

October 9, 2019

Corporation of the Town of Tecumseh
917 Lesperance Road
Tecumseh, ON
N8N 1W9

Attention: Mr. Phil Bartnik, P.Eng.,
Director Public Works & Environmental Services

Sylvestre Drive Sanitary Sewer Extension
Class Environmental Assessment

The Notice of Completion for the Sylvestre Drive Sanitary Sewer Extension was advertised on August 2, 2019 and August 9, 2019, which provided for a 30 day public and agency review period that ended on September 1, 2019.

The following summarizes the comments that were received:

1. On August 16, 2019, a representative of James Sylvestre Developments Ltd. Requested a meeting to review specific aspects of the Sylvestre Drive Environmental Assessment documentation. A written list of questions were received and a meeting was held with the property owners to discuss their questions.

We have attached copies of the correspondence from the public, as well as the responses confirming how these comments were addressed.

Accordingly, the Sylvestre Drive Sanitary Sewer Extension Class Environmental Assessment, is considered approved under the Municipal Class EA process and may proceed to detailed design and implementation.

We recommend that this letter and attachments be kept on file with the Environmental Assessment Report for future reference.

Sincerely,

DILLON CONSULTING LIMITED



Andrea Winter, P.Eng.
Project Coordinator

ACW:ldm

Enclosures

cc: Flavio Forest, P.Eng., Project Manager - Dillon Consulting Limited
John Henderson, P.Eng. - Town of Tecumseh

Our file: 17-6843



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Dillon Consulting
Limited

August 19, 2019

James Sylvestre Developments Ltd.
1865 Manning Road
Tecumseh, Ontario
N8N 2L9
(519) 735-6606

Sent via Email
John Henderson

RE: Sylvestre Drive Sanitary Sewer Extension – Class EA June 2019

Study Questions:

1. Deadline to comment/for Part II Orders is Friday Aug 30, 2019 as Sept 01, 2019 is Sunday which is followed by a holiday on Monday (Sept 02 is Labour Day). Is there an opportunity for an extension to engage in discussion if necessary?
2. Can you please confirm if an alternative was considered to service some or all of the properties fronting Manning Road from the existing sanitary stub at the east limit of Jamsyl Drive?

I don't see either of these options documented in the report. I note that the preferred alternative includes a pump station. Possibly an alternative could have optimized gravity flow down the Sylvestre Drive extension & picked-up the balance from Jamsyl Drive either with or without a pump station?

3. Section 4.0 p10 states:
"A private property easement is required to accommodate the sanitary sewer extension along Manning Road due to constraints in the existing right of way. The proposed easement would be located adjacent to existing easements that are in place for the watermain and gas infrastructure."
 - a. What are the constraints? They are not documented – rather stated as a given.
 - b. There is no reference to the County Road 19 (Manning Road) and County Road 22 Environmental Study. There are property acquisitions required from that road widening project and based on the images in the report – they appear significant.

Can you please identify how this easement ties in with the other study and what the line-type is illustrating? The legend is unclear and the 3m easement appears to be setback from the existing property line. Please see the images below.

- c. It would be ideal if there wasn't an additional impact to the properties and it ends up in the County ROW which is very wide. Is the EASEMENT proposed to become part of the future right-of-way within the CR19 & CR22 EA?
- d. Has the County of Essex commented on including the sanitary in the proposed right-of-way?
- e. There is no reference for compensation value for the easement? How does this get resolved?
- f. How will the sewer be paid for?
- g. The Evaluation Table only considers the impact to private property owners regarding the impact on Archaeological, Built Heritage & Cultural Heritage and with respect to minimizing the amount of work on private property containing a comparison of "length of private property easement". No review of trees/landscape, loss of property depth, square area of impacted property, alternatives for placement of the easement? Alternatives for the sanitary within the roadway...
- h. An alternative that does not include servicing existing development fronting Manning Road was not considered. Or similarly - a phased approach in the event the sewer would be required by future intensification on those lands. Are these options?
- i. The Study states that "The project also includes the reconstruction of Sylvestre Drive between Manning Road and Jamsyl Drive and local storm drainage improvements..."

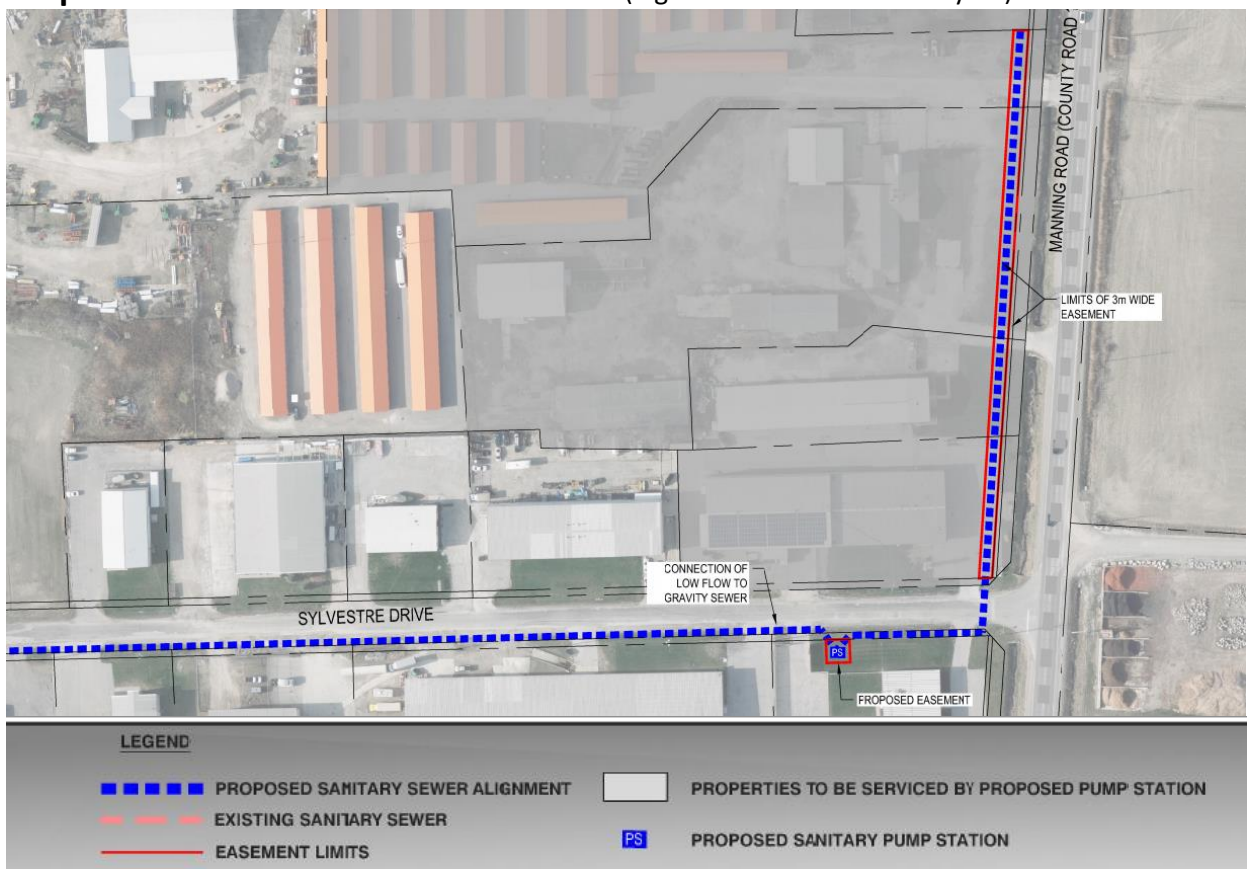
Will this include an upgrade to an urban cross-section as is existing on Jamsyl Drive? What was envisioned by the "local storm drainage improvements"? The Cost spreadsheet does not appear to account for curb and gutter or enclosing the roadside drainage.

If not – can these works be included as part of the road works?

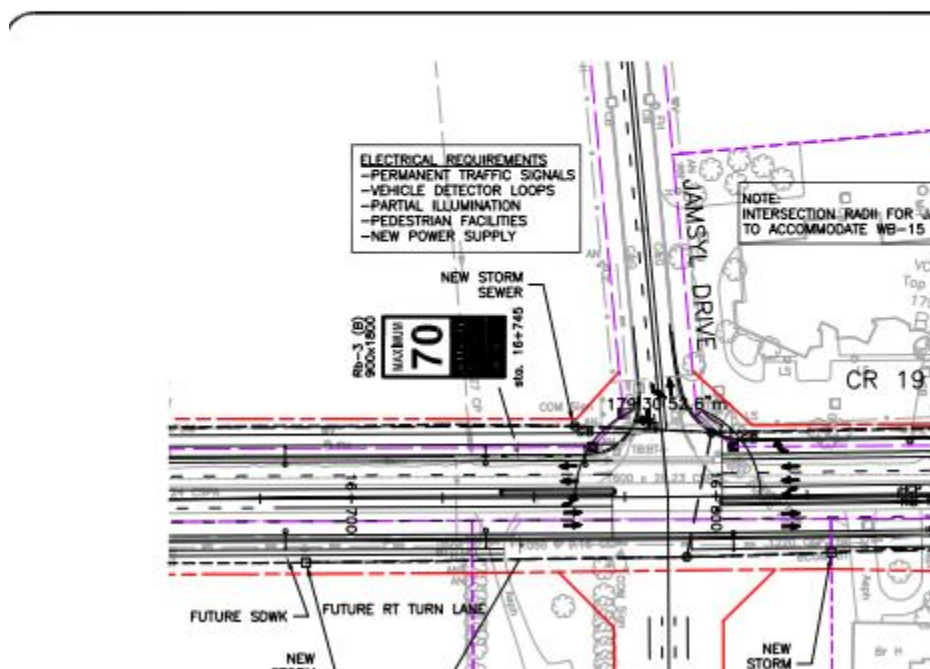
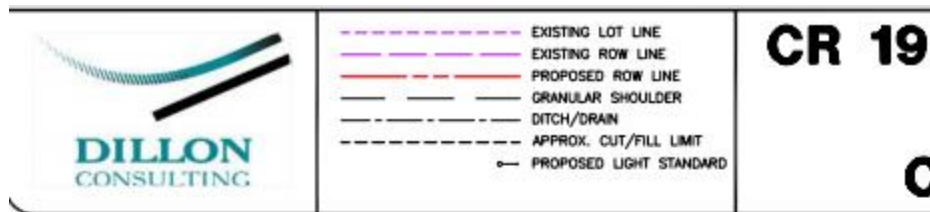
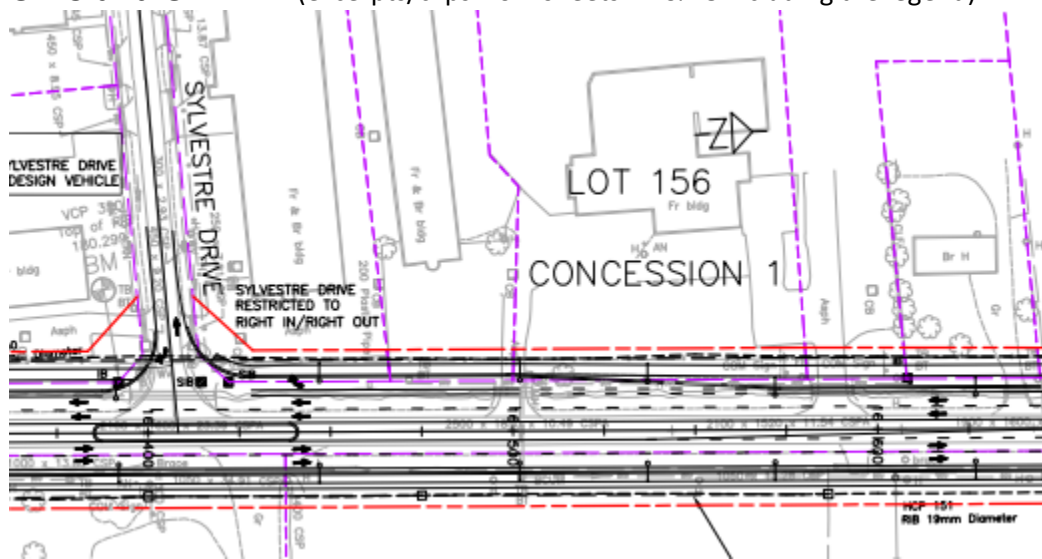
Existing Property Lines:



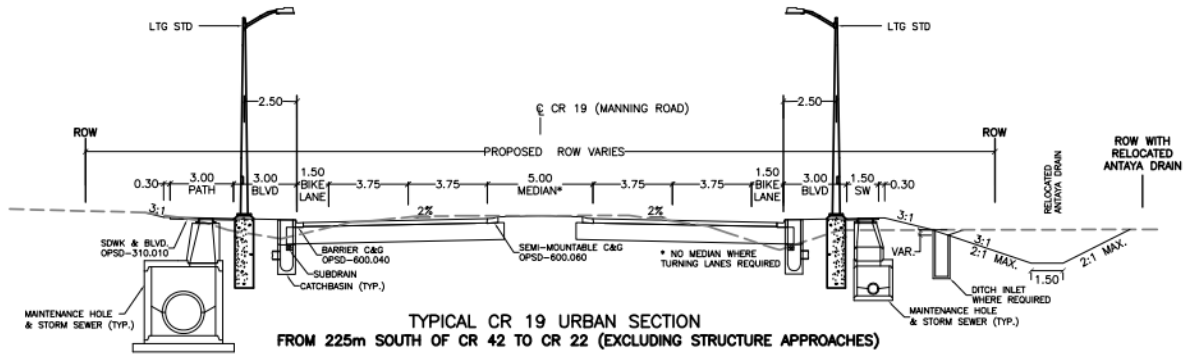
Proposed Easement with undisclosed setback (Fig. 6 from current Sanitary EA):



CR19 and CR22 EA (excerpts/clips from sheets 17 & 18 including the legend):



Proposed Cross-section CR19 & 22 EA (excerpt/clip Sheet 38):



August 26, 2019

Submitted via email and hard copy mailed

James Sylvestre Developments Ltd.
1865 Manning Road
Tecumseh, ON N8N 2L9

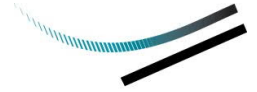
Responses to Sylvestre Drive Sanitary Sewer Extension
Class EA questions submitted August 19, 2019

As discussed through a meeting held at the Town of Tecumseh on August 19, 2019 the following are responses to questions raised with respect to the Sylvestre Drive Sanitary Sewer Extension – Class EA document.

- Q1 Deadline to comment/for Part II Orders is Friday Aug 30, 2019 as Sept 01, 2019 is Sunday which is followed by a holiday on Monday (Sept 02 is Labour Day). Is there an opportunity for an extension to engage in discussion if necessary?
- Dillon advised that the deadline for the comments was set as September 1, 2019 as per the available newspaper publication dates. The first publication was placed on August 2, 2019. Weekend days are permissible for the 30 day review period, however statutory holidays are not. Therefore the date was extended by one day to account for Civic Holiday which occurred on August 5, 2019.
 - No changes to these dates are recommended at this time.
- Q2 Can you please confirm if an alternative was considered to service some or all of the properties fronting Manning Road from the existing sanitary stub at the east limit of Jamsyl Drive?
- During the development of the EA, Dillon reviewed the alternative options related to servicing the properties fronting Manning Road from the existing sewer on Jamsyl Drive. The existing sewer located on Jamsyl is on the north side of the street. On the south side of the street extending to Manning Road is an existing 36" storm sewer. Although the storm sewer is vertically placed above the existing sanitary sewer there is minimal separation. Primary reasons for not carrying this alternative forward within the EA included:
 - Lack of vertical separation available between the existing storm sewer and proposed sanitary sewer.
 - An additional 80 m of sanitary main would be required to be placed on Manning Road in comparison to the available alternative routes to access the Manning Road properties.
 - It was expected that a pump station may be required for this option due to the grades available.



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Q3 Section 4.0 p10 states:

"A private property easement is required to accommodate the sanitary sewer extension along Manning Road due to constraints in the existing right of way. The proposed easement would be located adjacent to existing easements that are in place for the watermain and gas infrastructure."

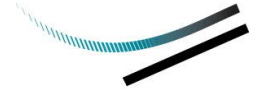
- a. What are the constraints? They are not documented – rather stated as a given.
 - Within the EA Document on page R-7, the cross section for Manning Road outlines that the existing watermain and gas easements are located directly beside the East Townline Drain. The proposed easement is immediately adjacent to these as the available property between the existing easements and existing Manning Road property septic beds was expected to be minimal and thus the easement has been placed as close to Manning Road as possible.
- b. There is no reference to the County Road 19 (Manning Road) and County Road 22 Environmental Study. There are property acquisitions required from the road widening project and based on the images in the report – they appear significant.

Can you please identify how this easement ties in with the other study and what the line-type is illustrating? The legend is unclear and the 3m easement appears to be setback from the existing property line. Please see the images below.

- Through review of the County Road 19 preliminary design drawings in comparison to the proposed easement within this EA, the proposed easement would be located partially within the future ROW line. The future ROW limit is 8.6 m from the existing ROW line. The extent of the easement would be approximately 0.4 m beyond this proposed ROW.
- c. It would be ideal if there wasn't an additional impact to the properties and it ends up in the County ROW which is very wide. Is the EASEMENT proposed to become part of the future right-of-way within the CR19 & CR22 EA.
- To date this has not been discussed with the County of Essex. The Town agreed to discuss this with the County. However, this may be difficult as the County has not started the detailed design process for this phase of Manning Road.



- d. Has the County of Essex commented on including the sanitary in the proposed right-of-way?
 - The County of Essex has not commented with respect to including the sanitary within the proposed future right-of-way. It was agreed that further discussion could occur with the County.
- e. There is no reference for compensation value for the easement? How does this get resolved?
 - Within the EA process the compensation value for the easement is not discussed. The Town of Tecumseh would discuss the compensation value for the easement with the property owners at a future date following the EA process, which may also require obtaining a formal land appraisal. Property values and factors related to the easement compensation vary.
- f. How will the sewer be paid for?
 - The Municipal Class EA process does not require how the project will be funded. This will be a decision of Council once the project moves into Phase 5 (implementation). It has been the Town's past practice and policy for cost recovery of infrastructure when expanding the service area (for water and wastewater).
- g. The Evaluation Table only considers impact to private property owners regarding the impact on Archaeological, Built Heritage & Cultural Heritage with respect to minimizing the amount of work on private property containing a comparison of "length of private property easement". No review of trees / landscape, loss of property depth, square area of impacted property, alternatives for placement of the easement? Alternatives for the sanitary within the roadway...
 - The alternatives presented identified options did not identify landscape or tree aspects to consider specifically as a Species at Risk review was completed which did not identify constraints which would limit any of the options.
 - Placement of sanitary sewer within Manning Road was not outlined as an option due to the depth required to cross the existing East Townline Drain, and to fully reconstruct Manning Road itself was much more substantial than local servicing through an easement.



- h. An alternative that does not include servicing existing development fronting Manning Road was not considered. Or similarly – a phased approach in the event the sewer would be required by future intensification on those lands. Are those options?
- The alternative of not servicing the existing development fronting Manning Road was not considered as it is not consistent with the Town's Water & Wastewater Master Plan, the Provincial Policy Statement, the County of Essex's Official Plan, and the Town's Official Plan to provide full municipal services to those properties located within the designated Settlement Areas.
 - The project was initiated as it was identified that properties within the settlement area were currently serviced by on-site septic. A phased approach has not been considered to date as all properties would be in similar conflict with the existing provincial policy documents.
 - The Town agreed to discuss the timing of the Manning Road Development within this area to consider whether or not phasing for the Manning Road properties to be serviced can be scheduled for that project timing.
 - Discussion occurred related to the potential to complete the servicing for those properties on Sylvestre separate than that on Manning Road. This is an option from a design perspective, however timing will be a factor for this to be approved.
- i. The Study states that "The project also includes the reconstruction of Sylvestre Drive between Manning Road and Jamsyl Drive and local storm drainage improvements..."

Will this include an upgrade to an urban cross-section as is existing on Jamsyl Drive? What was envisioned by the "local storm drainage improvements"? The Cost spreadsheet does not appear to account for curb and gutter or enclosing the roadside drainage.

If not- can these works be included as part of the road works?

- The project as designed to date included local storm drainage improvements which were considered to be catch basin or culvert replacements in direct conflict with the proposed sanitary sewer.
- The project to date has not included full design of an urban cross section for this portion of road and is not directly linked to the EA aspect of this project for sanitary servicing.



- The Town will review this request and consider moving forward with an urban section, or whether to retain the existing cross section.
- Due to the intention for local improvements only, it is agreed that curb and gutter and enclosing the roadside drainage were not considered within the cost spreadsheet within the EA.

In addition to the questions submitted prior to the meeting and related discussion notes presented herein the following additional aspects of the project were discussed.

How would the calculation for stormwater release rates be completed for these properties if they were to develop in the future?

- The Town is able to provide information related to assumptions included within the Master Drainage Study for the area. This information can be used for calculations related to outlet in the future.

Sincerely,

DILLON CONSULTING LIMITED

Andrea Winter, P.Eng
Project Co-ordinator

ACW:sll

cc: Flavio Forest, P.Eng. Project Manager Dillon Consulting Limited
John Henderson, P.Eng. – Town of Tecumseh
Phil Bartnik, P.Eng. – Town of Tecumseh
Jim Sylvestre – James Sylvestre Developments Ltd
Jeff Sylvestre – James Sylvestre Developments Ltd
Josette Eugeni P.Eng. – James Sylvestre Developments Ltd

Our file: 17-6843



Winter, Andrea <awinter@dillon.ca>

RE: Class EA Questions & Responses to Sylvestre Drive Sanitary Sewer Extension / Class EA Questions & Responses to Storm Drainage Master Plan

1 message

josette@jseltd.ca <josette@jseltd.ca>

Thu, Aug 29, 2019 at 5:04 PM

To: "Langlois, Ryan" <rlanglois@dillon.ca>, Flavio Forest <fforest@dillon.ca>, Andrea Winter <awinter@dillon.ca>

Cc: jhenderson@tecumseh.ca, Phil Bartnik <pbartnik@tecumseh.ca>, Sabrina Stanlake-Wong <sstanlake@dillon.ca>, 176843 <176843@dillon.ca>, jg44inc@gmail.com, Jeff@jseltd.ca, "Libbrecht, Stacey" <slibbrecht@dillon.ca>

Thank you Stacey for sending these minutes of meeting & thank you Andrea for getting these minutes together before your planned vacation. We really appreciate the timeliness of the minutes given the EA response period end date.

I would like to request one amendment to the minutes to reflect the information shared. Within the last 3 years, Jeff had been denied a request for a sanitary connection from Jamsyl Drive to [1855 Manning Road](#) within an easement which resulted in an investment of approximately \$50,000 for a sanitary bed and tank. This system was constructed with additional capacity to allow for some intensification/redevelopment on the property based on the recent denial. This additional justification will be important for those ultimately considering the request that the properties fronting Manning be either excluded from the Sanitary Sewer Extension or phased-in at some future time. Timing considerations for phasing could include either when the private systems are no longer functioning or the County of Essex undertakes the road reconstruction project fronting these properties.

Hi Flavio & Ryan

Thank you also for the discussions regarding the Storm Drainage Master Plan Study. Can you please advise when you will be providing the minutes from the meeting of the same date regarding this EA – (the deadline to comment on this study was the same date as the meeting)? The root of the questions discussed were provided in advance of the meeting and are copied herein. I understood from the meeting that you would be able to provide the responses to these in a quantified form after the meeting.

From: josette@jseltd.ca <josette@jseltd.ca>**Sent:** August 17, 2019 4:30 PM**To:** 'John Henderson' <jhenderson@tecumseh.ca>; 'Jeff Sylvestre' <Jeff@jseltd.ca>; 'Jim Sylvestre' <jg44inc@gmail.com>**Cc:** 'Phil Bartnik' <pbartnik@tecumseh.ca>; 'Andrea Winter' <awinter@dillon.ca>; 'Forest, Flavio' <fforest@dillon.ca>; 'Langlois, Ryan' <rlanglois@dillon.ca>**Subject:** RE: Sylvestre Drive Sanitary EA

Thanks John

The root questions I have about the Storm Drainage Master Plan relate to model information regarding the Manning Road Secondary Plan Area. Please identify the assumptions regarding the Stormwater flows for the original Manning Road Secondary Plan EA AND for the current Storm Drainage Master Plan as follows:

1. flow for the Baillargeon Drain

- a. is there an assumption for the Baillargeon Drain into the East Townline Drain if the Future Development has not occurred / separate assumption if it has moved forward?
2. flow rate allowed/assumed for the Manning Road Secondary Plan Area into the East Townline Drain
3. flow rate from the Baillargeon Drain Service Area into the Manning Road Secondary Plan Area
 - a. include both Option 1 and Option 2 wrt the MP

Regards

Josette

It was our understanding that the minutes from both of these meetings would be appended in the individual EA studies so that they would be on record and form part of the final document to be used to inform the Detailed Design including consideration for the phased in approach for sanitary servicing of the properties fronting Manning and for considering the request to allocate the capacity for the existing stormwater outflow for the Baillargeon Drain at the pump station to the current restriction for the Manning Road Secondary Plan Area.

Thank you once again to John and Phil for the timely arranging of this meeting and for your active participation.

Regards,

Josette

From: Libbrecht, Stacey <slibbrecht@dillon.ca>

Sent: August 26, 2019 1:24 PM

To: jg44inc@gmail.com; Jeff@jseltd.ca

Cc: Flavio Forest <fforest@dillon.ca>; jhenderson@tecumseh.ca; Phil Bartnik <pbartnik@tecumseh.ca>; josette@jseltd.ca; Sabrina Stanlake-Wong <ssstanlake@dillon.ca>; 176843 <176843@dillon.ca>

Subject: Class EA Questions & Responses to Sylvestre Drive Sanitary Sewer Extension

Please find attached Sylvestre Drive Sanitary Sewer Extension - Class EA questions & responses submitted August 19, 2019.

Thank you,



Platinum member

Stacey Libbrecht
Dillon Consulting Limited
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September 18, 2019

Submitted via email and hard copy mailed

James Sylvestre Developments Ltd.
1865 Manning Road
Tecumseh, ON N8N 2L9

Requested Amendment Sylvestre EA Meeting Notes dated August 26, 2019

Further to your email dated August 29, 2019 regarding the requested amendment to the minutes, the attached revised document has been prepared.

The noted changes are included within section Q3 section h, and are with respect to the sanitary connection for property 1855 Manning Road.

Should you have further requests with respect to this documentation, please do not hesitate to contact the Town of Tecumseh with respect to the project.

Sincerely,
DILLON CONSULTING LIMITED

Andrea Winter, P.Eng
Project Co-ordinator

ACW:sl

Attachment – Sylvestre EA Response (26August19) REVISED

cc: Flavio Forest, P.Eng. Project Manager Dillon Consulting Limited
John Henderson, P.Eng. – Town of Tecumseh
Phil Bartnik, P.Eng. – Town of Tecumseh
Jim Sylvestre – James Sylvestre Developments Ltd
Jeff Sylvestre – James Sylvestre Developments Ltd
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Our file: 17-6843

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August 26, 2019

AMENDED September 18, 2019

Submitted via email and hard copy mailed

James Sylvestre Developments Ltd.
1865 Manning Road
Tecumseh, ON N8N 2L9

Responses to Sylvestre Drive Sanitary Sewer Extension
Class EA questions submitted August 19, 2019

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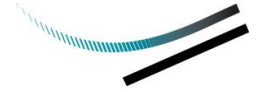
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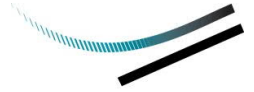
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 - The project was initiated as it was identified that properties within the settlement area were currently serviced by on-site septic. A phased approach has not been considered to date as all properties would be in similar conflict with the existing provincial policy documents.
 - The Town agreed to discuss the timing of the Manning Road Development within this area to consider whether or not phasing for the Manning Road properties to be serviced can be scheduled for that project timing.
 - Discussion occurred related to the potential to complete the servicing for those properties on Sylvestre separate than that on Manning Road. This is an option from a design perspective, however timing will be a factor for this to be approved.
 - The property owner for 1855 Manning Road iterated within the last three years they had been denied a request for a private sanitary connection from Jamsyl Drive within an easement over a separate property, which resulted in an investment of approximately \$50,000 for a sanitary bed and tank. The owner indicated that this system was constructed with additional capacity to allow for some intensification/redevelopment on the property.
 - The Town indicated that they were aware of the property owner's claim of the previous request, and the age of existing septic beds within the area. Similar concerns have been raised and addressed through previous projects of similar nature included throughout the Oldcastle Hamlet area. In those areas, servicing was provided where some properties had newer and some had older septic beds, however all properties were required to connect to full municipal services at the same time of their installation. Therefore all properties would be compliant with provincial policy documents for a designated settlement area.



- i. The Study states that "The project also includes the reconstruction of Sylvestre Drive between Manning Road and Jamsyl Drive and local storm drainage improvements..."

Will this include an upgrade to an urban cross-section as is existing on Jamsyl Drive? What was envisioned by the "local storm drainage improvements"? The Cost spreadsheet does not appear to account for curb and gutter or enclosing the roadside drainage.

If not- can these works be included as part of the road works?

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- The Town will review this request and consider moving forward with an urban section, or whether to retain the existing cross section.
- Due to the intention for local improvements only, it is agreed that curb and gutter and enclosing the roadside drainage were not considered within the cost spreadsheet within the EA.



In addition to the questions submitted prior to the meeting and related discussion notes presented herein the following additional aspects of the project were discussed.

How would the calculation for stormwater release rates be completed for these properties if they were to develop in the future?

- The Town is able to provide information related to assumptions included within the Master Drainage Study for the area. This information can be used for calculations related to outlet in the future.

Sincerely,
DILLON CONSULTING LIMITED

Andrea Winter, P.Eng
Project Co-ordinator

ACW:sl

cc: Flavio Forest, P.Eng. Project Manager Dillon Consulting Limited
John Henderson, P.Eng. – Town of Tecumseh
Phil Bartnik, P.Eng. – Town of Tecumseh
Jim Sylvestre – James Sylvestre Developments Ltd
Jeff Sylvestre – James Sylvestre Developments Ltd
Josette Eugeni P.Eng. – James Sylvestre Developments Ltd

Our file: 17-6843