



# SOIL & MATERIALS ENGINEERING INC.

## CONSULTING ENGINEERS

**Issued:** September 9, 2024

**Job No.** 24E074

**Issued To:** Homelife Realty  
3050 Jefferson Boulevard,  
Windsor, ON N8T 3G9

**Attention:** Manni Japra  
[mannijapra@hotmail.com](mailto:mannijapra@hotmail.com)

**Re:** Waste Disposal Letter for Property Located at 3161 Jefferson Boulevard, Windsor,  
Ontario

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Dear Mr. Japra,

Soil and Materials Engineering Inc. (SME) is pleased to provide this letter as it serves to address the property located at 3161 Jefferson Boulevard, Windsor, Ontario, hereinafter referred to as the “site”, and potential impacts from waste disposal sites located within a 500-meter radius of the site. Please note that this Waste Disposal Site Letter does not quantify the chemical or physical quality of the site.

Upon reviewing the Waste Disposal Site Inventory, SME identified a waste disposal site situated 140 meters east of the site (3161 Jefferson Boulevard). This waste disposal site consists of the Ford Motor Co. Essex Engine Plant located at 3223 Lauzon Parkway. This property was recorded as a waste disposal site until December 31, 1979. This letter was requested by the City of Windsor to the client, Homelife Realty, to determine risk associated with intended future developments at the site in relation to Waste Disposal Sites within 500 meters of the site to satisfy the requirements of the “Windsor Official Plan” Volume I, Chapter 5, subsection 5.4.9.

Considering the geological and physical characteristics of the Windsor-Essex region, it is pertinent to note the following observations from SME:

- The region is characterized by clay-rich soils, which exhibit low permeability and can impede or slow the movement of contaminants. This reduces the risk of contaminants reaching groundwater or adjacent properties.

- Should contaminants migrate into groundwater or drainage systems, the anticipated direction of groundwater flow would be directed east towards the Little River which redirects flow north until discharging into the Detroit River. As such, any contaminants which may be present at 3223 Lauzon Parkway would be redirected away from the site and towards the Little River drainage system.
- Additionally, man-made features such as utility trenches may serve as barriers between the site and the waste disposal site.

Furthermore, the Ford Motor Co. Essex Engine Plant was classified as “NP,” indicating no potential impact to human health or the environment. Despite less stringent regulations at the time of the publication of the Waste Disposal Site Inventory, SME concludes that due to inferred direction of groundwater flow, regional geology, distance of the waste disposal property from the site and underground utilities there is very low probability of adverse environmental impact to the site at 3161 Jefferson Boulevard arising from the Ford Motor Co. Essex Engine Plant waste disposal site.

Should you have any further questions or require additional information, please do not hesitate to contact us.

**Sincerely,**

**Soil & Materials Engineering Inc.**



Prepared by: T. Page B.A.Sc.  
Engineer-In-Training



Reviewed by: T. Hooley B.Sc. (Env)  
Environmental Scientist





Final Review by: T. O'Dwyer, P.Eng.  
Consulting Engineer





**Legend**

-  Site
-  Municipal Drains

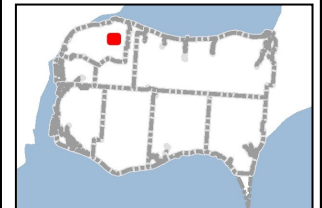


Soil & Materials Engineering Inc.  
2000 Legacy Park Drive  
Windsor, Ontario, N8W 5S6  
T: (510) 966-8863 F: (519) 966-8870

**Project:** Phase I ESA  
**Location:**  
**Job Number:** 23E0  
**Client:**

**Notes:**

**Title:** Site Map





**Legend**

- Site
- Waste Disposal Site
- Study Area
- Municipal Drains



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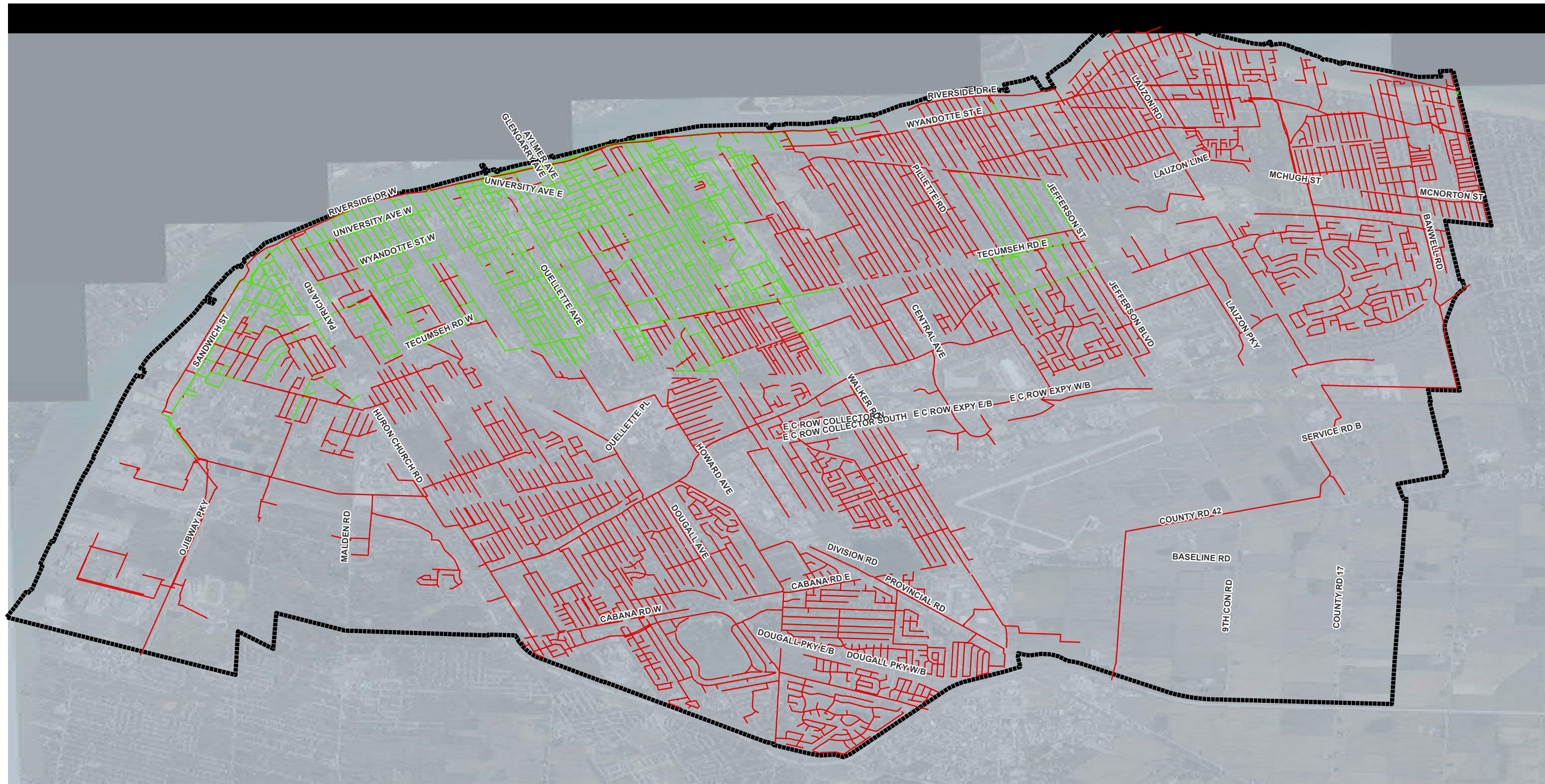
**Notes:**

Image depicts waste disposal sites located within the 500 meter radius study area.

**Title:** Study Area

# APPENDIX A

Utility Maps






**CITY OF WINDSOR**  
SEWER AND COASTAL FLOOD  
PROTECTION MASTER PLAN

**City of Windsor Sewer System -  
Sanitary Sewers**

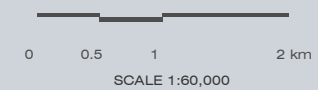
Figure 1-5



-  STUDY AREA
-  COMBINED SEWER
-  SANITARY SEWER



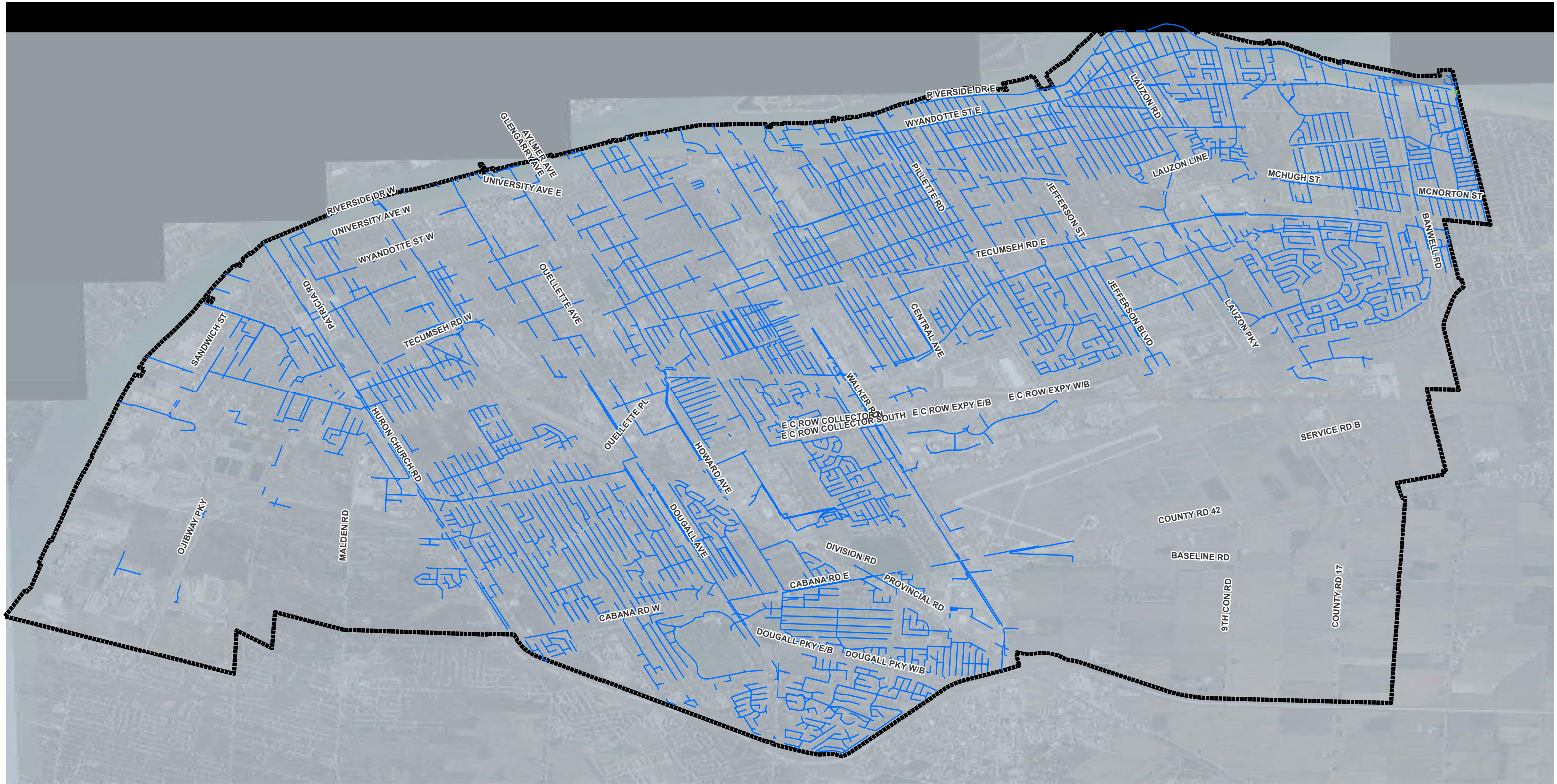
MAP CREATED BY: IDW  
MAP CHECKED BY: LMH  
MAP PROJECTION: NAD 1983 UTM Zone 17N



DUAL MANHOLE AREA

PROJECT: 17-6638 COMBINED SEWER AREA  
STATUS: FINAL

DATE: 10/22/20





**CITY OF WINDSOR**  
SEWER AND COASTAL FLOOD  
PROTECTION MASTER PLAN

**City of Windsor Sewer System -  
Storm Sewers**

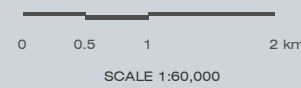
Figure 1-5



-  STUDY AREA
-  STORM SEWER



MAP CREATED BY: IDW  
MAP CHECKED BY: LMH  
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DUAL MANHOLE AREA

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