of drains assessed were considered direct, seasonal, or contributing habitat for fish.
- The potential for Species at Risk (SAR) or SAR habitat was not identified within the Study Area as a result of a review of background resources.
- No aquatic SAR were observed within the Study Area as a result of the field investigations.

Dominant phragmites growth in drain

Lauzon Road Bridge over Little River Drain (Downstream)

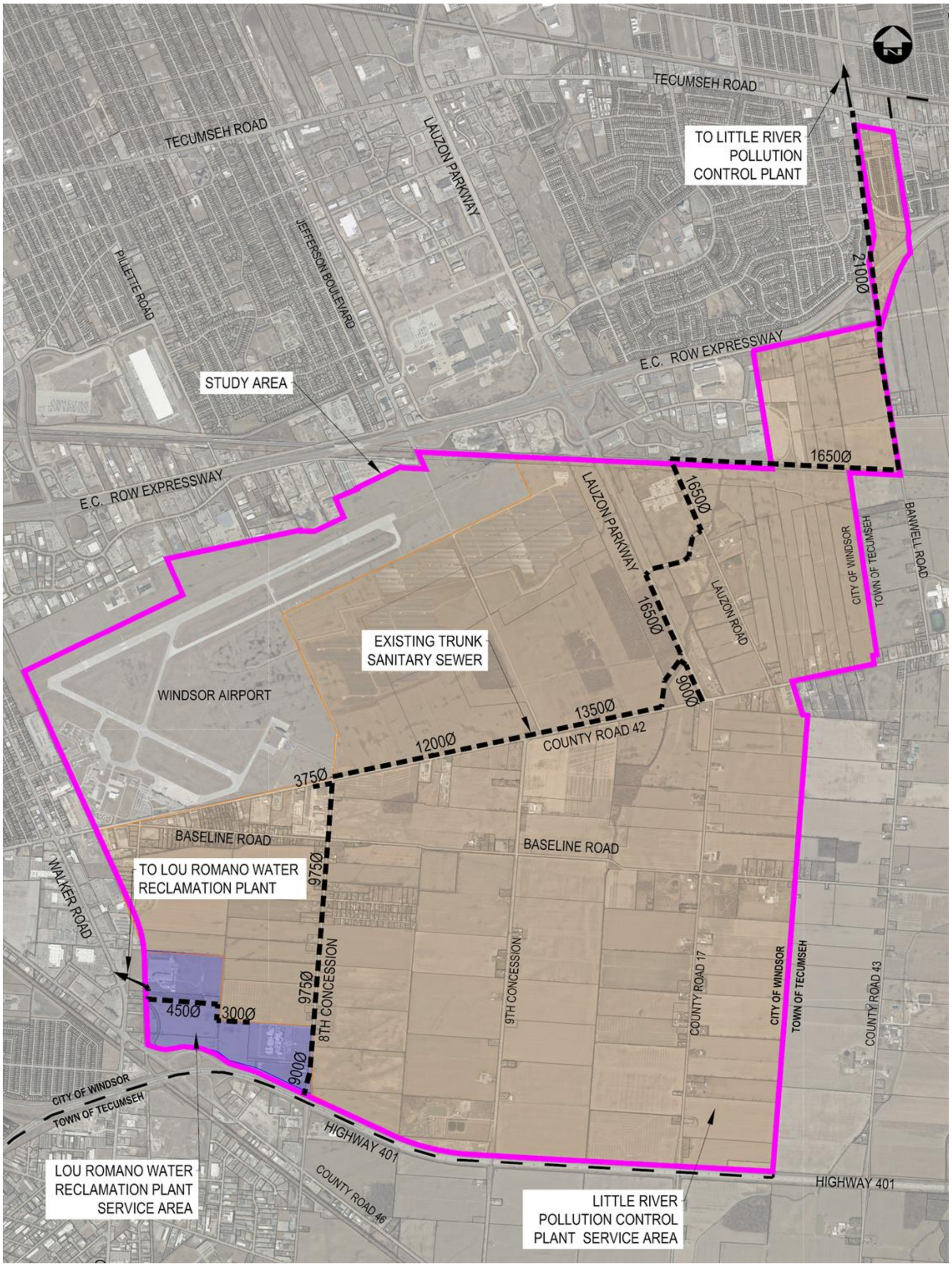
Existing Conditions: Sanitary Sewers

- The Sanitary Sewer Servicing Study for Lands Annexed from the Town of Tecumseh Schedule B Environmental Assessment was completed in 2006. An amendment to this study was completed in 2015. This study evaluated alternatives and recommended a servicing strategy for the Sandwich South project area (formerly Town of Tecumseh Annexed Lands).

- Option 1: Do Nothing
- Option 2: Expand the Lou Romano Water Reclamation Plant Sanitary Service Area
- Option 3: Construct a new sewage treatment plant
- Option 4 (Recommended): Expand the Little River Pollution Control Plant.

Since the study completion, the City of Windsor has constructed several trunk sanitary sewers within the Sandwich South Project area.

Existing Conditions: Sanitary Sewers



Existing Conditions: Water and Various Utilities

- The following utilities are currently located within the service area servicing all or a portion of existing development:

- Natural Gas
- Hydro Electric
- Telecommunications
- Water

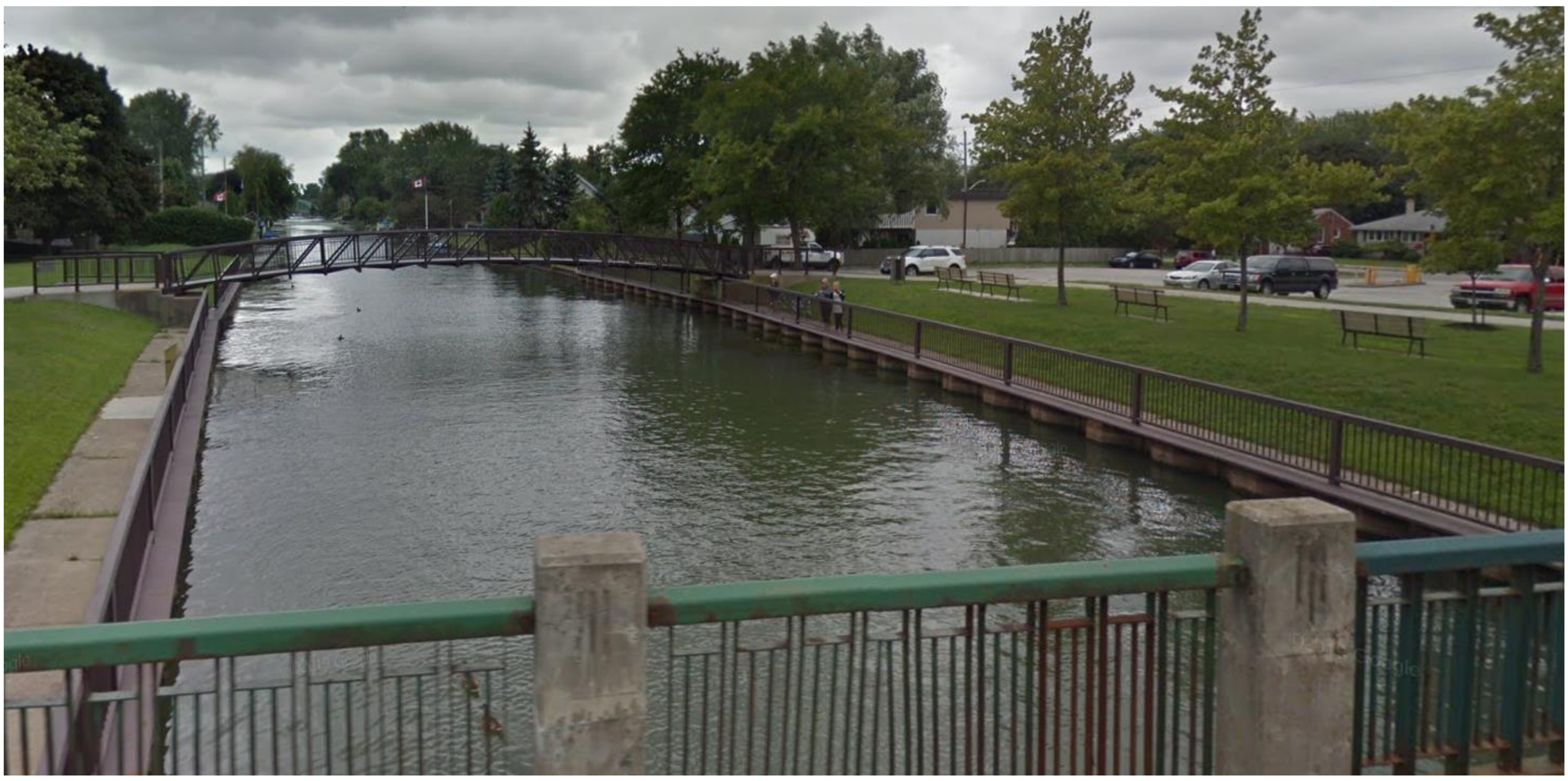
These utilities provide service to existing development needs within the Sandwich South Area but will require improvements/new infrastructure to accommodate future development.

Discussions with utility providers are ongoing. Information related to utility servicing strategies will be confirmed and coordinated with the functional design of municipal infrastructure.

Existing Conditions – Floodplain

- Existing regulatory floodplain mapping for the Little River Drain was previously developed in 1977 and further refined in 1985.
- Regulatory mapping has been used in the past to:
- Design flood protection measures along the Little River Drain to protect low lying developed areas within the City of Windsor;
- Manage flood risk; and
- Establish floodproofing standards for development within the watershed.
- Floodlines that define the limits of river flood risk are determined through hydrologic and hydraulic model analyses. Governing flood elevations are based on the regulatory design rainfall event established by the Essex Region Conservation Authority. In the Windsor-Essex region this is the 1 in 100 year 24-hour storm.

Flood elevations and the floodplain limits are used to define flood risks, and are used to guide future development. Development is directed away from flood risk areas and is built higher than flood levels to limit future flood risks.



Existing Conditions – Little River Flood Plain

Feedback:
Existing Conditions

We want to hear your thoughts!

Do you have any comments on the existing conditions? Or, is there anything missing you would like to add?

Your feedback will help us better understand the issues, opportunities and existing conditions of the Study Area.

You can provide your feedback by visiting the survey link:

https://www.surveymonkey.com/r/sandwichsouth

Or by scanning the QR code with your phone or tablet:

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