

**SANITARY SEWER SERVICING STUDY FOR  
LANDS ANNEXED FROM THE TOWN OF  
TECUMSEH**

**SCHEDULE 'B' CLASS ENVIRONMENTAL  
ASSESSMENT**

Prepared for:

Corporation of the City of Windsor

Prepared by:

Stantec Consulting Ltd.

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**Stantec**

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## **EXECUTIVE SUMMARY**

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### **E.1 INTRODUCTION**

In December of 2002 the Province of Ontario approved the transfer of approximately 2,600 hectares of land (Annexed Lands) from the Town of Tecumseh and Essex County to the City of Windsor. The dominant existing use of the land at that time was rural agricultural, with small areas of residential and industrial uses. The City of Windsor initiated a Master Planning Study to review potential land use and Utility Servicing (i.e. sanitary, storm and drainage, water, roads, other utilities, etc.) within the Annexed Lands on March 17, 2003. Presently, the Master Planning Study of future land designations is on hold with the exception of this Sanitary Sewer Service Study component.

An agreement between the City of Windsor and the Town of Tecumseh dated November 1, 2004, requires the City to provide a trunk sanitary sewer on Banwell Road to service adjacent Town of Tecumseh lands. ***The trunk sanitary sewer will accommodate a maximum flow of 1308 L/s from the Town of Tecumseh. From this maximum flow 983 L/s will be introduced on Banwell Road south of the EC ROW Expressway, and 325 L/s will be introduced from the Oldcastle Hamlet Service Area.*** A cost sharing plan has also been agreed upon by all parties to pay for the additional capital costs of over sizing the trunk sewers, plant expansions, and treatment of sewage. The Annexed Lands require sanitary sewer services prior to any new development occurring.

The City of Windsor has faced considerable development pressure from adjacent lands in the Town of Tecumseh as well as developers within the Annexed Lands. In an attempt to accommodate the sanitary sewer servicing component of these development pressures, Stantec Consulting Ltd. was commissioned to review various alternatives.

A separate Schedule 'B' Environmental Assessment is currently being undertaken for expanding the Lou Romano Water Reclamation Plant Sanitary Sewer Service Area by an additional 110 hectares. The 110 hectare area is located along the western limits of the Annexed Lands, as depicted in "Figure 1.1 – Study Area".

### **E.2 PROBLEM IDENTIFICATION**

Adjacent landowners in the Town of Tecumseh and owners of lands recently annexed by the City of Windsor require servicing by sanitary sewers before any development can proceed.

Based on the foregoing, the City of Windsor has recommended that a Class Environmental Assessment be carried out to evaluate all viable alternative solutions to the aforementioned problem and to recommend the most suitable option.



### **E.3 PUBLIC CONSULTATION**

Letters indicating that the Sanitary Sewer Servicing portion of the Annexed Area Master Planning Study was resurrected and containing the original Notice of Commencement were mailed out to review agencies on June 9, 2005. These letters requested that all comments be submitted by June 30, 2005.

A Public Open House was held for the Sanitary Sewer Service Study (Schedule 'B') on Thursday June 23, 2005 at the Windsor Christian Fellowship Church from 4:00 p.m. to 7:00 p.m. to present the Recommended Alternative, and receive input and comments so they can be incorporated into the final design. A total of 17 people attended the meeting to view the displays of study information, while representatives from the City of Windsor and Stantec Consulting Ltd. were present to discuss issues and address concerns. A total of 2 comment sheets were submitted during the public meeting.

### **E.4 ALTERNATIVES AND SELECTION OF THE RECOMMENDED ALTERNATIVE**

#### **Option 1 – Do Nothing**

In the "Do Nothing" Option, no improvements or changes would be made, and the existing treatment and collection systems would remain as they presently exist. This option will not address the identified problem since it will prevent future growth in the immediate area, and fail to address the requirements of the existing legal agreement between the City of Windsor and the Town of Tecumseh. This option was not considered appropriate.

#### **Option 2 – Expand the Lou Romano Water Reclamation Plant (LRWRP) Sanitary Service Area**

Under this option, sanitary sewage from the Annexed Lands, as well as the areas in the Town of Tecumseh and the Oldcastle Hamlet would come be collected and conveyed to the LRWRP for treatment. Expansion of the Lou Romano Plant would have to take place, and as well new trunk sanitary sewers would have to be constructed, approximately 32.4 kilometers. Additional manpower would be required to operate and maintain the expanded plant and the expanded collection system.

The preliminary construction estimate for Option 2 is \$133.7 million, including sanitary sewer construction costs of \$103.7 million and treatment plant expansion costs of \$30.0 million. Due to the high capital costs, construction phasing, the requirements of the Servicing Agreement between City of Windsor and Town of Tecumseh, and development pressures in the Annexed lands and the Town of Tecumseh, this option is not being recommended as the preferred alternative.

**Option 3 – Construction of New Sewage Treatment Plant within the Annexed Area**

In this option, sanitary sewage from the Annexed Lands, as well as the areas from the Town of Tecumseh and the Oldcastle Hamlet would be conveyed through a collection system to a new sewage treatment plant within the Annexed Lands, once the design and construction of the plant was complete. New staff would be hired and trained to operate and maintain the treatment plant, and the City would be required to maintain the additional sanitary sewers, approximately 20.0 kilometers.

The preliminary estimate for Option 3 is \$136.4 million, including sanitary sewer construction costs of \$24.4 million and the construction of a new treatment plant for \$112.0 million. Due to the high capital costs, the significantly longer construction time required for a new plant, construction phasing, the Servicing Agreement between City of Windsor and Town of Tecumseh, and existing development pressures, this is not being considered as the preferred alternative.

**Option 4 – Expand the Little River Pollution Control Plant (LRPCP) Sanitary Service Area**

In this option, sanitary sewage from the Annexed Lands, as well as the areas from the Town of Tecumseh and the Oldcastle Hamlet would be conveyed to the LRPCP for treatment. Expansion at the plant would have to take place, as well as construction of new trunk sanitary sewers, approximately 25.2 kilometers. Additional manpower would be required to operate and maintain the plant expansion.

The preliminary estimate for Option 4 is \$111.7 million, including sanitary sewer construction costs of \$43.9 million and treatment plant expansion costs of \$67.8 million. This is the lowest cost option of all of the options considered, other than the “Do Nothing” option. This option allows construction to be phased in an orderly and efficient manner. Issues in the Servicing Agreement between City of Windsor and Town of Tecumseh, as well as existing development pressures can also be properly addressed by this option. Consequently, Option 4, Expansion of the Little River Pollution Control Plant Sanitary Service Area, is the **RECOMMENDED ALTERNATIVE**.

Construction phasing would allow for development to begin in the northeast corner and proceed towards the southwest, with construction of the first three (3) phases beginning within the next couple of years.

## **CHAPTER 1.0 BACKGROUND**

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### **1.1 INTRODUCTION**

In December of 2002 the Province of Ontario approved the transfer of approximately 2,600 hectares of land (Annexed Lands) from the Town of Tecumseh and Essex County to the City of Windsor. The dominant existing use of the land at that time was rural agricultural, with small areas of residential and industrial uses.

The City of Windsor initiated a Master Planning Study to review potential land use and Utility Servicing (i.e. sanitary, storm and drainage, water, roads, other utilities, etc.) within the Annexed Lands on March 17, 2003. A Public Open House for the study was held on Tuesday June 24, 2003, where different land use concepts were displayed and public input and comments received. Presently, the Master Planning Study of future land designations is on hold with the exception of this Sanitary Sewer Service Study component. A separate Schedule 'B' Environmental Assessment is currently being undertaken for expanding the Lou Romano Water Reclamation Plant Sanitary Sewer Service Area by an additional 110 hectares, in order to collect and treat sanitary sewage from a portion of the Annexed Lands. The "*Lou Romano Water Reclamation Plant Sanitary Sewer Service Area Expansion (110 ha) – Schedule 'B' Class Environmental Assessment*" should be completed by August 2005.

An agreement between the City of Windsor and the Town of Tecumseh dated November 1, 2004, requires the City to provide a trunk sanitary sewer on Banwell Road to service adjacent Town of Tecumseh lands. In addition to servicing the Annexed Lands, and adjacent Town of Tecumseh lands, the trunk sanitary sewer will also service additional flows from the Oldcastle Hamlet Service Area. The Annexed Lands, Tecumseh Service Area Boundary, and the Oldcastle Hamlet Service Area Boundary are depicted in "Figure 1.1 – Study Area".

The Annexed Lands require sanitary sewer services prior to any new development occurring. The City of Windsor has faced considerable development pressure from adjacent lands in the Town of Tecumseh as well as developers within the Annexed Lands. In an attempt to accommodate the sanitary sewer servicing component of these development pressures, Stantec Consulting Ltd. was commissioned to review various alternatives.

The goals and objectives of this Environmental Assessment can be summarized as follows:

- i) Identify all aspects of the existing environment (social, economic, natural) within the study area;
- ii) Identify various alternatives to service the Annexed Lands, and any other additional flows from the surrounding area;
- iii) Thoroughly review alternatives and identify their environmental impacts;

- iv) Present a recommended alternative;
- v) Satisfy the conditions of the Municipal Class Environmental Assessment process.

## **1.2 PROBLEM STATEMENT**

The Problem Statement for this study, based on the findings of the consultant's investigation can be summarized as follows:

“Adjacent land owners in the Town of Tecumseh and owners of lands recently annexed by the City of Windsor require servicing by sanitary sewers before any development can proceed.”

Based on the foregoing, the City of Windsor has recommended that a Class Environmental Assessment be carried out to evaluate all viable alternative solutions to the aforementioned problem and to recommend the most suitable option.

## **1.3 ONTARIO ENVIRONMENTAL ASSESSMENT (EA) ACT**

Certain Municipal projects are subject to the Ontario Environmental Assessment (EA) Act. The Class Environmental Assessment process is an approved process under the Act for a specific “class” of projects. The Class EA process provides a decision-making framework that enables the requirements of the EA Act to be met in an effective manner.

This wastewater management project will follow the requirements of the Municipal Class Environmental Assessment document as prepared by the Municipal Engineers Association and dated June 2000.

### **1.3.1 Municipal Class Environmental Assessment (EA) Process**

The Municipal Class EA Process is divided into five phases as shown in “Figure 1.3 – Municipal Class EA Planning and Design Process”.

- **Phase 1 – Problem or Opportunity**

Identification and description of the problem or opportunity. Municipalities generally undertake projects in response to certain identified problems. These problems may or may not be obvious to the public, so it is necessary to document factors that lead to the conclusion that an improvement or change is needed. This phase should lead to the development of a clear statement of the problem or opportunity being addressed.

- **Phase 2 – Alternative Solutions**

Identification of alternative solutions to the problem or opportunity. All reasonable and feasible solutions should be identified and described. Preparation of the physical description of the area where the project is to occur shall include a general inventory of

natural, social, cultural, and economic environments. Consultation with the stakeholders and the public to solicit comments and concerns shall take place during this phase.

Projects can fall within three different categories, Schedule A, B, and C. These categories shall dictate the steps needed to be taken through the EA process and are discussed in detail further in this section.

- **Phase 3 – Alternative Design Concepts for Preferred Solution**

The process for Phase 3 is similar to that of Phase 2, where the possible design concepts, which might be utilized to implement the preferred alternative solution identified in Phase 2 are evaluated. Consultation with the stakeholders and public shall take place again to obtain comments. The preferred design shall be selected during this phase.

- **Phase 4 – Environmental Study Report (ESR)**

An ESR should be produced outlining all the activities undertaken to date through Phases 1 through 3. A brief outline of the ESR requirement's are as follows:

- A description of the problem or opportunity and other background information.
- The rationale employed in selecting the preferred solution to the problem.
- A description of the environment considerations and impacts.
- The mitigating measures which will be undertaken to minimize environmental effects.
- A description of the consultation process and an explanation of how concerns raised by the public and review agencies have been addressed in developing the project.

- **Phase 5 – Implementation**

Completion of the contract drawings and tender documents. The contract drawings, tender documents, and the method of construction shall embody the selected design and the environmental provisions and mitigating measures developed throughout the planning process as detailed in the ESR.

The three types of projects to which the Municipal Class EA applies are:

- Schedule 'A' - projects that are limited in scale, have minimal adverse environmental effects and includes normal or emergency operational and maintenance activities

- these projects are pre-approved and therefore the municipality can proceed with the project without any further approvals under the EA Act.
- Schedule 'B' - projects that include improvements and minor expansions to existing facilities.
- there is the potential for some adverse environmental impacts and therefore, projects are approved subject to a screening process, which includes consultation with the affected stakeholders and public.
- Schedule 'C' - projects that include the construction of new facilities and major expansions to existing facilities that have the potential for significant environmental effects.
- these projects must proceed through the environmental assessment planning process outlined in the Municipal Class EA document.

The 'Sanitary Sewer Servicing Study for Lands Annexed from the Town of Tecumseh' undertaking has been identified as a Schedule 'B' project. The EA Report for Schedule 'B' projects must document the planning process through Phases 1 and 2, and the report must be maintained in such a way that is suitable for easy review by the public. The EA Report must pass a minimum 30-day period of public review once complete. If there are any concerns that are raised and cannot be resolved through discussions with the proponent, a "Part II Order" may be requested. A "Part II Order" shall be discussed further in Section 1.3.2. If no requests for an Order is received by the Minister within the review period, the proponent may proceed with the project, based on the recommended solution, and may complete detailed design and the preparation of contract drawings and documents.

### **1.3.2 Part II Order**

The Municipal Class EA process includes an appeal period of 30-days for the public to review the Environmental Assessment Report once it has been completed and submitted to the Minister to review the status of the project.

Stakeholders are encouraged to work in cooperation to determine the preferred means of addressing a problem. If the concerns of the project cannot be resolved in discussions with the stakeholders, project team and the proponent, then the stakeholders, review agencies, interest groups, or any member of the public may request the Minister of the Environment to require the proponent to comply with Part II of the EA Act before proceeding with the proposed undertaking.

Upon receipt of a request for a Part II Order, the Minister can:

1. Deny the request with or without conditions;
2. Refer the matter to mediation, or;

3. Require the proponent to comply with Part II of the Environmental Assessment Act (undertake an individual class assessment)

## 1.4 PROJECT TEAM

The Project Team for this study consisted of staff from the City of Windsor and Stantec Consulting Ltd. Representatives for each are listed below:

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## 1.5 NOTIFICATION OF PUBLIC AND REVIEW AGENCIES

Review Agencies and stakeholders within the area were contacted during the EA process for their comments and input. Comments were reviewed, after which time a recommended alternative was selected in consultation with the City of Windsor. "Table 1.1 – Public and Review Agencies" outlines those contacted throughout the Environmental Assessment process.

**Table 1.1 – Public and Review Agencies**

<b>Municipal</b>	<ul style="list-style-type: none"> <li>• City of Windsor</li> <li>• Town of LaSalle</li> <li>• Town of Tecumseh</li> </ul>
<b>County</b>	<ul style="list-style-type: none"> <li>• County of Essex</li> </ul>
<b>Provincial</b>	<ul style="list-style-type: none"> <li>• Ministry of the Environment (MOE)               <ul style="list-style-type: none"> <li>- Windsor Area Office</li> <li>- London Regional Office</li> <li>- Toronto Office</li> </ul> </li> <li>• Ministry of Municipal Affairs and Housing</li> <li>• Essex Region Conservation Authority</li> </ul>
<b>Utilities</b>	<ul style="list-style-type: none"> <li>• Bell Canada</li> <li>• Cogeco Cable Systems Inc.</li> <li>• ENWIN Utilities Ltd.</li> <li>• Hydro One Networks</li> <li>• Union Gas Limited</li> <li>• Windsor Utilities Commission</li> </ul>
<b>External Agencies</b>	<ul style="list-style-type: none"> <li>• Windsor Police Services</li> <li>• Windsor Fire &amp; Rescue Services</li> <li>• Serco Aviation Services Inc./ Windsor Airport</li> <li>• Greater Essex County District School Board</li> <li>• Windsor-Essex Catholic District School Board (WECDSB)</li> <li>• CN Rail</li> </ul>

## **CHAPTER 2.0 EXISTING CONDITIONS**

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Under the requirements of the Municipal Class Assessment process, alternative ways to address identified problems must be evaluated on the basis of their potential impact on the existing natural, social and economic environments. The following sections generally describe the existing conditions in the approximate 2,600 hectares of land recently annexed by the City of Windsor from the Town of Tecumseh and the County of Essex.

### **2.1 NATURAL ENVIRONMENT**

#### **2.1.1 Climate**

The climate in Essex County is classified as modified humid continental, which has hot and humid summers with mild winters and adequate precipitation. In comparison with the other areas in the province, Essex County's southerly latitude and proximity to the lower Great lakes provides for warmer summer and winter temperatures with a longer growing season. Because the area is also one of the major continental storm tracks, it experiences wide variations in day-to-day weather including severe summer thunderstorms. The normal minimum and maximum temperatures are  $-9^{\circ}\text{C}$  and  $+28^{\circ}\text{C}$  respectively and the mean daily temperature is above  $6^{\circ}\text{C}$ , which tends to increase temperatures in surface waters.

#### **2.1.2 Geology and Physiography**

The City of Windsor is located in the physiographic region of Southwestern Ontario known as the St. Clair Clay Plains. As the name suggests the area is covered with the extensive clay plains. The topography of the area is extremely flat with the land sloping gradually in a south to north direction. The region is one of little relief with elevations ranging from 175 to 204 meters above sea level.

Most of the bedrock under the region is sedimentary limestone of the Devonian Age, which has a high calcium and magnesium content. The bedrock in the majority of Essex County is covered by glacial drift with a thickness ranging from 3 m to 45 m from west to east. The parent soil material is a heavy ground moraine and lacustrine deposition containing a considerable amount of limestone, appreciable amounts of shale and some igneous rock.

Salt deposits are known to exist between depths of about 275 m and 455 m below ground level and these have been partially extracted commercially in the past by means of solution mining.



### **2.1.3 Soils**

The annexed area is generally level with a slight southwest to northeast fall of approximately 0.15% (8 m of fall over 5,200 m).

The predominant soil over the eastern 80% of the site is dark clay over mottled clay over a blue-grey compact gritty clay (Brookston clay). The soil contains few stones. The westerly 20% of the site is a dark clay loam over mottled and blue-grey gritty clay and clay loam (Brookston clay loam). The site also includes a few small pockets of Brookston clay sand. These are areas of shallow sand knolls less than 1.0m thick over clay mixed with Brookston clay and clay loam. Soil types are depicted in "Figure 2.1 – Soil Types".

### **2.1.4 Water Resources**

Generally, all overland flows in the area are conveyed to the Little River channel by way of a series of Municipal Drains. The hydrology of the Annexed Lands has been severely impacted by past practices. The rapid runoff from fields and roads and the lack of storage capacity in natural woodlands, swamps and wetlands has resulted in degraded watercourses and poor water quality.

The soils in this area provide poor natural drainage because of their low permeability capability. The area is predominantly agricultural, so runoff rates are consistent with this land use and have a runoff coefficient of 0.2.

Presently the stormwater management portion of the Master Planning Study for the Annexed Lands is on hold and has not yet been completed. Development of the Annexed Lands will not be allowed until the Urban Land Use Designations have been completed, and proper stormwater management procedures have been addressed.

### **2.1.5 Natural Vegetation**

The County of Essex lies completely within the Niagara section of the deciduous Forest Region of Ontario. Favourable soil and climatic conditions have allowed for the extension of many species of Carolinian and prairie flora, which makes the region unique in Canada. The remnant broadleaf forests in Essex County are a resource of national importance. A number of trees with sporadic occurrence on specialized sites reach their northern limits in the area. In addition to rare tree varieties, there are southern herbs and prairie vegetation found in specific areas.

Most of the study area was cleared many years ago to allow for agricultural land uses. There are, therefore comparatively few stands of trees or woodlots. The combined area of trees and/or woodlots in the Annexed Lands is approximately 43 hectares. The trees and woodlots that do exist in the area serve as erosion protection along the natural watercourses and as windscreens.

### **2.1.6 Terrestrial and Aquatic Life**

The current urban land uses in the study area support generally small animals including rabbits, raccoons, skunks, muskrat etc. As long as the existing land uses are maintained, these animals would be expected to remain as they can effectively adapt to man's activity.

## **2.2 SOCIAL AND ECONOMIC ENVIRONMENT**

### **2.2.1 Official Plan**

The City of Windsor has an Official Plan and zoning by-laws, which regulate and control development and planning policies. These documents are revised from time to time as necessary to take into account physical and social changes affecting the City. The Master Planning Study for the Annexed Lands, which will consider future land designations is presently on hold and has not yet been completed.

### **2.2.2 Existing Land Use**

The existing land use ownership pattern in the study area is predominantly agricultural, with the primary use being crop production. The exception is the Windsor Airport and three small clusters of residential development south of the airport. The majority of farm homesteads are located along the north-south concession roads. In total, based on aerial mapping and field reconnaissance, there are approximately 150 farm residences and/or rural lots/residence within the study area. Farm parcels generally range in size from approximately 10 to 60 hectares.

Two residential clusters are located south of the airport, the first along and south of Baseline Road and the second east of the 8<sup>th</sup> Concession Road. These small residential subdivision areas contain approximately 65 and 70 lots, respectively. A third cluster is located along County Road 42 near its intersection with Banwell Road. The location and concentration of these residential areas and other areas of fragmented land ownership presents some opportunities and constraints with regard to concept planning, land use designations, future development configuration and staging.

## **CHAPTER 3.0 ALTERNATIVES AND SELECTION OF THE RECOMMENDED ALTERNATIVE**

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### **3.1 DEVELOPMENT OF ALTERNATIVES**

This Chapter describes several alternative solutions to the stated problem and their subsequent environmental impacts in accordance with the Municipal Class EA guidelines. Four different alternatives were presented at the Public Open House, each alternative was evaluated and a Recommended Alternative identified. The following is a list of the alternative solutions to the stated problem.

- Option 1 – Do Nothing
- Option 2 – Expand the Lou Romano Water Reclamation Plant (LRWRP) Sanitary Service Area
- Option 3 – Construction of a New Sewage Treatment Plant within the Annexed Area
- Option 4 – Expand the Little River Pollution Control Plant (LRPCP) Sanitary Service Area

#### **3.1.1 Evaluation Criteria**

All of the above options were evaluated based on the following criteria:

- **Construction Costs**  
Trunk sanitary sewer construction costs and plant expansion costs. Estimates were prepared for all of the capital works involved.
- **Development Phasing**  
Phasing of the construction of trunk sanitary sewers and other required capital costs in order to meet the timeline in the Servicing Agreement between the City of the Windsor and the Town of Tecumseh were evaluated. In addition, the development pressures within the Annexed Lands and the Town of Tecumseh were considered in the evaluation.
- **Social Impacts**  
The number of residential neighbourhoods to be impacted during construction, as well as the impact on existing residents from future development was considered.

- **Environmental Impacts**

The positive impact of extending sanitary services to existing neighbourhoods in order to eliminate outdated field beds and septic tanks was considered.

- **Economic Impacts**

Whether the options allow for future development of Industrial, Commercial, and Residential lands.

- **Future Maintenance**

Costs for additional staffing and increased maintenance costs for the proposed sanitary sewer works were evaluated.

### **3.1.2 Option 1 – Do Nothing**

In the “Do Nothing” Option, no improvements or changes would be made to solve the identified problem. The existing conditions would remain as is. This option is required to be documented during the planning process along with any other alternative solutions that were examined. This option may be implemented at any time during the design process prior to the commencement of construction. A decision to “Do Nothing” would typically be made when the costs of all other options, both financial and environmental, significantly outweigh the benefits.

This alternative would restrict development of any Industrial, Commercial, and Residential lands within the Annexed Area. Existing septic tanks would remain in place, and old outdated field beds and septic tanks would continue to contaminate the surrounding environment. Individual property owners would be required to maintain and upgrade their existing systems as required by public health authorities.

As this alternative will not address the identified problem, since it will prevent future growth in the immediate area, and since it will also fail to address the requirements of the existing legal agreement between the City of Windsor and the Town of Tecumseh, it is not considered an appropriate option and will not be considered further in this report.

### **3.1.3 Option 2 – Expand the Lou Romano Water Reclamation Plant (LRWRP) Sanitary Service Area**

Under this option, sanitary sewage from the Annexed Lands, as well as the areas in the Town of Tecumseh and the Oldcastle Hamlet would be collected and conveyed to the LRWRP for treatment. Expansion of the Lou Romano Plant would have to take place, and as well new trunk sanitary sewers would have to be constructed. Additional manpower would be required to operate and maintain the expanded plant and the expanded collection system. Construction of the trunk sanitary sewers from the LRWRP to the Annexed Lands would impact a large number of residential neighbourhoods, with a majority of the trunk running parallel to the E.C. Row

Expressway. The City would be required to maintain these additional trunk sewers (i.e. clean, repair leaks, etc.), which are approximately 32.4 kilometers in length.

Development within the Annexed Lands could begin in the southwest corner and proceed towards the northeast. This option would not provide the Annexed Lands and adjacent lands in the Town of Tecumseh with sanitary sewers within a suitable time frame.

The preliminary construction estimate for Option 2 is \$133.7 million, including sanitary sewer construction costs of \$103.7 million and treatment plant expansion costs of \$30.0 million. Due to the high capital costs, construction phasing, the requirements of the Servicing Agreement between City of Windsor and Town of Tecumseh, and development pressures in the Annexed lands and the Town of Tecumseh, this option is not being recommended as the preferred alternative. Option 2 is further depicted in "Figure 3.1 – Option 2 Expand the Lou Romano Water Reclamation Plant (LRWRP) Sanitary Service Area".

#### **3.1.4 Option 3 – Construction of a New Sewage Treatment Plant within the Annexed Area**

In this option, sanitary sewage from the Annexed Lands, as well as the areas from the Town of Tecumseh and the Oldcastle Hamlet would be conveyed through a collection system to a new sewage treatment plant within the Annexed Lands, once the design and construction of the plant was complete. New staff would be hired and trained to operate and maintain the treatment plant. Construction of the sanitary sewer collection system required throughout the Annexed Lands would impact a small number of residential neighbourhoods. The City would be required to maintain these additional sanitary sewers (i.e. clean, repair leaks, etc.), which would be approximately 20.0 kilometers in length.

Development within the Annexed Lands would not be able to proceed until the new plant is built and operational. At that time development could occur as the sanitary sewer collection system is constructed outward from the plant.

The preliminary estimate for Option 3 is \$136.4 million, including sanitary sewer construction costs of \$24.4 million and the construction of a new treatment plant for \$112.0 million. Due to the high capital costs, the significantly longer construction time required for a new plant, construction phasing, the Servicing Agreement between City of Windsor and Town of Tecumseh, and existing development pressures, this is not being considered as the preferred alternative. Option 3 is further depicted in "Figure 3.2 – Option 3 Construction of a New Sewage Treatment Plant within the Annexed Lands".

#### **3.1.5 Option 4 – Expand the Little River Pollution Control Plant (LRPCP) Sanitary Service Area**

In this option, sanitary sewage from the Annexed Lands, as well as the areas from the Town of Tecumseh and the Oldcastle Hamlet would be conveyed to the LRPCP for treatment.

Expansion at the plant would have to take place, as well as construction of new trunk sanitary sewers. The proposed trunk sanitary sewers would be oversized to accommodate additional flows from lands adjacent to the Annexed Area, in the Town of Tecumseh and the Oldcastle Hamlet, **totaling 1308 L/s**. A cost sharing plan has also been agreed upon by all parties to pay for the additional capital costs of over sizing the trunk sewers, plant expansions, and treatment of sewage.

Additional manpower would be required to operate and maintain the plant expansion. Construction of the trunk sanitary sewers from the LRPCP to the Annexed Lands and throughout would impact a small number of residential neighbourhoods, with the main trunk sewer being installed along the Pacific Canadian Railway, Banwell Road, and Tecumseh Road East. The City would be required to maintain additional trunk sewers (i.e. clean, repair leaks, etc.), which are approximately 25.2 kilometers in length.

Development within the Annexed Lands could begin in the northeast corner and proceed towards the southwest. This option is viable with regards to providing sanitary services within a timely manner.

The preliminary estimate for Option 4 is \$111.7 million, including sanitary sewer construction costs of \$43.9 million and treatment plant expansion costs of \$67.8 million. This is the lowest cost option of all of the options considered, other than the “Do Nothing” option. This option allows construction to be phased in an orderly and efficient manner. Issues in the Servicing Agreement between City of Windsor and Town of Tecumseh, as well as existing development pressures can also be properly addressed by this option. Consequently, Option 4, Expansion of the Little River Pollution Control Plant Sanitary Service Area, is the **RECOMMENDED ALTERNATIVE**. Option 4 is further depicted in “Figure 3.3 – Option 4 Expand the Little River Pollution Control Plant (LRPCP) Sanitary Service Area”.

### 3.1.6 Recommended Alternative – Construction Phases

The construction phases of the main sanitary sewer trunk for the recommended alternative are depicted in “Figure 3.4 – Recommended Alternative Construction Phases”. It was indicated to attendees at the public open house that the City of Windsor is planning to proceed with Phases 1, 2, and 3 of the recommended alternative within the next year and a half, pending any budgeting issues that may arise. Plant expansion would occur prior to the construction of Phase 4. Table 3.1, provides the cost estimates for each construction phase, as outlined in the agreement between the City of Windsor and the Town of Tecumseh.

**Table 3.1 – Sewer Cost Estimates for Construction Phases**

<b>Phases</b>	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
<b>Sewer Costs (Millions)</b>	\$ 7.9	\$ 5.7	\$ 4.2	\$ 11.0	\$ 3.7	\$ 2.3

### 3.1.7 Cost Estimates

The cost estimates for the various alternatives are '**Planning Level Cost Estimates**' only. A more detailed estimate should be provided prior to initiating final design for each individual phase, and again prior to tendering each of the project's various phases. The scope of work would be monitored throughout the design process and significant changes would be brought to the attention of the city's Project Manager as they become apparent.

The following assumptions were made in the preparation of the cost estimates for sewer construction and plant expansion.

- All cost estimates are Planning Level Cost Estimates only, and include contingency, GST, and Engineering (15%)
- Unit prices used are based on a review of previously tendered prices for similar type work. We also reviewed unit prices on previous estimates submitted.
- The estimates include the supply, installation, clean up and restoration of the construction site back to existing conditions only.
- The estimates do not include any provisions for any costs that may be incurred to replace or relocate any existing infrastructure during the course of the construction of the sewers or during the plant expansions. Existing infrastructure could include but would not be limited to: watermains, storm sewers, roads, overhead and underground hydro, cable, natural gas pipelines or other utilities, and municipal drains.
- The estimates are based on sizing the trunk sewers to carry flows from the Annexed Lands, the Tecumseh Hamlet Service Area, and the Oldcastle Hamlet Service Area. The estimates did not take into account the Cost Sharing Agreement between the City of Windsor and the Town of Tecumseh.
- It was assumed that since inflation rates have been generally stable at approximately 2 to 3% over the recent past, and since at the present time there is no definite indication as to when the projects will be starting, there were no allowances made in the estimates for inflation. Accordingly, higher annual inflation rates could increase costs accordingly.
- The estimates do not include any costs for land acquisition, financing, or internal City costs.
- It has also been our experience that tender prices could be higher than expected if there is a considerable amount of similar work being carried out at the time the work is tendered. The estimates have accounted for this possibility to some degree, but the actual variation may not be known until the projects are actually tendered.



- The estimates do not allow for any fluctuations in material prices, and are based on current prices. There have been significant fluctuations in the prices of PVC pipe, steel and asphalt in previous years due to unforeseen supply issues.

## **3.2 PUBLIC CONSULTATION**

### **3.2.1 Notice of Commencement**

The initial Notice of Commencement for the Master Planning Study was published in the April 5, 2003 edition of the Windsor Star.

Letters indicating that the Sanitary Sewer Servicing portion of the Master Planning Study was resurrected were mailed out to review agencies on June 9, 2005. These letters requested that all comments be submitted by June 30, 2005. The Notice of Commencement Advertisements and Letters to the review agencies are located in "Appendix A – Notice of Commencement".

### **3.2.2 Public Open House**

Initially the City of Windsor held a Public Open House for the Master Planning Study on Tuesday June 24, 2003, where different land use concepts and utility servicing were displayed and public input and comments received. Presently the Annexed Area Master Planning Study of future land designations is on hold with the exception of this Sanitary Sewer Service Study component.

In compliance with the Municipal Class Environmental Assessment a Public Open House was held for the Sanitary Sewer Service Study (Schedule 'B') on Thursday June 23, 2005 at the Windsor Christian Fellowship Church from 4:00 p.m. to 7:00 p.m. to present a Recommended Alternative, and receive input and comments so they can be incorporated into the final design. A total of 17 people attended the meeting to view the displays of study information, while representatives from the City of Windsor and Stantec Consulting Ltd. were present to discuss issues and address concerns.

Comment Sheets were distributed at the entrance of the public meeting to encourage people to voice their opinions. A total of 2 comment sheets were submitted during the public meeting as well as during the following weeks.

Displays from the Public Open House, a copy of the sign-in sheet, and comments received from the public, as well as any related correspondence are located in "Appendix B – Public Open House".

## **3.3 MITIGATING MEASURES**

The Recommended Alternative will have a limited impact on the natural environment and that effect will be mostly due to construction activities. A list of potential environmental impacts due



to various construction operations and their proposed mitigating measures are summarized below in “Table 3.2 – Environmental Effects and Mitigating Measures”.

**Table 3.2 – Environmental Effects and Mitigating Measures**

OPERATION	EFFECT	MITIGATING MEASURES
Trenching for sewers, excavation and construction for pumping and treatment structures.	Sedimentation and turbidity of adjacent water bodies and drainage ditches	<ul style="list-style-type: none"> <li>• Use silt fences</li> <li>• Collect contaminated runoff</li> <li>• Restore vegetation growth quickly</li> </ul>
	Loss of vegetation and topsoil and mixing topsoil and subsoil	<ul style="list-style-type: none"> <li>• Restore site by replacing topsoil and reinstate vegetation to prevent erosion</li> </ul>
	Removal and/or disturbance of trees and ground flora	<ul style="list-style-type: none"> <li>• Avoid treed areas</li> <li>• Employ tree protection measures</li> <li>• Avoid areas with significant vegetation</li> </ul>
	Disruption of tile and surface drainage systems	<ul style="list-style-type: none"> <li>• Provide for temporary drainage systems until final restoration is accomplished</li> <li>• Avoid disturbing drainage systems during critical periods</li> <li>• Restore drainage systems</li> </ul>
	Temporary disruption of pedestrian and vehicle traffic	<ul style="list-style-type: none"> <li>• Provide and maintain detours</li> <li>• Provide for safe alternate routes</li> <li>• Select alternate routes to minimize inconvenience</li> <li>• Directional Drill sanitary sewer trunk under roadways and intersections to reduce impact on vehicular traffic</li> </ul>
	Temporary disruption and inconvenience during construction to adjacent properties, buildings and inhabitants	<ul style="list-style-type: none"> <li>• Notify public agencies and neighbouring owners of construction activities</li> <li>• Prepare program for reporting and resolving problems</li> <li>• Schedule construction to minimize period of disruption</li> <li>• Ensure access is provided for emergency vehicles and personnel</li> <li>• Apply noise and vibration control measures</li> <li>• Apply dust control measures</li> <li>• Control emissions from construction equipment and vehicles</li> <li>• Use silencers to reduce noise</li> <li>• Require compliance with municipal noise by-laws</li> </ul>
Use of construction equipment	Contamination of surface waters, drains and public roadways	<ul style="list-style-type: none"> <li>• Use containment facilities</li> <li>• Inspect equipment regularly for fuel and oil leaks</li> <li>• Clean equipment before it travels off site.</li> </ul>

### **3.4 SCREENING SUMMARY AND RECOMMENDATION**

An evaluation of the results of the preliminary screening process has made it evident that the most viable solution to address the problem statement is to expand the Little River Pollution Control Plant (LRPCP) Sanitary Service Area as described in "Option 4" in this report, and further depicted in Figure 3.3.

With respect to the natural environment, it is anticipated that the aforementioned solution will not have any significant impact on wildlife, vegetation or the habitat characteristics of any particular species. Construction activities during the expansion of the collection system may result in certain impacts to the environment (as described in Table 3.2). These impacts will be temporary and minimal at worst. Further, these temporary impacts all have planned mitigation measures that would be implemented during the course of construction.

In addition, the recommended alternative is not considered to have any serious impact on existing land uses, cultural activities, heritage resources or any other community program except to the extent that it will permit the ongoing implementation of development and other activities as envisaged in planning documents which have positive impacts on the socio-economic environments.

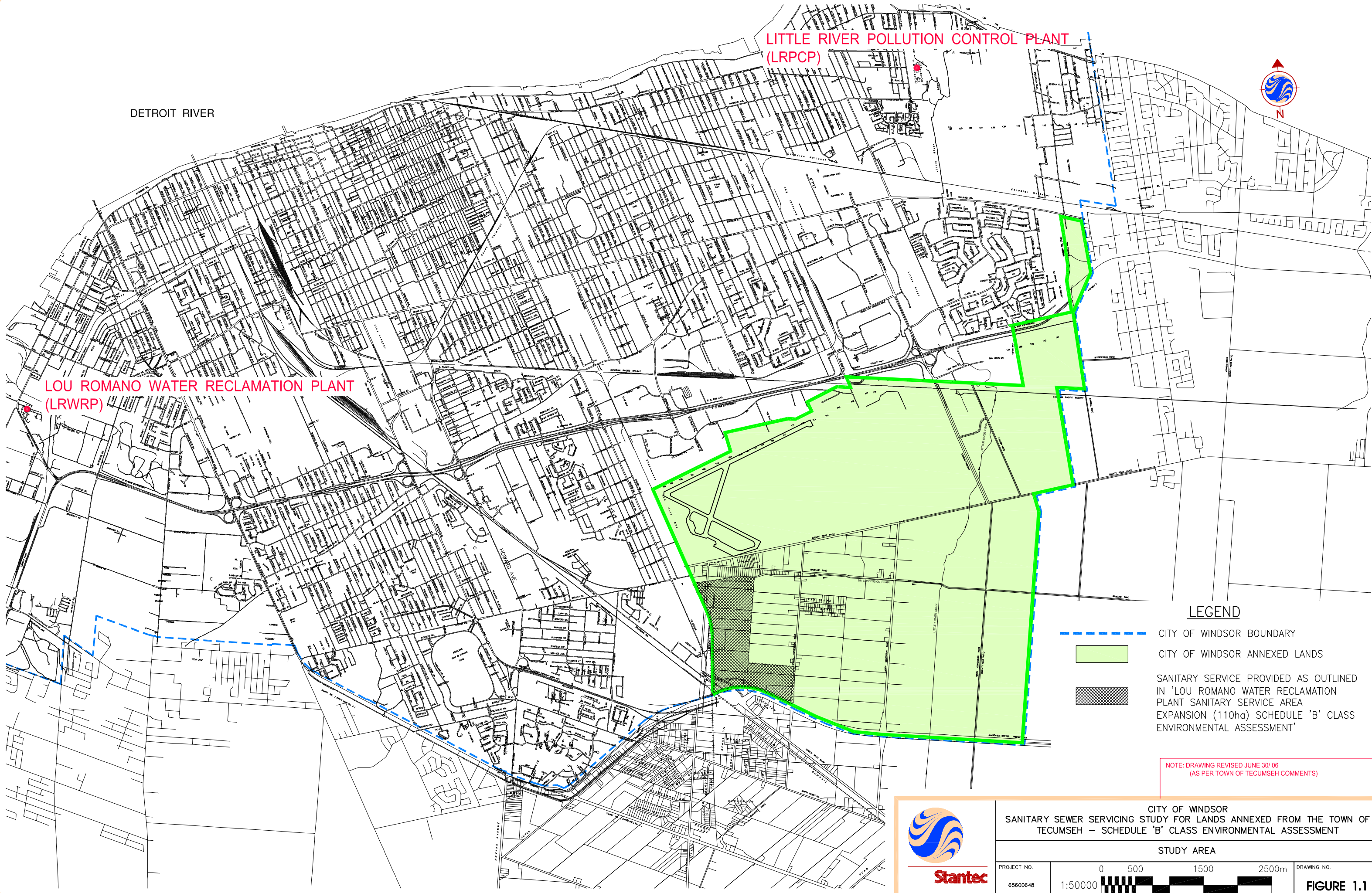
## **FIGURES**




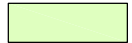

DETROIT RIVER

LITTLE RIVER POLLUTION CONTROL PLANT (LRPCP)

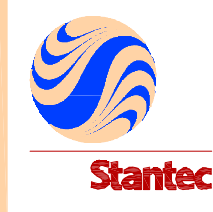
LOU ROMANO WATER RECLAMATION PLANT (LRWRP)



LEGEND

-  CITY OF WINDSOR BOUNDARY
-  CITY OF WINDSOR ANNEXED LANDS
-  SANITARY SERVICE PROVIDED AS OUTLINED IN 'LOU ROMANO WATER RECLAMATION PLANT SANITARY SERVICE AREA EXPANSION (110ha) SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT'

NOTE: DRAWING REVISED JUNE 30/ 06 (AS PER TOWN OF TECUMSEH COMMENTS)

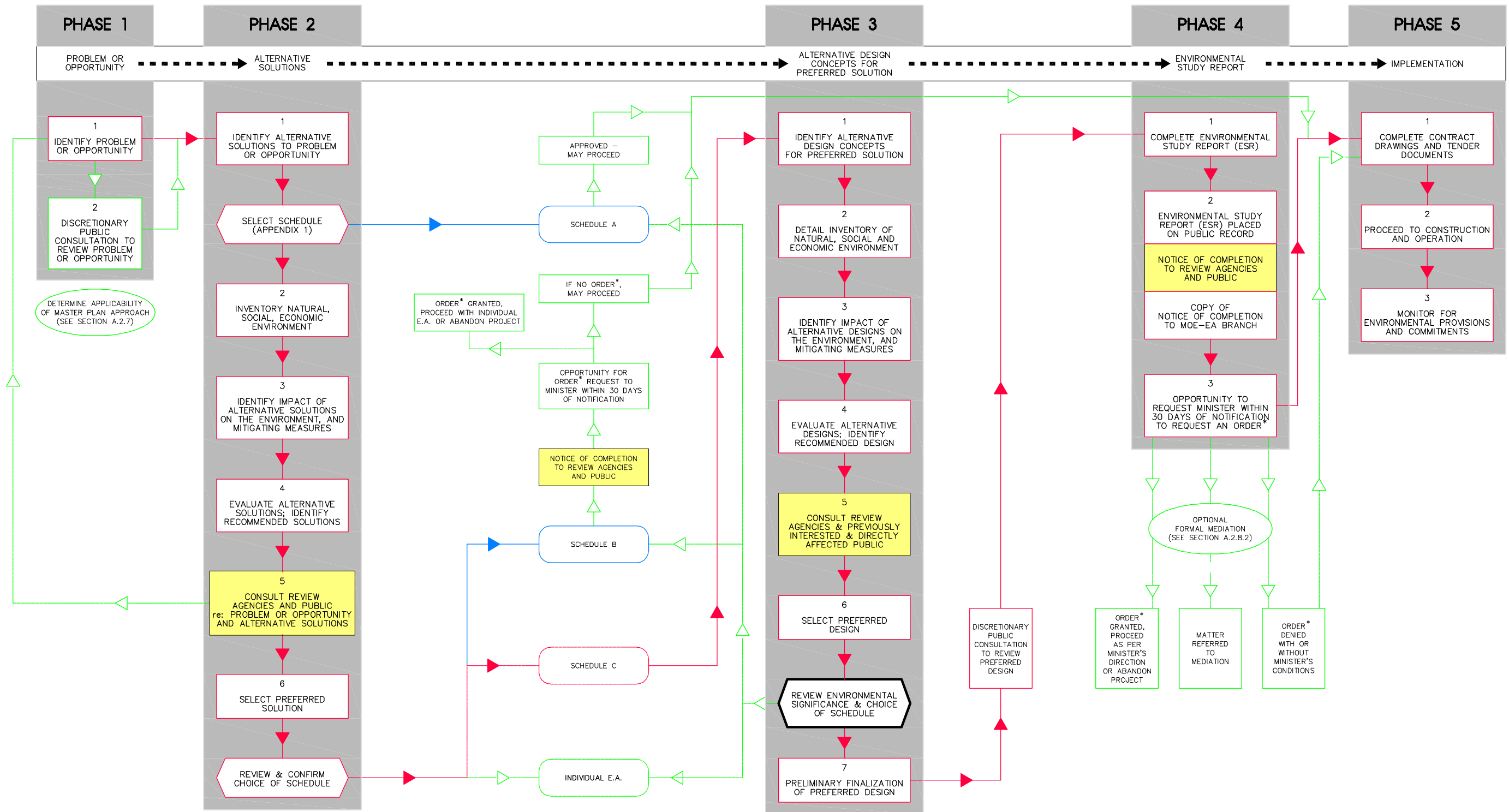


CITY OF WINDSOR  
SANITARY SEWER SERVICING STUDY FOR LANDS ANNEXED FROM THE TOWN OF TECUMSEH - SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT

PROJECT NO.		DRAWING NO.	
65600648	1:50000	0 500 1500 2500m	FIGURE 1.1

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2006-07-11 06:53AM By: jholmes

FIGURE 1.2 MUNICIPAL CLASS EA PLANNING AND DESIGN PROCESS



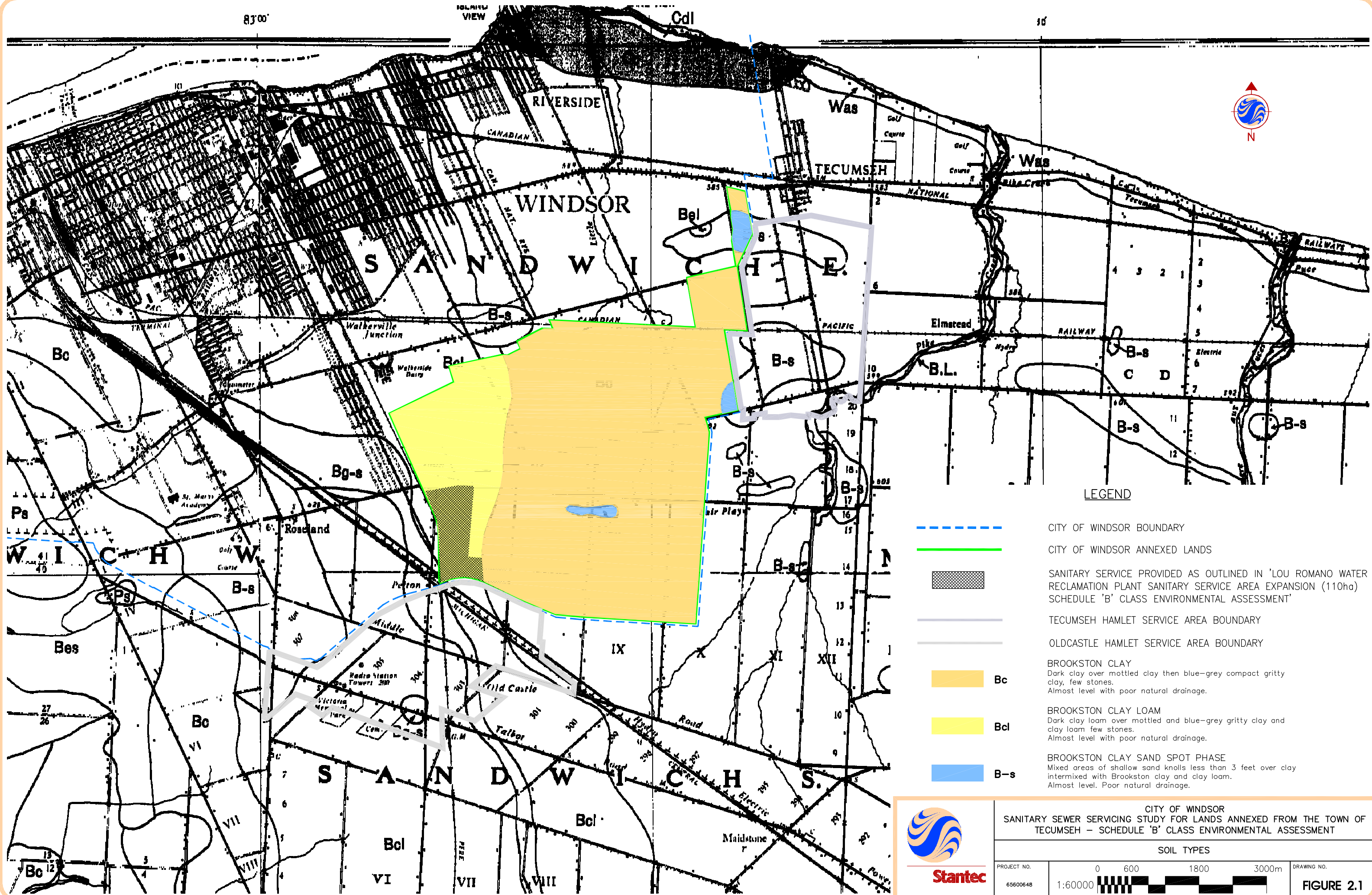
- ▶ INDICATES MANDATORY EVENTS
- ▶ INDICATES POSSIBLE EVENTS
- ▶ INDICATES PROBABLE EVENTS
- MANDATORY PUBLIC CONTACT POINTS (SEE SECTION A.3 CONSULTATION)
- DECISION POINTS ON CHOICE OF SCHEDULE
- OPTIONAL
- \* PART II ORDER (SEE SECTION A.2.8)

NOTE:  
THIS FLOW CHART IS TO BE READ IN CONJUNCTION WITH PART A OF THE MUNICIPAL CLASS EA



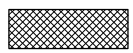





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**LEGEND**

-  CITY OF WINDSOR BOUNDARY
-  CITY OF WINDSOR ANNEXED LANDS
-  SANITARY SERVICE PROVIDED AS OUTLINED IN 'LOU ROMANO WATER RECLAMATION PLANT SANITARY SERVICE AREA EXPANSION (110ha) SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT'
-  TECUMSEH HAMLET SERVICE AREA BOUNDARY
-  OLDCASTLE HAMLET SERVICE AREA BOUNDARY
-  **Bc**  
BROOKSTON CLAY  
Dark clay over mottled clay then blue-grey compact gritty clay, few stones.  
Almost level with poor natural drainage.
-  **Bcl**  
BROOKSTON CLAY LOAM  
Dark clay loam over mottled and blue-grey gritty clay and clay loam few stones.  
Almost level with poor natural drainage.
-  **B-s**  
BROOKSTON CLAY SAND SPOT PHASE  
Mixed areas of shallow sand knolls less than 3 feet over clay intermixed with Brookston clay and clay loam.  
Almost level. Poor natural drainage.



CITY OF WINDSOR  
 SANITARY SEWER SERVICING STUDY FOR LANDS ANNEXED FROM THE TOWN OF  
 TECUMSEH - SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT

SOIL TYPES	
PROJECT NO. 65600648	DRAWING NO. FIGURE 2.1



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 2006-07-11 06:52AM By: jholmes



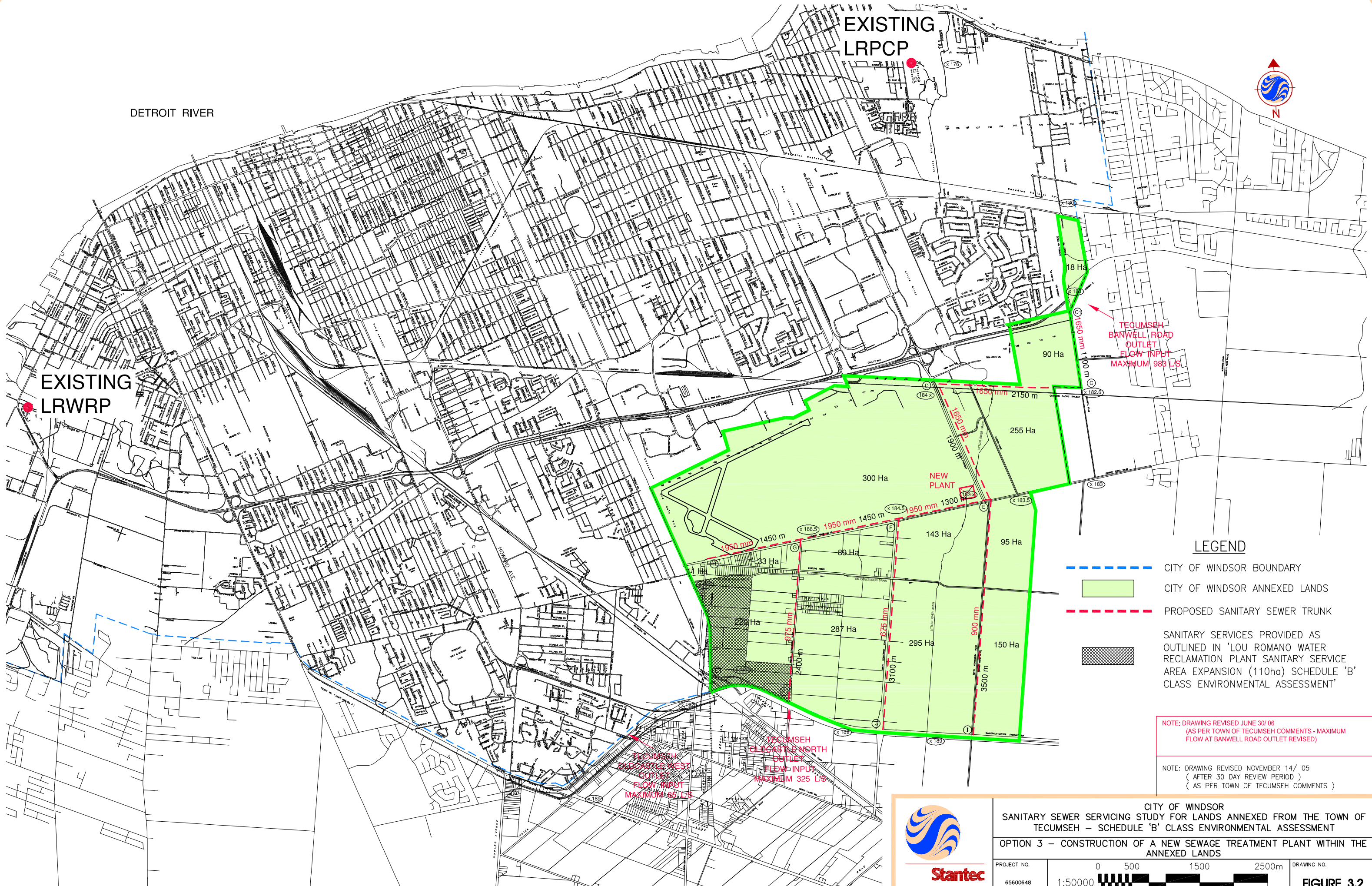
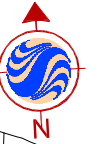




DETROIT RIVER

EXISTING LRPCP

EXISTING LRWRP



LEGEND

- CITY OF WINDSOR BOUNDARY
- CITY OF WINDSOR ANNEXED LANDS
- PROPOSED SANITARY SEWER TRUNK
- SANITARY SERVICES PROVIDED AS OUTLINED IN 'LOU ROMANO WATER RECLAMATION PLANT SANITARY SERVICE AREA EXPANSION (110ha) SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT'

NOTE: DRAWING REVISED JUNE 30/ 06 (AS PER TOWN OF TECUMSEH COMMENTS - MAXIMUM FLOW AT BANWELL ROAD OUTLET REVISED)

NOTE: DRAWING REVISED NOVEMBER 14/ 05 (AFTER 30 DAY REVIEW PERIOD) (AS PER TOWN OF TECUMSEH COMMENTS)

TECUMSEH BRIDGE WEST FLOW INPUT MAXIMUM 65 L/S  
TECUMSEH BRIDGE NORTH FLOW INPUT MAXIMUM 325 L/S



CITY OF WINDSOR  
SANITARY SEWER SERVING STUDY FOR LANDS ANNEXED FROM THE TOWN OF TECUMSEH - SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT  
OPTION 3 - CONSTRUCTION OF A NEW SEWAGE TREATMENT PLANT WITHIN THE ANNEXED LANDS

PROJECT NO. 65600648	0 500 1500 2500m 1:50000	DRAWING NO. FIGURE 3.2
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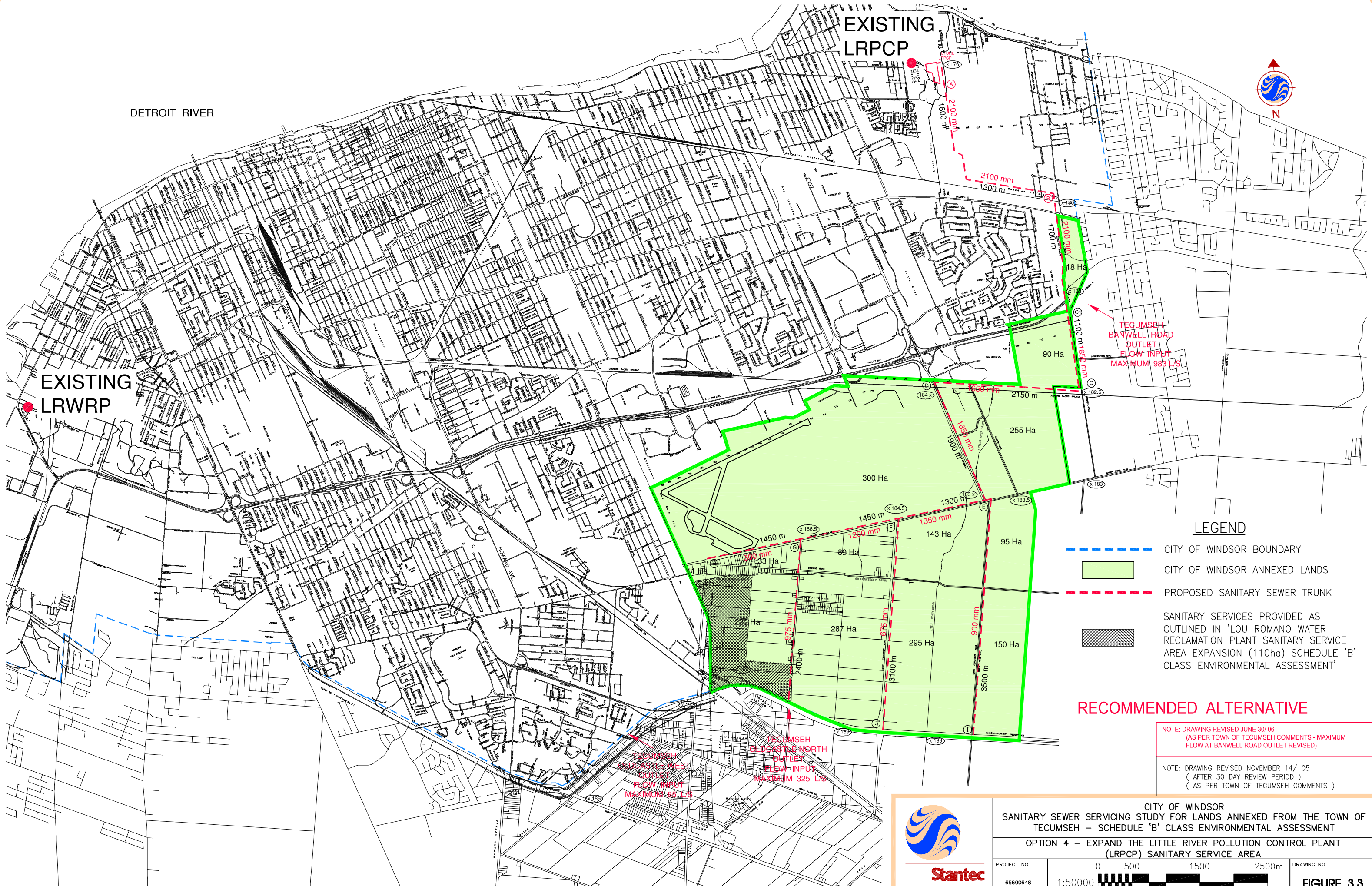
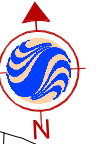
W:\active\65600648 Infrastructure Servicing Plan\design\report\EA\_Report\Figure 3.1-4.dwg  
2006-07-11 06:49AM By: jholmes







DETROIT RIVER

EXISTING LRPCP

EXISTING LRWRP



**LEGEND**

-  CITY OF WINDSOR BOUNDARY
-  CITY OF WINDSOR ANNEXED LANDS
-  PROPOSED SANITARY SEWER TRUNK
-  SANITARY SERVICES PROVIDED AS OUTLINED IN 'LOU ROMANO WATER RECLAMATION PLANT SANITARY SERVICE AREA EXPANSION (110ha) SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT'

**RECOMMENDED ALTERNATIVE**

NOTE: DRAWING REVISED JUNE 30/ 06  
(AS PER TOWN OF TECUMSEH COMMENTS - MAXIMUM FLOW AT BANWELL ROAD OUTLET REVISED)

NOTE: DRAWING REVISED NOVEMBER 14/ 05  
(AFTER 30 DAY REVIEW PERIOD)  
(AS PER TOWN OF TECUMSEH COMMENTS)



**Stantec**

CITY OF WINDSOR  
 SANITARY SEWER SERVICING STUDY FOR LANDS ANNEXED FROM THE TOWN OF  
 TECUMSEH – SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT  
 OPTION 4 – EXPAND THE LITTLE RIVER POLLUTION CONTROL PLANT  
 (LRPCP) SANITARY SERVICE AREA

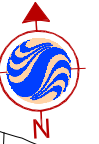
PROJECT NO. 65600648	0 500 1500 2500m 1:50000	DRAWING NO. <b>FIGURE 3.3</b>
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2006-07-11 06:49AM By: jholmes



DETROIT RIVER

EXISTING LRPCP



EXISTING LRWRP

EX. 1200mm PIPE @ 0.047% CAP 862 l/s  
TEMPORARY CONNECTION TO EX. 1200mm PIPE

PHASE 1B  
2100 mm  
1300 m

PHASE 2  
2100 mm  
1800 m

TECUMSEH BANWELL ROAD OUTLET FLOW INPUT MAXIMUM 983 L/S

PHASE 4C  
1650 mm  
1250 m

PHASE 4B  
1650 mm  
900 m

PHASE 4A  
1650 mm  
1100 m

PHASE 5A  
1900 mm  
1250 m

PHASE 5B  
1450 m  
1450 m

PHASE 6A  
1350 mm  
1300 m

PHASE 6B  
1200 mm  
1450 m

**LEGEND**

- CITY OF WINDSOR BOUNDARY
- CITY OF WINDSOR ANNEXED LANDS
- PROPOSED SANITARY SEWER TRUNK
- SANITARY SERVICES PROVIDED AS OUTLINED IN 'LOU ROMANO WATER RECLAMATION PLANT SANITARY SERVICE AREA EXPANSION (110ha) SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT'

**SEWER COSTS**

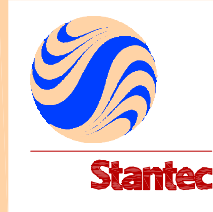
PHASE 1A	\$2,430,000 mil	PHASE 4C	\$2,629,125 mil
PHASE 1B	\$5,265,000 mil	PHASE 4D	\$3,996,270 mil
PHASE 2	\$5,603,580 mil	PHASE 5A	\$1,993,680 mil
PHASE 3	\$4,047,030 mil	PHASE 5B	\$1,659,960 mil
PHASE 4A	\$2,313,630 mil	PHASE 6	\$2,251,800 mil
PHASE 4B	\$1,892,970 mil		

NOTE: DRAWING REVISED JUNE 30/ 06 (AS PER TOWN OF TECUMSEH COMMENTS - MAXIMUM FLOW AT BANWELL ROAD OUTLET REVISED)

NOTE: DRAWING REVISED NOVEMBER 14/ 05 (AFTER 30 DAY REVIEW PERIOD) (AS PER TOWN OF TECUMSEH COMMENTS)

TECUMSEH ELIZABETH NORTH OUTLET FLOW INPUT MAXIMUM 325 L/S

TECUMSEH ELIZABETH WEST FLOW INPUT MAXIMUM 65 L/S



CITY OF WINDSOR  
SANITARY SEWER SERVICING STUDY FOR LANDS ANNEXED FROM THE TOWN OF TECUMSEH - SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT

**RECOMMENDED ALTERNATIVE - CONSTRUCTION PHASES**

PROJECT NO.	0 500 1500 2500m	DRAWING NO.
65600648	1:50000	FIGURE 3.4

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## **APPENDIX A**

### **NOTICE OF COMMENCEMENT**



Windsor Star  
Sat April 5/03

### ANNEXED LANDS MASTER PLANNING STUDY AND MASTER SERVICING STUDY

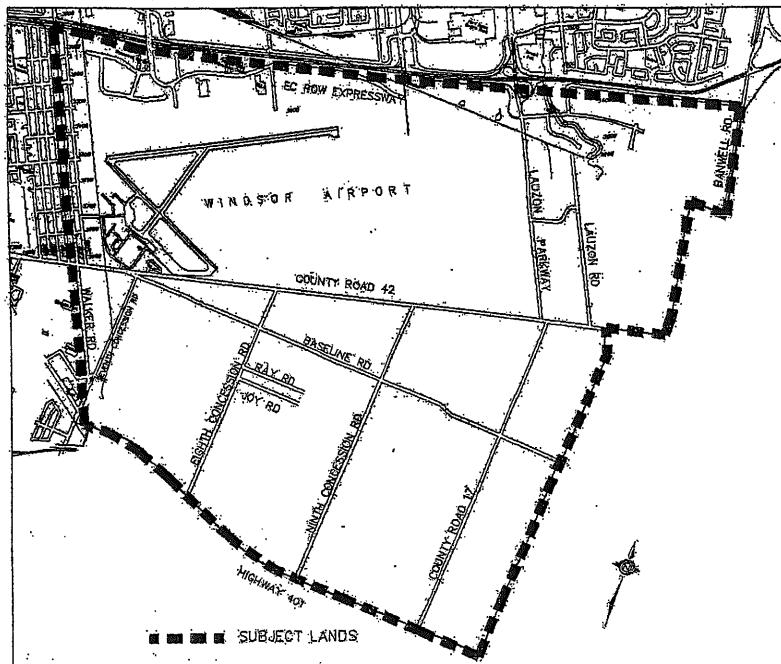
The City of Windsor has retained Stantec Consulting to undertake a Master Planning Study and Class Environmental Assessment Master Servicing Study for the lands recently annexed from the Town of Tecumseh. These lands are approximately 2300 hectares in area, and include the Windsor Airport and are generally bound by Highway 401 to the south, the E.C. Row Expressway to the north, Walker Road to the west and a portion of Banwell Road to the east, as shown on the map below.

As a result of the annexation, there is a need to establish land use designations and preferred servicing alternatives to facilitate future planning and development of the added lands. The Master Planning Study and Master Servicing Study will address a number of factors, including:

- Population and housing demand forecasts;
- Identification of land use requirements for residential, industrial, commercial and related uses;
- Evaluation of natural heritage features;
- Identification of airport and transportation corridors and requirements;
- Identification and selection of preferred servicing and infrastructure alternatives.

The Master Planning Study will result in the preparation of land use concepts which will provide the basis for future Official Plan amendments and a long term servicing strategy for the area. Public consultation will be undertaken to provide background information and to obtain input regarding land use concepts that will be developed during the study. Further information regarding public meetings will be provided by future notices.

**Information or questions may be provided to the individuals identified below.**



Mr. Thom Hunt  
Manager of Planning Policy Services  
City of Windsor  
350 City Hall Square West  
Ph: (519) 255-6281  
Fx: (519) 255-6680

E: [thunt@city.windsor.on.ca](mailto:thunt@city.windsor.on.ca)



**Stantec**

Mr. Don Joudrey, P. Eng.  
Project Manager (Engineering)  
Stantec Consulting  
3260 Devon Drive  
Windsor ON N8X 4L4  
Ph: (519) 966-2250  
Fx: (519) 966-5523  
Windsor, Ontario N9A 6S1  
E: [djoudrey@stantec.com](mailto:djoudrey@stantec.com)

OR  
Ms. Maureen Jones  
Project Manager (Planning)  
Stantec Consulting  
800-171 Queens Avenue  
London, ON N6A 5J7  
Ph: (519) 645-2007  
Fx: (519) 645-6575  
E: [mjones@stantec.com](mailto:mjones@stantec.com)

00648  
109

WINDSOR STAR  
SAT. JUNE 4/05

1322 Legals

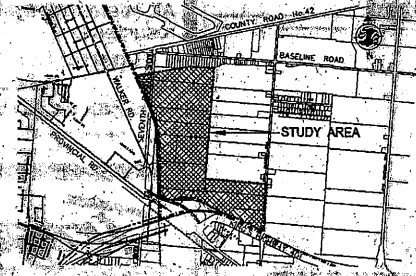
1322 Legals



**CITY OF WINDSOR  
CLASS ENVIRONMENTAL  
ASSESSMENT  
EXTENSION OF SANITARY SEWER  
SERVICE AREA  
FOR THE LOU ROMANO WATER  
RECLAMATION PLANT  
PUBLIC COMMENT INVITED**

**(NOTICE OF STUDY COMMENCEMENT)**

The City of Windsor is studying the expansion of the sanitary sewer service area for the Lou Romano Water Reclamation Plant. The following map indicates the area of the study.



Various preliminarily identified options include:

- i) do nothing;
- ii) extend the existing sewers from the Lou Romano plant into the study area as required;
- iii) extend a new trunk sewer from the Little River Pollution Control plant;
- iv) packaged sewage treatment plants.

The project is being planned under Schedule B of the **Municipal Class Environmental Assessment**. For further information on this project, or to inspect a copy of the Class Environmental Assessment please contact:

City of Windsor Public Works Department 350 City Hall Square West Windsor, Ontario N9A 6S1 1-519-255-6350 (p) Attention: Ms. Anna Godo, P. Eng. agodo@city.windsor.on.ca	Stantec Consulting Ltd. 3260 Devon Drive Windsor, Ontario N8X 4L4 1-519-966-2250 (p) 1-519-966-5523 (f) Attention: Mr. Don Joudrey, P. Eng. djoudrey@stantec.com
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Public input and comment are invited for incorporation into the planning and design of this project, and will be received until July 5, 2005. Subject to comments received and the receipt of necessary approvals, the City of Windsor intends to proceed with the planning and design of this project, to be completed by August 2005.

Don Joudrey, P. Eng.  
Project Manager  
Stantec Consulting Ltd.

This notice issued June 4, 2005.

**Stantec Consulting Ltd.**  
3260 Devon Drive  
Windsor ON N8X 4L4  
Tel: (519) 966-2250 Fax: (519) 966-5523  
**stantec.com**



**Stantec**

June 9, 2005  
File: 65600648

County of Essex  
County Engineering Office  
360 Fairview Avenue  
Essex, Ontario N8M 1Y6

**Attention: Mr. Bill King, MCIP, RPP  
County Planner**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

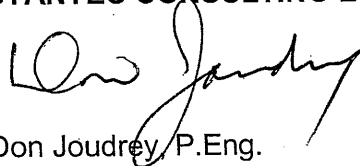
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Sincerely,

**STANTEC CONSULTING LTD.**



Don Joudrey, P.Eng.  
Project Manager  
Tel: (519) 966-2250  
Fax: (519) 966-5523  
djoudrey@stantec.com

Attachment: Notice of Commencement - April 5, 2003

c. Anna Godo – City of Windsor

**Stantec Consulting Ltd.**  
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**Stantec**

June 9, 2005  
File: 65600648

County of Essex  
County Engineering Office  
360 Fairview Avenue  
Essex, Ontario N8M 1Y6

**Attention: Mr. Tom Bateman, P.Eng.  
County Engineer**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

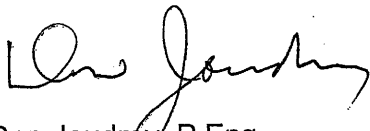
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**Stantec**

June 9, 2005  
File: 65600648

Town of Tecumseh  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

**Attention: Mr. Greg Keating  
Chief Administrative Officer**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

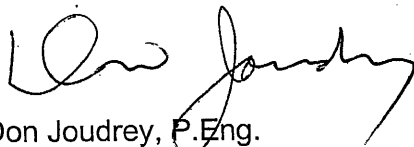
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**Stantec**

June 9, 2005  
File: 65600648

Town of LaSalle  
Administration Department  
5950 Malden Road  
LaSalle, Ontario N9H 1S4

**Attention: Mr. Roy Main**  
**Chief Administrative Officer**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment**  
**City of Windsor**

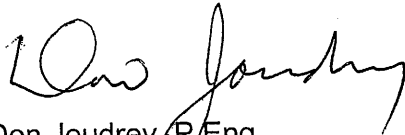
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**Stantec**

June 9, 2005  
File: 65600648

Ministry of Municipal Affairs & Housing  
Southwest Municipal Services Office  
659 Exeter Road – 2<sup>nd</sup> Floor  
London, Ontario N6E 1L3

**Attention: Mr. John Maddux**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

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**Stantec**

June 9, 2005  
File: 65600648

Ministry of the Environment  
Environmental Assessment & Approval Branch  
2 St. Clair Avenue West – Floor 12A  
Toronto, Ontario M4V 1L5

**Attention: Supervisor  
Municipal Unit**

Dear: Sir/Madam

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

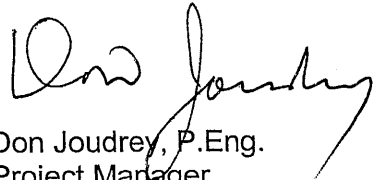
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June 9, 2005  
File: 65600648

Ministry of the Environment  
London Regional Office  
733 Exeter Road – 2<sup>nd</sup> Floor  
London, Ontario N6E 1L3

**Attention: Ms. M. Riopelle  
Director, Southwest Region**

Dear: Madam

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

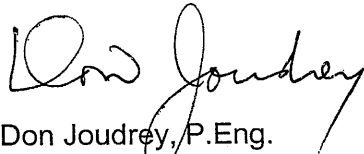
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June 9, 2005  
File: 65600648

Ministry of the Environment  
London Regional Office  
733 Exeter Road – 2<sup>nd</sup> Floor  
London, Ontario N6E 1L3

**Attention: Mr. Ron Griffiths**  
**Environmental Assessment Evaluator**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment**  
**City of Windsor**

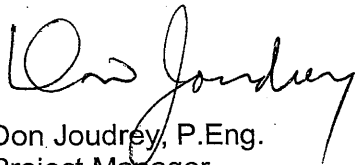
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**Stantec**

June 9, 2005  
File: 65600648

Ministry of the Environment  
Windsor Area Office  
4510 Rhodes Drive – Unit 620  
Windsor, Ontario N8W 5K5

**Attention: Mr. Kim Ferguson, P.Eng.  
Supervisor**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

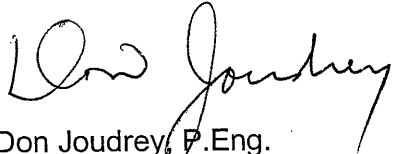
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**Stantec**

June 9, 2005  
File: 65600648

Hydro One Networks  
483 Bay Street  
North Tower, 15<sup>th</sup> Floor  
Toronto, Ontario M5G 2C9

**Attention: Mr. George Juhn**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

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**Stantec**

June 9, 2005  
File: 65600648

CN Rail  
P.O. Box 1000  
4 Welding Way  
MacMillan Yard  
Concord, Ontario L4K 1B9

**Attention: Mr. John MacTaggart**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

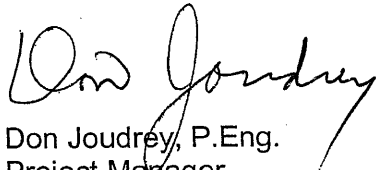
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**Stantec**

June 9, 2005  
File: 65600648

Essex Region Conservation Authority  
360 Fairview Avenue West  
Essex, Ontario  
N8M 1Y6

**Attention: Mr. Ken Schmidt  
General Manager**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

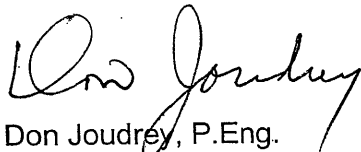
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**Stantec**

June 9, 2005  
File: 65600648

Windsor Utilities Commission  
4545 Rhodes Drive  
P.O. Box 1625, Stn A.  
Windsor, Ontario N9A 5T7

**Attention: Mr. Wayne Miller, P.Eng.  
General Manager**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

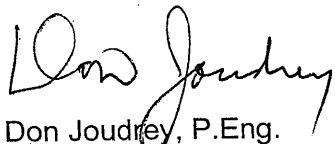
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**Stantec**

June 9, 2005  
File: 65600648

ENWIN Utilities Ltd.  
P.O. Box 1625, Stn. A  
Windsor, Ontario  
N9A 5T7

**Attention: Mr. John Temporal  
Manager of Technical Services**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

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June 9, 2005  
File: 65600648

Bell Canada  
1149 Goyeau Street 1<sup>st</sup> Floor  
Windsor, Ontario  
N9A 1H9

**Attention: Ms. Carroll Conliffe**  
**Access Project Manager**

Dear: Madam

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment**  
**City of Windsor**

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June 9, 2005  
File: 65600648

Union Gas  
650 Division Road  
Windsor, Ontario  
P.O. Box 700 N9A 6N7

**Attention: Mr. Lindsay Boyd  
Manager**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

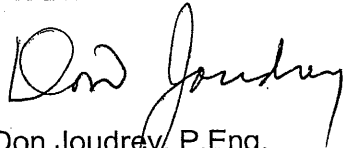
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June 9, 2005  
File: 65600648

Greater Essex County District School Board  
451 Park Street West  
Windsor, Ontario  
N9A 5U4

**Attention: Ms. Penny Allen  
Superintendent of Business**

Dear: Madam

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

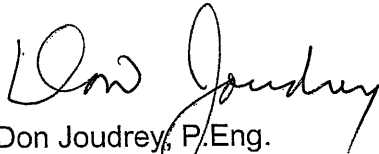
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**Stantec**

June 9, 2005

File: 65600648

Windsor-Essex Catholic District School Board  
1325 California Avenue  
Windsor, Ontario  
N9B 3Y6

**Attention: Mr. Michael Moher  
Director of Education**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

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**Stantec**

June 9, 2005

File: 65600648

Serco Aviation Services Inc./ Windsor Airport  
3200 County Road 42  
Windsor, Ontario  
N9A 6J3

**Attention: Mr. Jim Maitre  
Director of Operations**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

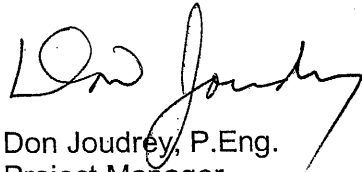
The City of Windsor has resurrected the Sanitary Sewer Service portion of the EA for the Annexed Lands. We are proceeding forward with the completion of the Schedule 'B' Environmental Assessment, and would appreciate any comments you may have as a public review agency prior to June 30, 2005.

Please find attached the Notice of Commencement, which was published in the April 5, 2003 edition of the Windsor Star.

Should you have any questions or require additional information, please feel free to contact the undersigned.

Sincerely,

**STANTEC CONSULTING LTD.**



Don Joudrey, P.Eng.

Project Manager

Tel: (519) 966-2250

Fax: (519) 966-5523

djoudrey@stantec.com

Attachment: Notice of Commencement - April 5, 2003

c. Anna Godo – City of Windsor



**Stantec Consulting Ltd.**  
3260 Devon Drive  
Windsor ON N8X 4L4  
Tel: (519) 966-2250, Fax: (519) 966-5523  
**stantec.com**



**Stantec**

June 9, 2005  
File: 65600648

Cogeco Cable Solutions  
2525 Dougall Avenue  
Windsor, Ontario  
N8X 5A7

**Attention: Manager**

Dear: Sir/Madam

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

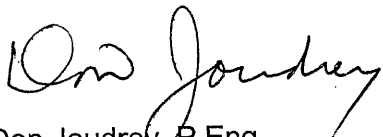
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Project Manager  
Tel: (519) 966-2250  
Fax: (519) 966-5523  
djoudrey@stantec.com

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3260 Devon Drive  
Windsor ON N8X 4L4  
Tel: (519) 966-2250 Fax: (519) 966-5523  
**stantec.com**



**Stantec**

June 9, 2005  
File: 65600648

City of Windsor Police Services  
P.O. Box 60  
Windsor, Ontario  
N9A 6J5

**Attention: Mr. Barry Horrobin  
Director of Planning and Physical Resources**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

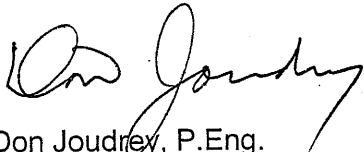
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Sincerely,

**STANTEC CONSULTING LTD.**



Don Joudrey, P.Eng.  
Project Manager  
Tel: (519) 966-2250  
Fax: (519) 966-5523  
djoudrey@stantec.com

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**Stantec Consulting Ltd.**  
3260 Devon Drive  
Windsor ON N8X 4L4  
Tel: (519) 966-2250 Fax: (519) 966-5523  
**stantec.com**



**Stantec**

June 9, 2005  
File: 65600648

City of Windsor Fire & Rescue Services  
815 Goyeau Street  
Windsor, Ontario  
N9A 1H7

**Attention: Mr. John Maxim, C.F.E.I.**  
**Assistant Fire Chief Prevention Officer**

Dear: Sir

**Reference: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment**  
**City of Windsor**

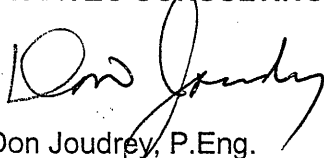
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Project Manager  
Tel: (519) 966-2250  
Fax: (519) 966-5523  
djoudrey@stantec.com

Attachment: Notice of Commencement - April 5, 2003

c. Anna Godo – City of Windsor

## **APPENDIX B**

### **PUBLIC OPEN HOUSE**

**City of Windsor  
Sanitary Sewer Servicing Study for  
Lands Annexed from the Town of Tecumseh**

**WELCOME**

**Class Environmental Assessment  
Public Open House No.2  
June 23, 2005  
4:00 P.M. - 7:00 P.M.**



# PROJECT DESCRIPTION

- The City of Windsor and Stantec Consulting Ltd. are studying the Sanitary Sewer Service Options for the lands Annexed from the Town of Tecumseh in January 1, 2003.
- A number of options for servicing the annexed lands have been reviewed including trunk sewers to Lou Romano Water Reclamation Plant (LRWRP), Little River Pollution Control Plant (LRPCP) and construction of a new plant within the annexed lands.
- The study area has been expanded to include sanitary flow from Oldcastle Hamlet and the Town of Tecumseh.
- This Project is being planned under **Schedule B of the Municipal Class Environmental Assessment.**



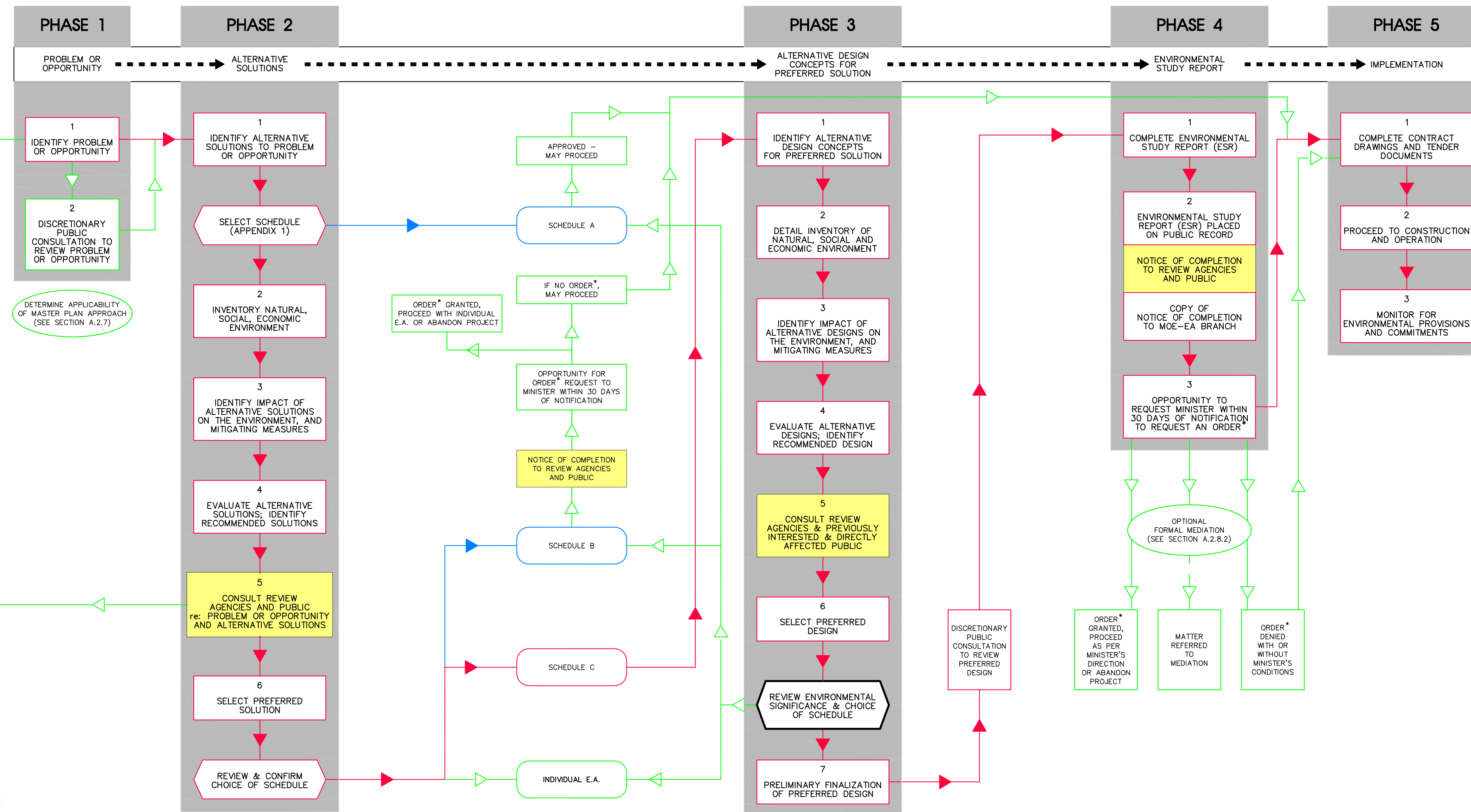


# PROJECT HISTORY

- The City of Windsor Annexed 2,544 ha of Land from the Town of Tecumseh on January 1, 2003.
- The City of Windsor initiated a Master Planning Study to review potential land use and Utility Servicing (i.e. sanitary, storm & drainage, water, roads, other utilities) on March 17, 2003.
- Public Open House No.1 was held on June 24, 2003.
- The Annexed Area Master Planning Study of future land designations within lands is presently on hold.
- Some of the components of the Master Planning Study have since been continued as separate Environmental Assessments including "Storm Water Management Windsor Annexed Lands", and this "Sanitary Sewer Service Study for Lands Annexed from the Town of Tecumseh".



# MUNICIPAL CLASS EA PLANNING AND DESIGN PROCESS



DETERMINE APPLICABILITY OF MASTER PLAN APPROACH (SEE SECTION A.2.7)

- ▶ INDICATES MANDATORY EVENTS
- ▶ INDICATES POSSIBLE EVENTS
- ▶ INDICATES PROBABLE EVENTS
- MANDATORY PUBLIC CONTACT POINTS (SEE SECTION A.3 CONSULTATION)
- OPTIONAL
- DECISION POINTS ON CHOICE OF SCHEDULE
- \* PART II ORDER (SEE SECTION A.2.8)

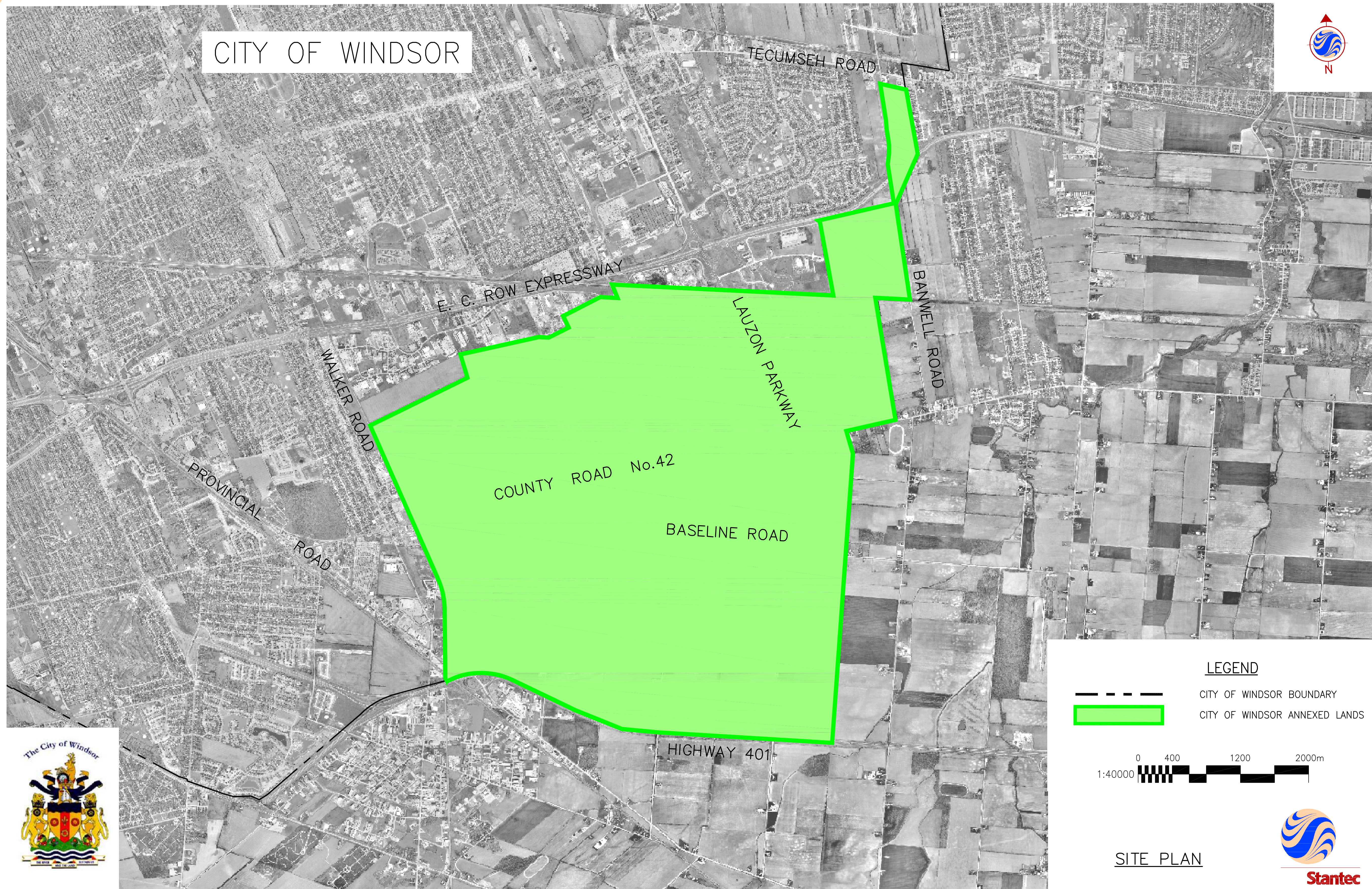
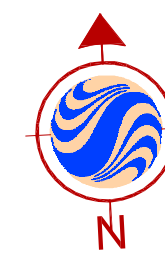
**NOTE:**  
THIS FLOW CHART IS TO BE READ IN CONJUNCTION WITH PART A OF THE MUNICIPAL CLASS EA

W:\active\6500648 Infrastructure Servicing Plan\design\report\FIGURE 4.dwg  
2005-06-24 10:20AM By: kfox






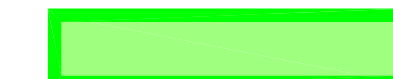
# CITY OF WINDSOR

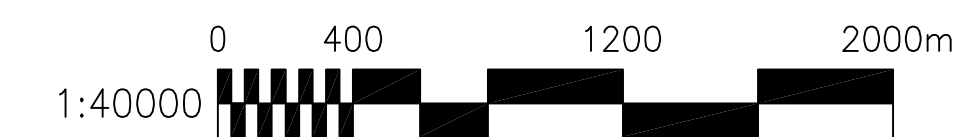


W:\active\_65600648 Infrastructure Servicing Plan\design\report\FIGURE 5.7-10.dwg  
2005-06-24 10:23AM By: kix

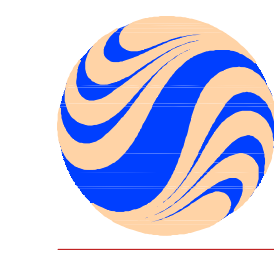


### LEGEND

-  CITY OF WINDSOR BOUNDARY
-  CITY OF WINDSOR ANNEXED LANDS



SITE PLAN



Stantec



# Evaluation Criteria

	<b>Option 1</b> Do Nothing	<b>Option 2</b> Lou Romano Water Reclamation Plant	<b>Option 3</b> Construction of a New Plant within the Annexed Area	<b>Option 4</b> Little River Pollution Control Plant
<b>Construction Costs</b>				
Sewer Costs	-	\$ 138.0 million	\$ 26.4 million	\$ 44.7 million
Plant Costs	-	\$ 30.0 million	\$ 112.0 million	\$ 67.8 million
<b>Total Costs</b>	-	<b>\$ 168.0 million</b>	<b>\$ 138.4 million</b>	<b>\$ 112.5 million</b>
<b>Development Phasing</b>	<ul style="list-style-type: none"> <li>Development restricted within the Annexed Area</li> </ul>	<ul style="list-style-type: none"> <li>Development can begin in the SW corner of the annexed lands and proceed NE</li> </ul>	<ul style="list-style-type: none"> <li>Development cannot proceed until the new plant is built and operational. At that time development can occur as the sanitary sewers are constructed outward from the plant.</li> </ul>	<ul style="list-style-type: none"> <li>Development can begin in the NE corner of the annexed lands and proceed SW</li> </ul>
<b>Social Impacts</b>	<ul style="list-style-type: none"> <li>Development restricted within the Annexed Area</li> <li>Existing septic tank systems will remain in place</li> </ul>	<ul style="list-style-type: none"> <li>Construction of the sanitary sewer trunk will impact a large number of residential neighbourhoods</li> </ul>	<ul style="list-style-type: none"> <li>Construction of the sanitary sewer trunk will impact a small number of residential neighbourhoods</li> </ul>	<ul style="list-style-type: none"> <li>Construction of the sanitary sewer trunk will impact a small number of residential neighbourhoods</li> </ul>
<b>Environmental Impacts</b>	<ul style="list-style-type: none"> <li>Does not correct existing problem with old out dated field beds and septic tanks</li> <li>Old septic tank systems may contaminate surrounding environment</li> </ul>	<ul style="list-style-type: none"> <li>Sewer trunk to be bored under existing infrastructure, municipal drains, natural areas, etc. to minimize negative impacts</li> <li>Will eliminate existing septic tank systems</li> <li>Some additional flows from lands west of the annexed area will be diverted into this trunk sewer from the partially combined sewer system</li> </ul>	<ul style="list-style-type: none"> <li>Sewer trunk to be bored under existing infrastructure, municipal drains, natural areas, etc. to minimize negative impacts</li> <li>Will eliminate existing septic tank systems</li> </ul>	<ul style="list-style-type: none"> <li>Sewer trunk to be bored under existing infrastructure, municipal drains, natural areas, etc. to minimize negative impacts</li> <li>Will eliminate existing septic tank systems</li> </ul>
<b>Economic Impacts</b>	<ul style="list-style-type: none"> <li>Does not allow development of Industrial, Commercial and Residential lands to proceed</li> </ul>	<ul style="list-style-type: none"> <li>Allows development of Industrial, Commercial and Residential lands to proceed once the trunk sewer is constructed to the LRWRP</li> </ul>	<ul style="list-style-type: none"> <li>Allows development of Industrial, Commercial and Residential lands to proceed once the plant is operational and the trunk sewers are constructed</li> </ul>	<ul style="list-style-type: none"> <li>Allows development of Industrial, Commercial and Residential lands to proceed once the trunk sewer is constructed to the LRPCP</li> </ul>
<b>Future Maintenance</b>	<ul style="list-style-type: none"> <li>Individual property owners are required to maintain and upgrade existing septic tank systems</li> </ul>	<ul style="list-style-type: none"> <li>Some additional manpower will be required to operate and maintain the plant expansion</li> <li>Approximately 32.4 km of sanitary sewer trunk must be maintained (i.e. cleaned, leaks repaired, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>New staff will be hired and trained to operate and maintain the plant</li> <li>Approximately 20 km of sanitary sewer trunk must be maintained (i.e. cleaned, leaks repaired, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Some additional manpower will be required to operate and maintain the plant expansion</li> <li>Approximately 25.2 km of sanitary sewer trunk must be maintained (i.e. cleaned, leaks repaired, etc.)</li> </ul>

REFER TO CHAPTER 3 FOR AMENDMENTS

**PREFERRED OPTION**

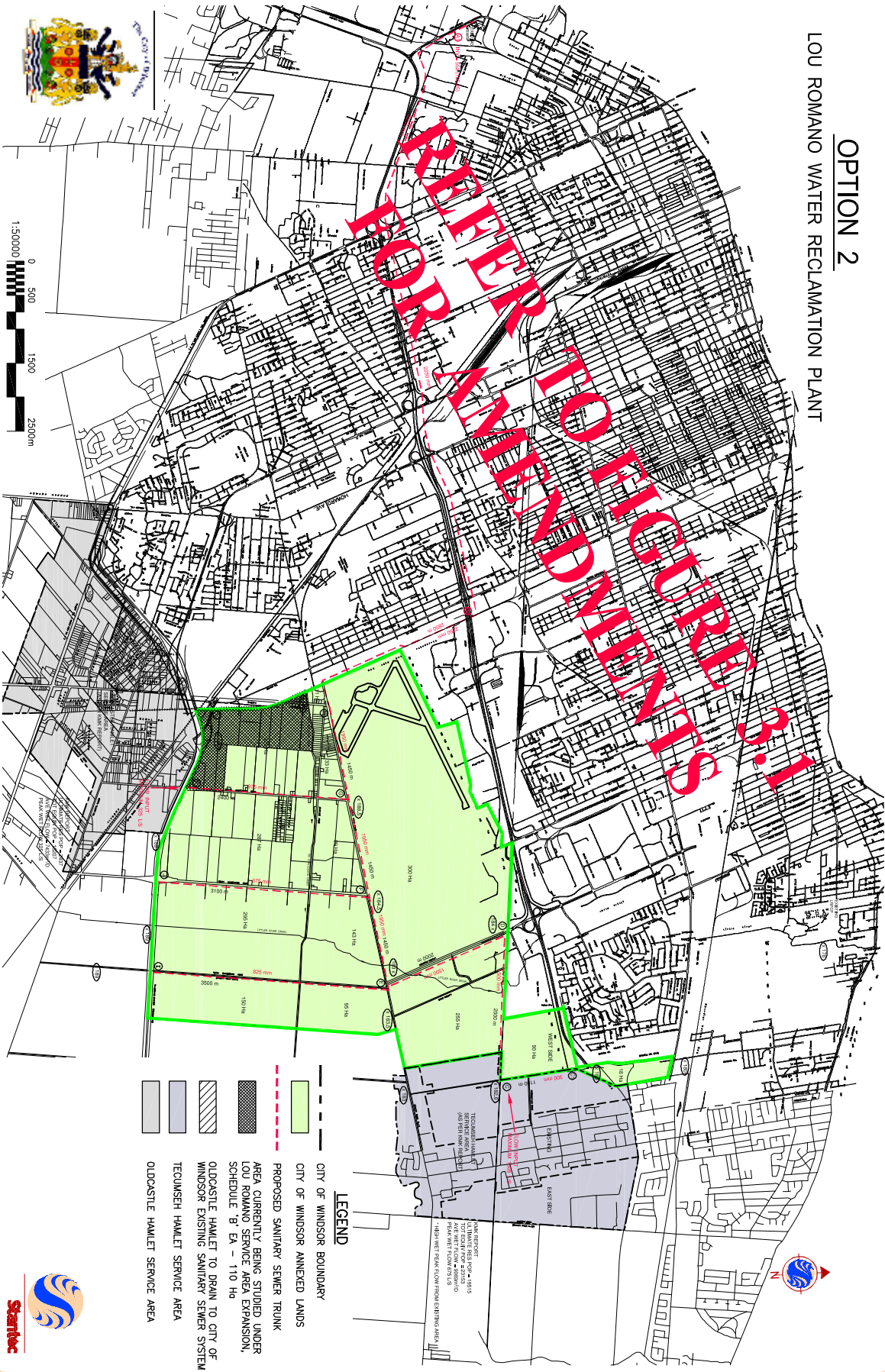




# OPTION 2

## LOU ROMANO WATER RECLAMATION PLANT

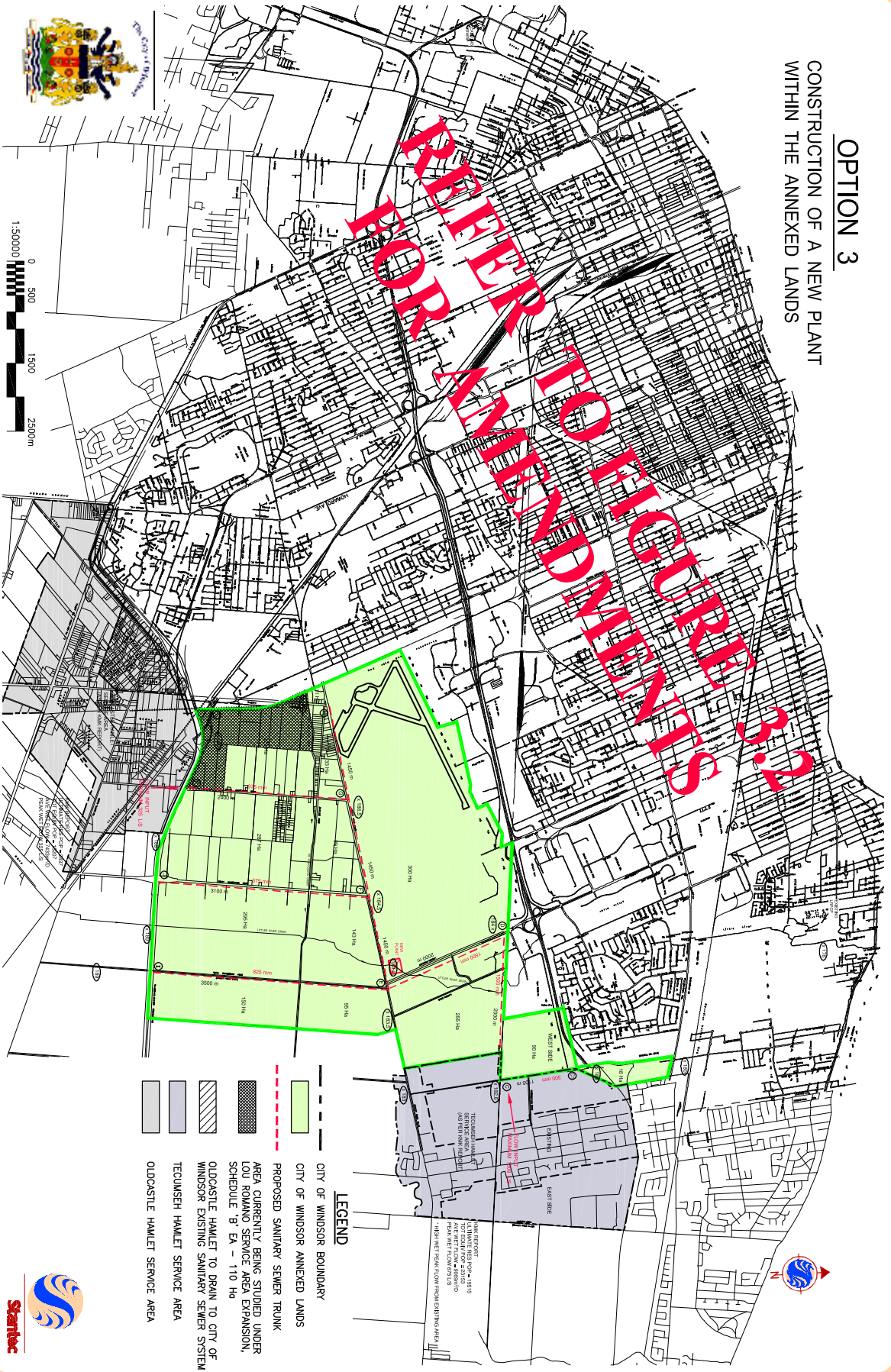
**FOR REVIEW ONLY**



- LEGEND**
- CITY OF WINDSOR BOUNDARY
  - CITY OF WINDSOR ANNEXED LANDS
  - PROPOSED SANITARY SEWER TRUNK
  - AREA CURRENTLY BEING STUDIED UNDER LOU ROMANO SERVICE AREA EXPANSION, SCHEDULE 'B' EA - 110 Hb
  - OLDCASTLE HAMLET TO DRAIN TO CITY OF WINDSOR EXISTING SANITARY SEWER SYSTEM
  - TECUMSEH HAMLET SERVICE AREA
  - OLDCASTLE HAMLET SERVICE AREA



TECUMSEH HAMLET TO DRAIN TO CITY OF WINDSOR EXISTING SANITARY SEWER SYSTEM  
 HIGH NET FLOW FROM EXISTING AREA



**OPTION 3**  
 CONSTRUCTION OF A NEW PLANT  
 WITHIN THE ANNEXED LANDS

FOR PRELIMINARY CONSULTATION



- LEGEND**
- CITY OF WINDSOR BOUNDARY
  - CITY OF WINDSOR ANNEXED LANDS
  - PROPOSED SANITARY SEWER TRUNK
  - AREA CURRENTLY BEING STUDIED UNDER LOU ROMANO SERVICE AREA EXPANSION, SCHEDULE 'B' EA - 110 H0
  - OLDCASTLE HAMLET TO DRAIN TO CITY OF WINDSOR EXISTING SANITARY SEWER SYSTEM
  - TEGUISEH HAMLET SERVICE AREA
  - OLDCASTLE HAMLET SERVICE AREA

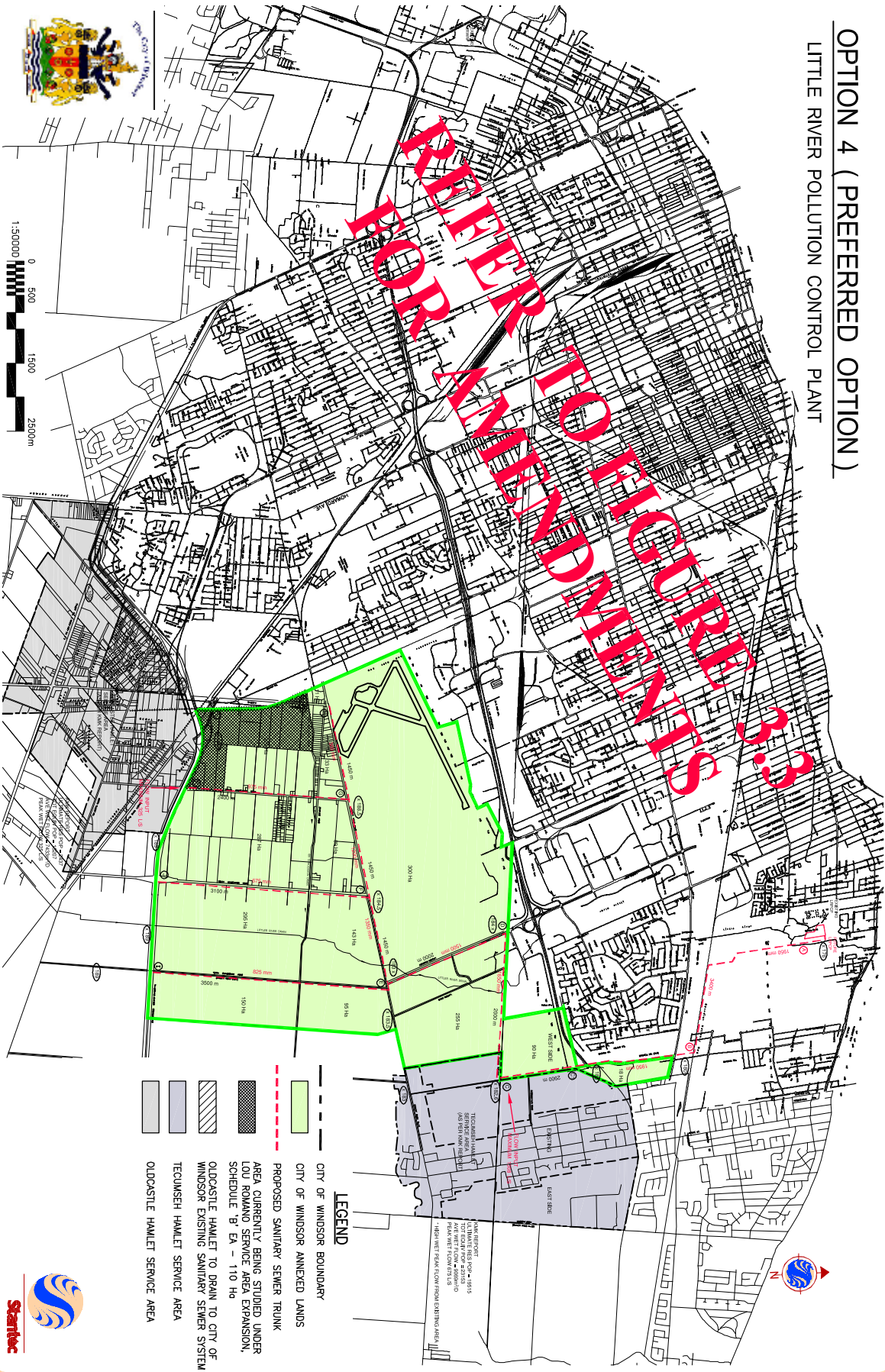


TECHNICAL NOTE:  
 THIS PLAN IS FOR PRELIMINARY CONSULTATION ONLY.  
 IT IS NOT TO BE USED FOR CONSTRUCTION.  
 THE PLAN SHOWS THE PROPOSED SANITARY SEWER TRUNK  
 AND THE EXISTING SANITARY SEWER SYSTEM.  
 THE PLAN DOES NOT SHOW THE EXISTING SANITARY SEWER SYSTEM  
 OR THE PROPOSED SANITARY SEWER TRUNK.  
 THE PLAN DOES NOT SHOW THE EXISTING SANITARY SEWER SYSTEM  
 OR THE PROPOSED SANITARY SEWER TRUNK.



**OPTION 4 (PREFERRED OPTION)**  
 LITTLE RIVER POLLUTION CONTROL PLANT

**3.3  
 RECOMMENDED  
 LITTLE RIVER  
 POLLUTION CONTROL PLANT**



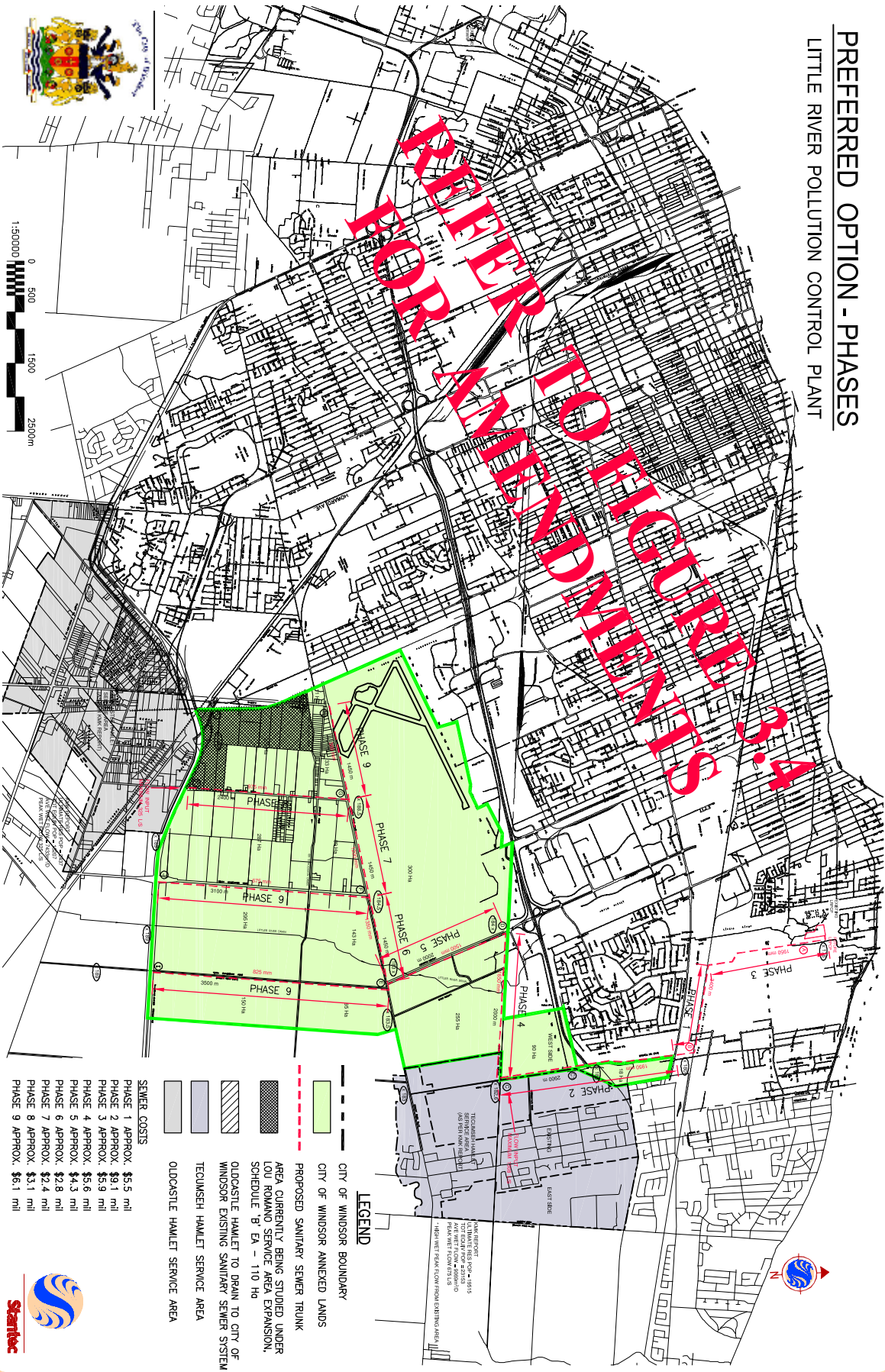
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  - - - CITY OF WINDSOR ANNEXED LANDS
  - PROPOSED SANITARY SEWER TRUNK
  - AREA CURRENTLY BEING STUDIED UNDER LOU ROMANO SERVICE AREA EXPANSION, SCHEDULE 'B' EA - 110 Hb
  - OLDCASTLE HAMLET TO DRAIN TO CITY OF WINDSOR EXISTING SANITARY SEWER SYSTEM
  - TCJUNSEH HAMLET SERVICE AREA
  - OLDCASTLE HAMLET SERVICE AREA

TECHNICAL NOTE:  
 THIS PLAN IS FOR THE PROPOSED POLLUTION CONTROL PLANT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.  
 THE PLAN SHOWS THE PROPOSED POLLUTION CONTROL PLANT AND THE PROPOSED SANITARY SEWER TRUNK.  
 THE PLAN DOES NOT SHOW THE EXISTING SANITARY SEWER SYSTEM OR THE EXISTING SANITARY SEWER TRUNK.



# PREFERRED OPTION - PHASES

## LITTLE RIVER POLLUTION CONTROL PLANT



### LEGEND

- CITY OF WINDSOR ANNEXED LANDS
  - CITY OF WINDSOR BOUNDARY
  - PROPOSED SANITARY SEWER TRUNK
  - AREA CURRENTLY BEING STUDIED UNDER LOU ROMANO SERVICE AREA EXPANSION, SCHEDULE 'B' EA - 110 HD
  - OUTCASTLE HAMLET TO DRAIN TO CITY OF WINDSOR EXISTING SANITARY SEWER SYSTEM
  - TECHMSEH HAMLET SERVICE AREA
  - OLDCASTLE HAMLET SERVICE AREA
- SEWER COSTS**
- PHASE 1 APPROX. \$3.5 mil
  - PHASE 2 APPROX. \$3.1 mil
  - PHASE 3 APPROX. \$5.9 mil
  - PHASE 4 APPROX. \$3.6 mil
  - PHASE 5 APPROX. \$4.3 mil
  - PHASE 6 APPROX. \$2.8 mil
  - PHASE 7 APPROX. \$2.4 mil
  - PHASE 8 APPROX. \$3.1 mil
  - PHASE 9 APPROX. \$6.1 mil



WINDSOR  
 EAST RIVER  
 WEST RIVER  
 HIGH WEST FLOW FROM EXISTING AREA



# PROJECT SCHEDULE

- Public Open House No.2 - June 23, 2005
- Comments from Public Open House No.2 to be submitted by - July 7, 2005
- Completion of EA process - August 2005



# THANK YOU

- Please remember to submit your Comment Sheets
- Next Steps:
  - Review Comments submitted by the Public
  - Complete the Class Environmental Assessment Report



THE CORPORATION OF THE CITY OF WINDSOR  
 ANNEXED LANDS SANITARY SEWER SERVICING STUDY  
 CLASS ENVIRONMENTAL ASSESSMENT

Public Open House No.2

June 23, 2005, 4:00 p.m. to 7:00 p.m.

Windsor Christian Fellowship - Room No. 110  
 SIGN-IN SHEET

Name:	Address:	Telephone Number:
David Brent	4820 Welker Rd	969 3529
Dale Steid	4727 8th Con Rd.	969-5180
Mario Valenti	1355 Langlais	254-4444
Eddie Azar	3555 North Service Rd E	948-9189
Anna Godo	City of Windsor	255-6350
FAHD MIKHAEL	CITY OF WINDSOR	255-6350
TED & ARENE URE	5680 BASELINE Rd	735-6726
GEORGE POPMARKOV	2971 Stillmeadow Rd	735-7879
Wadah AL-Yassiri	City of Windsor	255-6351
Tom Munn	City of Windsor	255 6351
Angela Lerna	4585 Ray Rd	966-8567
BRIAN HILLMAN	Town of Tecumseh	735-2184
MOSE BAILLARGEON	Town of Tecumseh	735 9551

THE CORPORATION OF THE CITY OF WINDSOR  
 ANNEXED LANDS SANITARY SEWER SERVICING STUDY  
 CLASS ENVIRONMENTAL ASSESSMENT

Public Open House No.2

June 23, 2005, 4:00 p.m. to 7:00 p.m.

Windsor Christian Fellowship - Room No. 110  
 SIGN-IN SHEET

Name:	Address:	Telephone Number:
Michael M Baillargeon	2475 Banwell Rd RR2 Tec.	735 9754
Alex Taylor	4995 Roy Road	969-9454
Gwen Gauthier	5025 Roy Road	969-9532
SHAWN O'KEEFE	CONCESSION 9	796-9252
Michael Sweet	Cove. 9	979-9977
RAY LINDIS	4020 BASELINE	966-6855
MICHAEL MASTROMANO	355 GARY AVE. LAMBLE	734-0544
Gino Dupuis	4865 RAY RD	961-9489
Valerie St. Geris	City of Windsor	255-6351
JANE LUK-UNGKO	"	"

THE CORPORATION OF THE CITY OF WINDSOR  
CLASS ENVIRONMENTAL ASSESSMENT

SANITARY SEWER SERVICING STUDY  
FOR LANDS ANNEXED FROM THE TOWN OF TECUMSEH  
PUBLIC OPEN HOUSE NO.2

Windsor Christian Fellowship, Room No. 110  
Thursday June 23, 2005

COMMENT FORM

You are invited to give comment or express your concerns about the Sanitary Sewer Service Plans for the Annexed Lands in the City of Windsor. As part of the Municipal Class Environmental Assessment (EA) this Public Open House No.2 identifies a Preferred Alternative to the number of options available for servicing the Annexed Lands.

Please complete and leave this form today (or later by mail or fax) so that your opinions and concerns on this project can be considered. All comments are to be received by July 7, 2005 to:

Ms. Anna Godo, P.Eng.  
City of Windsor  
350 City Hall Square West  
Windsor, Ontario  
P.O. Box 1607 N9A 6S1  
Tel: (519) 255-6350 ext. 6508  
Fax: (519) 255-9847  
agodo@city.windsor.on.ca

Mr. Don Joudrey, P.Eng.  
Stantec Consulting Ltd.  
3260 Devon Drive  
Windsor, Ontario  
N8X 4L4  
Tel: (519) 966-2250  
Fax: (519) 966-5523  
djoudrey@stantec.com

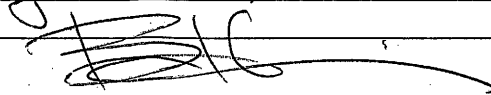
Mr. Phil Bartnik, E.I.T.  
Stantec Consulting Ltd.  
3260 Devon Drive  
Windsor, Ontario  
N8X 4L4  
Tel: (519) 966-2250  
Fax: (519) 966-5523  
pbartnik@stantec.com

COMMENTS OR CONCERNS:

Could copies of the display boards  
be provided to Town of  
Tecumseh electronically.

Thank you.

(Use reverse side or additional sheets for additional comments if needed)

Name: Brian Hillman  
Address: \_\_\_\_\_  
Telephone / Fax: 735-2184 /  
E-mail: bhillman@tecumseh.ca  
Affiliation or Group (If Any): Town of Tecumseh  
Date: June 23, 2005  
Signature: 

THE CORPORATION OF THE CITY OF WINDSOR  
CLASS ENVIRONMENTAL ASSESSMENT

SANITARY SEWER SERVICING STUDY  
FOR LANDS ANNEXED FROM THE TOWN OF TECUMSEH  
PUBLIC OPEN HOUSE NO.2

Windsor Christian Fellowship, Room No. 110  
Thursday June 23, 2005

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City of Windsor  
350 City Hall Square West  
Windsor, Ontario  
P.O. Box 1607 N9A 6S1  
Tel: (519) 255-6350 ext. 6508  
Fax: (519) 255-9847  
agodo@city.windsor.on.ca

Mr. Don Joudrey, P.Eng.  
Stantec Consulting Ltd.  
3260 Devon Drive  
Windsor, Ontario  
N8X 4L4  
Tel: (519) 966-2250  
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Mr. Phil Bartnik, E.I.T.  
Stantec Consulting Ltd.  
3260 Devon Drive  
Windsor, Ontario  
N8X 4L4  
Tel: (519) 966-2250  
Fax: (519) 966-5523  
pbartnik@stantec.com

COMMENTS OR CONCERNS:

Option 4 best  
for all tax payors

(Use reverse side or additional sheets for additional comments if needed)

Name:  
Address:  
Telephone / Fax:  
E-mail:  
Affiliation or Group (If Any):  
Date:  
Signature:

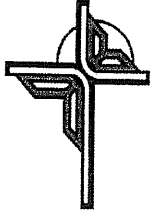
Baillargeon  
2551 Banwell Rd (3)  
735-9551

June 23 / 05

Maire Baillargeon

00648-103

PUBLIC RESPONSE



**Windsor-Essex Catholic District School Board**

1325 California Ave, Windsor, Ontario N9B 3Y6  
Tel: (519) 253-2481 Fax: (519) 253-8397

**Michael B. Moher, Director of Education**      **John Macri, Chairperson**

June 28, 2005

**RECEIVED**

JUN 29 2005

**STANTEC CONSULTING LTD.**  
*Consulting Engineers*

Mr. D. Joudrey, P. Eng.  
Project Manager  
Stantec Consulting Ltd.  
3260 Devon Drive  
Windsor, ON N9X 4L4

Dear Mr. Joudrey

**Re: Annexed Lands – Sanitary Sewer Service Class Environmental Assessment  
City of Windsor**

Thank you for your letter of June 9<sup>th</sup> regarding the above noted matter. The Windsor-Essex Catholic District School Board at this time does not have any concerns with the Environmental Assessment of this area. The Windsor-Essex Catholic District School Board does not operate a school within the designated acreage.

If any of the lands through this process are converted to residential zoning the school board has be duly notified.

Yours truly,

Peter S. Marchini  
Superintendent of Business

Psm/tm

**Bartnik, Phil**

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**From:** Bartnik, Phil  
**Sent:** Monday, July 04, 2005 9:38 AM  
**To:** 'gdeguire@ford.com'  
**Cc:** Joudrey, Don; Anna Godo (E-mail)  
**Subject:** RE: Annexed Land Info

Mr. Gil DeGuire,

In compliance with the Municipal Class Environmental Assessment a Public Open House was held on Thursday June 23, 2005 outlining a number of options, the preferred option, and to receive input and comments.

A total of 17 people attended the meeting to view the displays of study information, while representatives from the City of Windsor and Stantec Consulting were present to discuss issues and address concerns. Comment Sheets were distributed at the entrance to the public meeting and people were encouraged to voice their opinions. A total of two (2) comment sheets were submitted during the public meeting. The public has until July 7, 2005 to submit any additional comments they may have.

The Options for servicing the Annexed Lands included:

**Option 1 - Do Nothing** -- This option is required to be documented during the planning process along with any other alternative solutions that were examined. This option may be implemented at any time during the design process prior to the commencement of construction. A decision to "Do Nothing" would typically be made when the costs of all other options, both financial and environmental, significantly outweigh the benefits.

**Option 2 - Lou Romano Water Reclamation Plant** -- This option would have a sanitary sewer trunk run from the Annexed Lands to the LRWRP in the west end of Windsor along the E.C. Row Expressway. Development could begin in the SW corner of the Annexed Lands and proceed NE. The estimated cost = \$168 million (\$138 million in sewer costs, and \$30 million in plant expansion costs).

**Option 3 - Construction of a New Plant within the Annexed Area** -- Development cannot proceed until the new plant is built and operational. At that time development can occur as the sanitary sewers are constructed outward from the plant. The estimated cost = \$138.4 million (\$26.4 million in sewer costs, and \$112 million in plant costs).

**Option 4 - Little River Pollution Control Plant (RECOMMENDED ALTERNATIVE)** -- This option would have a sanitary sewer trunk run from the Annexed Lands to the LRPCP along Banwell Road and Tecumseh Road East. Development could begin in the NE corner of the Annexed Lands and proceed SW. The estimated cost = \$112.5 million (\$44.7 million in sewer costs, and \$67.8 million in plant expansion costs). The City of Windsor is aiming to begin construction on the first couple of phases within the next year to year and a half.

If you have any comments or concerns, or would like to obtain a CD copy of the displays shown at the public meeting (in a PDF format), please feel free to contact me.

**Phil Bartnik, E.I.T.**  
Project Engineer  
Stantec Consulting Ltd.  
Ph: (519) 966-2250  
Fx: (519) 966-5523  
[pbartnik@stantec.com](mailto:pbartnik@stantec.com)  
[www.stantec.com](http://www.stantec.com)



-----Original Message-----

**From:** Joudrey, Don  
**Sent:** Sunday, July 03, 2005 2:36 PM  
**To:** Bartnik, Phil  
**Subject:** FW: Annexed Land Info

Phil

See below. Call and see if you can answer his questions.

Don

-----Original Message-----

**From:** DeGuire, Gil (G.J.) [mailto:gdeguire@ford.com]  
**Sent:** Thursday, June 30, 2005 10:05 PM  
**To:** Joudrey, Don  
**Cc:** DeGuire, Gil (G.J.)  
**Subject:** Annexed Land Info

Good Day, Mr. Don Joudrey

My name is Gil DeGuire, and reside on Ray Rd. The annexed land by the Airport.  
There was an Open House on Thurs June 23, 2005 with regards to Sanitary Sewer Service.  
Unfortunately, I was out of town that day, and missed the meeting.  
My question is: What were the results of that Open House ??

Is there a WEB site available with, minutes of the meeting and proposed layouts of the area.?

I will be available to call you during the day, next week.  
What is a preferred time for me to call?

Thanks,  
Gil DeGuire  
972-6328

**Stantec Consulting Ltd.**

3260 Devon Drive

Windsor ON N8X 4L4

Tel: (519) 966-2250 Fax: (519) 966-5523

stantec.com



**Stantec**

June 24, 2005

File: 65600648

Town of Tecumseh  
917 Lesperance Road  
Tecumseh, Ontario  
N8N 1W9

**Attention: Mr. Brian Hillman**

Dear: Mr. Hillman

**Reference: Sanitary Sewer Servicing Study for Lands Annexed from the Town of Tecumseh  
Class Environmental Assessment  
City of Windsor**

We would like to thank you for attending our Public Open House for the above noted project on June 23, 2005. As requested, we have enclosed the displays from this meeting as a PDF document.

Should you have any questions or require additional information, please feel free to contact the undersigned.

Sincerely,

**STANTEC CONSULTING LTD.**



Phil Bartnik, E.I.T.

Project Engineer

Tel: (519) 966-2250

Fax: (519) 966-5523

pbartnik@stantec.com

Attachment: Display Boards – CD copy

c. Anna Godo – City of Windsor

Stantec Consulting Ltd.  
3260 Devon Drive  
Windsor ON N8X 4L4  
Tel: (519) 966-2250 Fax: (519) 966-5523  
stantec.com



**Stantec**

June 24, 2005  
File: 65600648

Mr. George Popmarkov  
2971 Stillmeadow  
Windsor, Ontario  
N8R 1N2

Dear: Mr. Popmarkov

**Reference: Sanitary Sewer Servicing Study for Lands Annexed from the Town of Tecumseh  
Class Environmental Assessment  
City of Windsor**

We would like to thank you for attending our Public Open House for the above noted project on June 23, 2005. As requested, we have enclosed the displays with this letter for your further review, as well as a Comment Sheet. Please note that any comments or concerns should be submitted by July 7, 2005.

Should you have any questions or require additional information, please feel free to contact the undersigned.

Sincerely,

**STANTEC CONSULTING LTD.**



Phil Bartnik, E.I.T.  
Project Engineer  
Tel: (519) 966-2250  
Fax: (519) 966-5523  
pbartnik@stantec.com

Attachment: Comment Sheet  
Option 4 (Preferred Option): Little River Pollution Control Plant  
Preferred Option – Phases: Little River Pollution Control Plant

c. Anna Godo – City of Windsor