



February 14, 2020

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

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

**RE: 2018 WATER AND WASTEWATER MASTER PLAN UPDATE
COMMENTS RECEIVED DURING 30-DAY APPEAL PERIOD**

Dear Mr. Bartnik:

The Notice of Completion for the above noted Study was published on January 9, 2020,, and the 30-day Appeal Period expired on February 8, 2020. During the Appeal Period, correspondence was received from two (2) agencies and one individual representing a local developer.

The following sections outline the comments received and the actions required to address the concerns raised.

AGENCY COMMENTS

Chippewas of the Thames First Nation (COTTFN)

A letter from the COTTFN was received on February 3, 2020. The letter confirmed that the COTTFN had no outstanding concerns with the Master Plan; however, the COTTFN identified that they must be notified of any planned Archaeological Investigation undertaken by the Town, and that they be given the opportunity to participate in the investigation.

As we discussed, CIMA+ has responded to this letter and advised the COTTFN that the Town commits to notifying the COTTFN of any planned archaeological investigation, and that an invitation to participate in the investigation would be provided. (See attached letter dated February 14, 2020)

Ministry of Heritage, Sports, Tourism, and Culture Industries (MHSTCI)

A letter dated February 7, 2020 was issued by MHSTCI commenting on the Master Plan. The MHSTCI indicated that archaeological and cultural heritage assessments need to be undertaken before the EA requirements for Schedule B Undertakings can be considered to be complete.

This requirement was understood at the time of writing the Master Plan document, though perhaps not well articulated in the document. Under the "Next Steps" section of the document, Site Selection studies will need to be completed for projects where land acquisition will be required (i.e. Project Nos. W-9, W-10, WW-15).



We had anticipated that the Town would proceed with the Site Selection process immediately in advance of proceeding with the design and construction of the facilities. Archaeological and Cultural Heritage Assessments would be undertaken at that time, along with geotechnical investigations to ensure that the preferred Site would be suitable for construction of the facilities. The Site Selection process would then be documented in an Addendum to the Master Plan.

We have prepared a response to the MHSTCI outlining the plans to address the outstanding studies, and to confirm the Town's commitment to undertake these additional studies. We have attached a copy of the letter for your information and file.

DEVELOPER COMMENTS

An email was received by the Town on February 7, 2020 from Josette Eugenie on behalf of a local developer. Ms. Eugenie raised three items of concern, as outlined below:

CR 42 Wastewater Projects

Ms. Eugenie raised concerns related to the planned County Road Improvements project, which will include a full reconstruction and widening of the roadway, as well as installation of a major storm sewer. The Project may have servicing issues that may impact servicing of parcels on the south side of CR 42.

While we fully understand the concerns being raised by Ms. Eugenie on behalf of the Developer, these are local servicing issues that should be dealt with directly through the Town's Planning and Engineering departments, in consultation with the County of Essex. Detailed design issues are not dealt with as part of the Master Planning process.

Maidstone Hamlet Servicing

Ms. Eugenie expressed concern related to the timing for the extension of servicing to Maidstone Hamlet (20+ years), and suggested that provision of a temporary wastewater treatment plant should be considered to advance the timing for development in the area.

The Town has invested significant resources to secure wastewater treatment capacity in the Windsor system. The Wastewater Servicing strategy was documented in the 2008 Master Plan where all wastewater flows were to be directed to the Windsor Treatment facilities, either the Little River PCP or the Lou Romano WRP. The 2018 Master Plan Update maintains this overall strategy, with only minor refinements to the overall strategy to reflect further studies that have been completed since 2008.

There is sufficient vacant developable land available within Tecumseh Hamlet to accommodate the planned growth in the Town for the next 20 years and, as such, it is not necessary to advance the timing of servicing to Maidstone Hamlet to accommodate growth. Accordingly, there is no reasonable justification to include the provision of a temporary WWTP within the Town's Wastewater Master Plan.



It should be noted that excluding the provision of temporary wastewater servicing from the Town's Master Plan does not preclude the local Developer's from pursuing this option as the Proponent of this facility. However, the Town should ensure that local residents or other Developers are not burdened with any additional costs as a result of permitting the Developer to proceed with a temporary servicing scheme.

Manning Road Secondary Plan Servicing

Ms. Eugenie noted that the proposed Watermain project Nos. W-2A and W-2B are identified as proceeding within the 1-5 year timeframe. She also noted that the County is proceeding with Intersection Improvements on County Road 22 at Manning Road, and noted that there would be an opportunity to coordinate the roadworks with the planned watermain extension.

We fully agree that the Town should pursue the opportunity to coordinate the watermain extension on Manning Road (Project W-2B) with the County's road work project. This opportunity was identified on the Project Data Sheet included in Appendix A-8.

Conclusion

Based on the correspondence received during the 30-day Appeal period, we believe that all concerns have been or will be addressed. As such, it is our opinion that the Town has addressed the requirements of the Environmental Assessment Act, and can proceed to implementation of the Works, subject to completion of the Site Selection Studies for Project Nos. W-9, W-10 and WW-15.

We trust the above is in order and is sufficient for your needs at this time. However, should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,

CIMA Canada Inc.

A handwritten signature in blue ink, appearing to read 'Stuart Winchester', is written over a light blue horizontal line.

Stuart Winchester, P.Eng.
Partner, Senior Director, Municipal Infrastructure
stuart.winchester@cima.ca

Encl.

cc: Sandra Rodriguez, CIMA+
Craig Newton, MECP



February 14, 2020

Chippewas of the Thames First Nation
320 Chippewa Road
Muncey, Ontario, N0L 1Y0

Attention: Ms. Fallon Burch, Consultation Coordinator

**RE: TOWN OF TECUMSEH
2018 WATER AND WASTEWATER MASTER PLAN UPDATE
NOTICE OF COMPLETION**

Dear Ms. Burch:

Thank you for your letter dated February 3, 2020. We have reviewed your comments and wish to offer the following additional information.

The majority of the Projects identified within the Master Plan are planned within existing road allowances or other lands previously disturbed for development. However, there are three (3) projects identified in the Master Plan where the final Site Selection has not yet been completed. Specifically, the final Site Selection has not been completed for Project Nos. W-9, W-10 and Project WW-15.

For each of these three Projects, three (3) Alternative Sites have been identified in the Master Plan document. It is anticipated that the Town will complete Site Selection studies to confirm the Preferred Site for Project Nos. W-9, W-10 and Project WW-15. As part of the Site Selection process for each Project, the Town will complete Archaeological Investigations on the potential Sites to help inform the decision on the Preferred Site.

The Town acknowledges your requirement to be notified of the proposed Investigations when they are about to proceed, and will ensure that an invitation to participate in the investigation will be extended to the COTTFFN.

February 14, 2020

Page 2 of 2



Should you have any questions, or require any additional information, please do not hesitate to contact the undersigned directly.

Sincerely,

CIMA Canada Inc.

A handwritten signature in blue ink, appearing to read 'Stuart Winchester', is written over the printed name.

Stuart Winchester, P.Eng.
Partner, Senior Director, Infrastructure
stuart.winchester@cima.ca

Encl.

cc: Phil Bartnik, Town of Tecumseh
Craig Newton, MECP



February 14, 2020

Ministry of Heritage, Sports, Tourism and Culture Industries
Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, Ontario, M7A 0A7

Attention: Mr. Dan Minkin, Heritage Planner

**RE: TOWN OF TECUMSEH
2018 WATER AND WASTEWATER MASTER PLAN UPDATE
NOTICE OF COMPLETION
MHSTCI FILE NO. 0004569**

Dear Mr. Minkin:

Thank you for your letter dated February 7, 2020. We have reviewed your comments and acknowledge that the need to conduct the required cultural heritage studies was not well articulated in the Master Plan document. We wish to take this opportunity to provide you with the following additional information.

The majority of the Projects identified within the Master Plan are planned to be completed within existing developed road allowances or other lands previously disturbed for development. However, there are three (3) projects identified in the Master Plan where the final Site Selection has not yet been completed. For each of the three Projects, three (3) Alternative Sites have been identified in the Master Plan document. It is anticipated that the Town will complete Site Selection studies to confirm the Preferred Site for Project Nos. W-9, W-10 and Project WW-15.

As part of the Site Selection process for each Project, the Town will complete a number of site specific studies, including an Archaeological Investigation, a Cultural Heritage Assessment, and a Geotechnical Investigation to help inform the decision for the selection of the Preferred Site. These studies will be documented within an Addendum to the Master Plan completed prior to proceeding with the detailed design of these specific Projects.

We believe that this approach is the most fiscally prudent approach for the Town, since it permits the Town to defer property acquisition until such time as the Town is prepared to proceed with the individual project.

We trust the above information clarifies the Town's intentions on proceeding with the additional studies as noted in the Next Steps section of the Executive Summary.

February 14, 2020

Page 2 of 2



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

Sincerely,

CIMA Canada Inc.

A handwritten signature in blue ink, appearing to read 'Stuart Winchester', written in a cursive style.

Stuart Winchester, P.Eng.
Partner, Senior Director, Infrastructure
stuart.winchester@cima.ca

Encl.

cc: Phil Bartnik, Town of Tecumseh
Craig Newton, MECP



CHIPPEWAS OF THE THAMES FIRST NATION

February 3, 2019

VIA EMAIL

Phil Bartnik, P.Eng.,
Director Public Works & Environmental Services
Town of Tecumseh
917 Lesperance Road
Tecumseh, Ontario N8N 1W9

**RE: Water and Wastewater Master Plan Update Review
Notice of Completion**

Dear: Mr. Bartnik,

We have received information concerning the aforementioned project, dated January 8, 2019. The proposed project is located within the McKee Treaty (1790) area, to which Chippewas of the Thames First Nation (COTTFN) is a signatory. It is also located within the Big Bear Creek Additions to Reserve (ATR) land selection area, as well as COTTFN's Traditional Territory.

After reviewing the information provided, we do not have any outstanding concerns with the Water and Wastewater Master Plan. However, if there is an Archaeology Assessment conducted, we require notification and the opportunity to actively participate by sending First Nation Field Liaisons on behalf of this First Nation.

We look forward to continuing this open line of communication. To implement meaningful consultation, COTTFN has developed its own protocol - a document and a process that will guide positive working relationships. The protocol is available at www.cottfn.com/consultation. We would be happy to meet with you to review COTTFN's Consultation Protocol. Please do not hesitate to contact me if you need further clarification of this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fallon Burch", is written over the "Sincerely," text.

Fallon Burch
Consultation Coordinator
Chippewa of the Thames First Nation
(519) 289-5555 Ext 251
consultation@cottfn.com

Enclosure

c: Stuart Winchester, P.Eng., Project Manager, CIMA+

320 Chippewa Road, Muncey, ON, N0L 1Y0
Ph. 519-289-5555 Fax. 519-289-2230
info@cottfn.com www.cottfn.com

**Ministry of Heritage, Sport,
Tourism, and Culture Industries**

Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
Tel: 416.314.7147

**Ministère des Industries du Patrimoine,
du Sport, du Tourisme et de la Culture**

Direction des programmes et des services
401, rue Bay, Bureau 1700
Toronto, ON M7A 0A7
Tél: 416.314.7147



February 7, 2020

EMAIL ONLY

Phil Bartnik, P. Eng.
Director of Public Works and Environmental Services
Town of Tecumseh
917 Lesperance Road
Tecumseh, ON N8N 1W9
pbartnik@tecumseh.ca

MHSTCI File : 0004569
Proponent : Town of Tecumseh
Subject : Notice of Completion
Project : Water and Wastewater Master Plan Update
Location : Town of Tecumseh, Ontario

Dear Mr. Bartnik:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of Completion for the above-referenced project. MHSTCI's interest in this Environmental Assessment (EA) project relates to its mandate of conserving Ontario's cultural heritage resources, which include:

- Archaeological resources, including land and marine;
- Built heritage resources, including bridges and monuments; and,
- Cultural heritage landscapes.

We have reviewed the Master Plan Update and offer the following comments.

Consideration of cultural heritage resources, and potential impacts on them from the activities proposed in the Master Plan Update, though technical cultural heritage studies are noted as "next steps" in the executive summary.

As noted in our letter of May 2, 2016, a Municipal Class EA Study involves consideration of cultural heritage. This includes EA coverage of Schedule B activities under a Master Plan. Consideration would take the form of a description of cultural heritage existing conditions, evaluation of impacts of the proposed activities to cultural heritage resources, and commitments with respect of mitigating the impacts of the selected undertaking. These would be based on technical studies such as archaeological assessment reports and a cultural heritage assessment report, except where these can be determined to be unnecessary, normally through application of the [Criteria for Evaluating Archaeological Potential](#) and [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) checklists.

No plan to complete these technical studies is articulated in the body of the Master Plan Update, despite their mention in its executive summary.

It is important that archaeological assessments and cultural heritage assessment reports, where deemed necessary through the screening checklists, be completed for the Schedule B activities included in the Master Plan Update before their EA requirements can be considered complete.

Thank you for consulting MHSTCI on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, do not hesitate to contact me.

Sincerely,

Dan Minkin
Heritage Planner
Dan.Minkin@Ontario.ca

Copied to: Stuart Winchester, CIMA+
Craig Newton, MECP

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MHSTCI makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MHSTCI be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MHSTCI if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the *Ontario Heritage Act* and the *Standards and Guidelines for Consultant Archaeologists*.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

Phil Bartnik

From: josette@jseltd.ca
Sent: February 7, 2020 5:51 PM
To: Phil Bartnik; stuart.winchester@cima.ca
Cc: jeff@jseltd.ca; 'Jeannette Sylvestre'
Subject: Meeting - Water & Wastewater MP Study Finalization
Attachments: 4744_001.pdf

Thank you again for your time meeting with us yesterday to discuss the Water & Wastewater MP – 2018 update.

I am taking this opportunity to summarize the highlights of our meeting & to confirm our understanding as follows:

- A. CR42 Wastewater projects within the County of Essex Reconstruction project
 - a. The Sylvestre property on the south side of CR42 is in a Holding Zone (HCM-1) until Sanitary capacity can be restored. Restoring & timing of restoring the sanitary capacity to remove the Holding Zone were discussed.
 - Due to conflicts with the Storm Sewer – the County will be twinning the Sanitary Sewer in the vicinity of WW-7. Opportunities to oversize these sewers within the reconstruction project to create sufficient interim storage / maintaining or improving the HGL is being analyzed.
 - Phil has arranged a meeting for Feb 19th to discuss the results of the analysis & timing to restore the sanitary capacity for the Sylvestre property.*
 - b. Opportunities to provide a sanitary MH and roadway access to the Sylvestre property along CR42 were discussed. This would better serve the 6ac currently zoned Commercial (HCM-1). It was noted that the CR42 EA had identified the intersection on the North side of CR 42 in the vicinity of the future Trunk Sewer/opposite the requested roadway access. The Sylvestre's discussed engaging an application process with the Town to support the roadway access be constructed during this phase of the CR42 project (Phase 2&3).
 - c. Opportunities to provide a sanitary crossing and trunk sewer connection to the Sylvestre property directly to the West Tecumseh Trunk Sewer WW-6 were discussed. The Town could support this concept to the County noting exact trunk sewer location is not currently known.
- B. Maidstone Hamlet
 - a. Servicing of this area is more long term in the MP (20+yr). Existing issues with the sanitary servicing was noted. The Sylvestre's inquired if the Town would entertain temporary package treatment plant that would address the existing problem and support new development; noting existing flows would improve the operations of the temporary plant at the onset. This could generate DC funds that could contribute to implementing the ultimate solution identified in the MP. Phil committed to discussing this alternative with other departments.
 - b. The MP illustrates the forcemain along existing ROWs however nothing precludes alternate routes within future development. Although not currently within the identified development areas – the balance of the Sylvestre property south of the commercial zoned areas has potential to grow the existing residential neighbourhood southwest of Lesperance/CR42.
- C. Manning Road Secondary Plan Area servicing is identified for the 0-5yr timeframe.
 - a. The Watermain updates on Manning Road & along the CP Rail (W-2A and W-2B) are not currently coordinated with the Sylvestre Drive Sanitary Sewer EA implementation. The County is proceeding with the Manning/CR22 intersection improvements up to Jamsyl Drive. To date the watermain work is not coordinated with this reconstruction project. These current reconstruction projects may present opportunities.

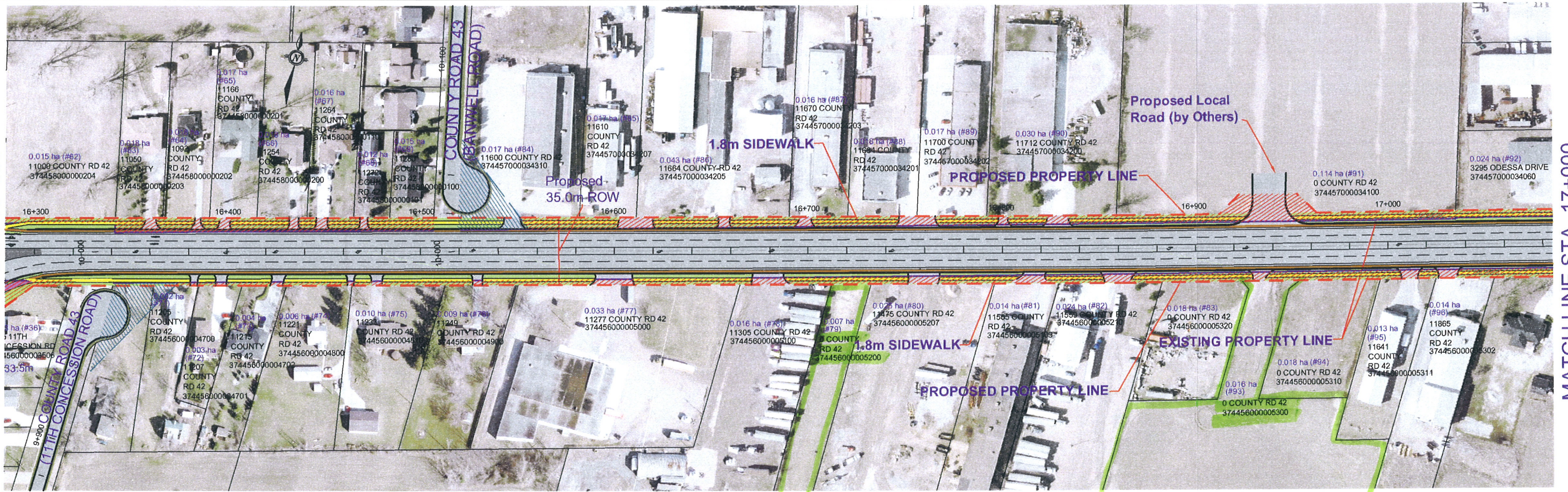
- b. Appendix A-4-ii Manning Road Secondary Plan Area – Development Charges Background Report was inadvertently included and will be removed.

Please advise if there are any errors or omissions.

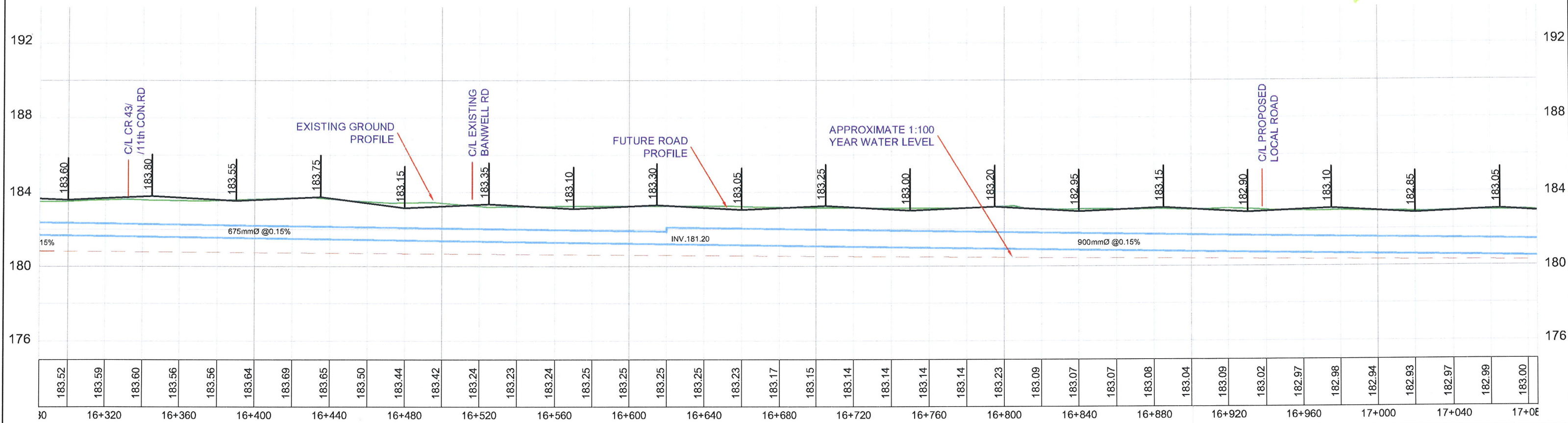
Have a great weekend
Josette

Josette Eugeni
1865 Manning Road
Tecumseh, Ontario N8N 2L9
josette@jseltd.ca
519 735-6606 ext.110
519 982-1500 mobile

MATCH LINE STA. 16+300



MATCH LINE STA. 17+000



LEGEND:

- POTENTIAL PROPERTY REQUIRED
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- PROPOSED ROAD
- RAISED MEDIAN
- PAVED SHOULDER
- LANDSCAPE AREA
- MULTI-USE TRAIL
- BIKE LANE
- NATURAL HERITAGE SYSTEM
- PROPOSED EASEMENT
- EXISTING GROUND PROFILE
- FUTURE ROAD PROFILE
- STORM SEWER PROFILE
- PROPOSED SIDEWALK

COUNTY ROAD 42
FROM STA 16+300 TO STA 17+000

LAUZON PARKWAY IMPROVEMENTS CLASS
ENVIRONMENTAL ASSESSMENT STUDY

8 0 40
HOR. 1:2000

0.8 0 4
VER. 1:200

PLATE
10

JANUARY 2014