

# The Corporation of the

MAYOR - MAIRE  
GARY McNAMARA

DEPUTY MAYOR - SOUS MAIRE  
TOM BURTON

917 LESPERANCE ROAD  
TECUMSEH, ONTARIO • N8N 1W9

PHONE (519) 735-2184  
FACSIMILE (519) 735-6712  
www.town.tecumseh.on.ca



## Town of Tecumseh

### PLANNING AND BUILDING SERVICES DEPARTMENT

COUNCILLORS - CONSEILLERS  
JOE BACHETTI  
MARCEL BLAIS  
GUY DORION  
JOIE JOBIN  
RITA OSSINGTON

Director of Planning and Building Services  
BRIAN HILLMAN

Planning Technician  
ENRICO DE CECCO

Secretary-Treasurer to the Committee of  
Adjustment  
BARBARA O'NEIL

July 30, 2007

Tom Bateman, P. Eng.  
Corporation of the County of Essex - and -  
360 Fairview Avenue West  
Essex, ON  
N8M 1Y6

Victor Mata, P. Eng.  
Corporation of the County of Essex  
360 Fairview Avenue West  
Essex, ON  
N8M 1Y6

Re: County Road 43 Municipal Class Environmental Assessment

Dear Tom and Victor:

Please be advised that the Planning and Building Services Committee, at its meeting held July 25, 2007, passed the following resolution, which you will find self-explanatory:

**"MOTION: (PC-37/07) Moved by Councillor Joe Bachetti  
Seconded by Councillor Joie Jobin**

***That the Planning and Building Services Committee, in accordance with the B. Hillman, July 19, 2007 Planning Report, recommend Council:***


- 1. Support the B. Hillman Planning Report dated July 19, 2007 regarding Banwell Road/County Road 43 Municipal Class Environmental Assessment and that Council support design comments i) to vi) contained therein;***
- 2. Forward a copy of the noted B. Hillman Planning Report dated July 19, 2007 to the County of Essex and Giffels Associates Limited for consideration as part of the Banwell Road/County Road 43 Municipal Class Environmental Assessment process.***

**CARRIED"**

In addition, please find attached the aforementioned B. Hillman, July 25, 2007 Planning Report for your information.

I trust this is to your satisfaction. Please contact me if you have any questions.

Regards,

  
Enrico De Cecco, B.A. (Hons)  
Planning Technician

cc. Jim Breschuk, P. Eng. (cover letter only)  
Len Rach, Project Manager - Giffels Associates Limited (VIA EMAIL)

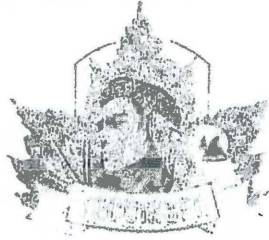
ATTACH..

MAYOR – MAIRE  
GARY McNAMARA  
DEPUTY MAYOR – SOUS MAIRE  
TOM BURTON  
COUNCILLORS - CONSEILLERS  
JOE BACHETTI  
MARCEL BLAIS  
GUY DORION  
JOIE JOBIN  
RITA OSSINGTON

917 LESPERANCE ROAD  
TECUMSEH, ONTARIO • N8N 1W9

PHONE (519) 735-2184 • FACSIMILE (519) 735-6712  
www.tecumseh.ca

## THE CORPORATION OF



### TOWN OF TECUMSEH PLANNING AND BUILDING SERVICES DEPARTMENT

## PLANNING REPORT

Director of Planning and Building Services  
**BRIAN HILLMAN**

Planning Technician  
**ENRICO DE CECCO**

Secretary-Treasurer to the  
Committee of Adjustment  
**BARBARA O'NEIL**

6.6

JUL 25 2007

PRESENTED AT  
PLANNING & BUILDING  
SERVICES  
MEETING

**TO:** Members of the Planning and Building Services Committee  
**FROM:** Brian Hillman, B.A., M.A., Director of Planning and Building Services  
**DATE:** July 19, 2007  
**SUBJECT:** Banwell Road/County Road 43 Municipal Class Environmental Assessment

### RECOMMENDATIONS:

It is recommended that:

1. The Planning and Building Services Committee recommend Council support the B. Hillman Planning Report dated July 19, 2007 regarding Banwell Road/County Road 43 Municipal Class Environmental Assessment and that Council support design comments i) to vi) contained therein;
2. A copy of the noted B. Hillman Planning Report dated July 19, 2007 be forwarded to the County of Essex and Giffels Associates Limited for consideration as part of the Banwell Road/County Road 43 Municipal Class Environmental Assessment process.

### BACKGROUND:

The County of Essex has retained Giffels Associates Limited to conduct a Municipal Class Environmental Assessment ("EA") regarding the widening and realignment of a portion Banwell Road/County Road 43. The study area extends from the CP Railway to south of the County Road 42 intersection.

Giffels Associates Limited has also been retained by the City of Windsor to undertake the EA for that portion of Banwell Road in the City of Windsor, more specifically from the CP Railway northerly to Tecumseh Road.

A first Public Information Centre has been held for both of the foregoing EAs. The County is seeking formal comments from the Town for its EA. Mr. De Groot and the writer sit on Technical Steering Committees for both of the EAs.

### **COMMENTS:**

Giffels Associates Limited has produced a number of alternative designs along the corridor with respect to the location of a realigned Banwell Road and its intersection with 42, location of new east/west road intersections and road patterns of the redundant road legs that will remain after the realignment.

Town Administration have reviewed the various alternatives with our engineering consultant, J. Breschuk of Dillon Consulting, and have also had discussions with some of the interested parties existing in the vicinity of the Banwell corridor. We offer the following comments for Councils consideration:

- i. Town Administration recommend that which is referred to as Alternative "E" in the EA documents as the preferred road alignment for Banwell Road/County Road 43 (refer to yellow road pattern on Map 1). Under this proposal, Banwell Road/County Road 43 is shifted westerly, with a new full intersection proposed at the approximate location of the former Danilo's property;
- ii. In order to achieve safe and efficient traffic flow, Town Administrations' preferred design alternative involves the closure of the existing Banwell Road/County Road 43 intersections at County Road 42. These remnant road sections are proposed to cul-de-sac at County Road 42 and will be connected to the realigned Banwell Road/County Road 43 (see Map 1 attached, items 1 and 2 for the segment south of 42 and items 3 and 4 for the segment north of County Road 42). The result will be reduced traffic flows for the existing homes that front these roads and improved traffic flow along County Road 42;
- iii. Between CP Rail and County Road 42, there is sufficient spacing to support two new intersections for future east/west roads. Town Administration supports the location of what is referred to as the Shields Extension at the intersection shown in red and labelled as item 5 on Map 1. This location best facilitates future development opportunities and road alignments to the east and west;
- iv. The northerly intersection shown as item 6 on Map 1 is proposed to be shifted southerly so that it does not interfere with the open drain crossing Banwell Road and so that it better facilitates future development opportunities and road alignments to the east and west;
- v. With regards to the cross section for the County Road 43 reconstruction, it is the County's preference that the cross-section has a centre median, consistent with that which is proposed for the portion of Banwell Road north of CP Railway and in the City of Windsor. Town Administration supports such a cross-section design, provided adequate urban design standards are applied that have the effect of "greening" and "softening" the corridor and optimize its use for alternative modes of transportation,

including walking and biking. It is therefore recommended that the corridor be designed with adequate tree and vegetative plantings and include a sidewalk on the west side and a 4 metre trail on the east side. This will facilitate the linkage of various future neighbourhoods and destinations (including shopping areas, schools, and recreation areas). To assist in illustrating the preferred design, we have edited one of the cross-sections provided by the County (see Drawing 1 attached);

- vi. There is a range of infrastructure either currently within or proposed within the Banwell Road/County Road 43 corridor. Prior to finalization of road design details, additional discussions are required between the Town and the County regarding the possible need to relocate infrastructure, create adequate servicing corridors and so on.

### **CONSULTATION:**

Attendance at various meetings and discussions with staff representatives from the County of Essex, Town Engineering consultant J. Breschuk, P. Eng., Dillon Consulting, Department of Public Works and Environmental Services.

### **FINANCIAL IMPLICATIONS**

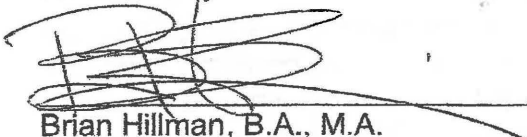
None at this time.

Prepared by:



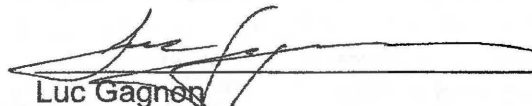
Enrico De Cecco, B.A. (Hons)  
Planning Technician

Reviewed by:



Brian Hillman, B.A., M.A.  
Director of Planning and Building Services

Approved by:



Luc Gagnon  
Acting Chief Administrative Officer

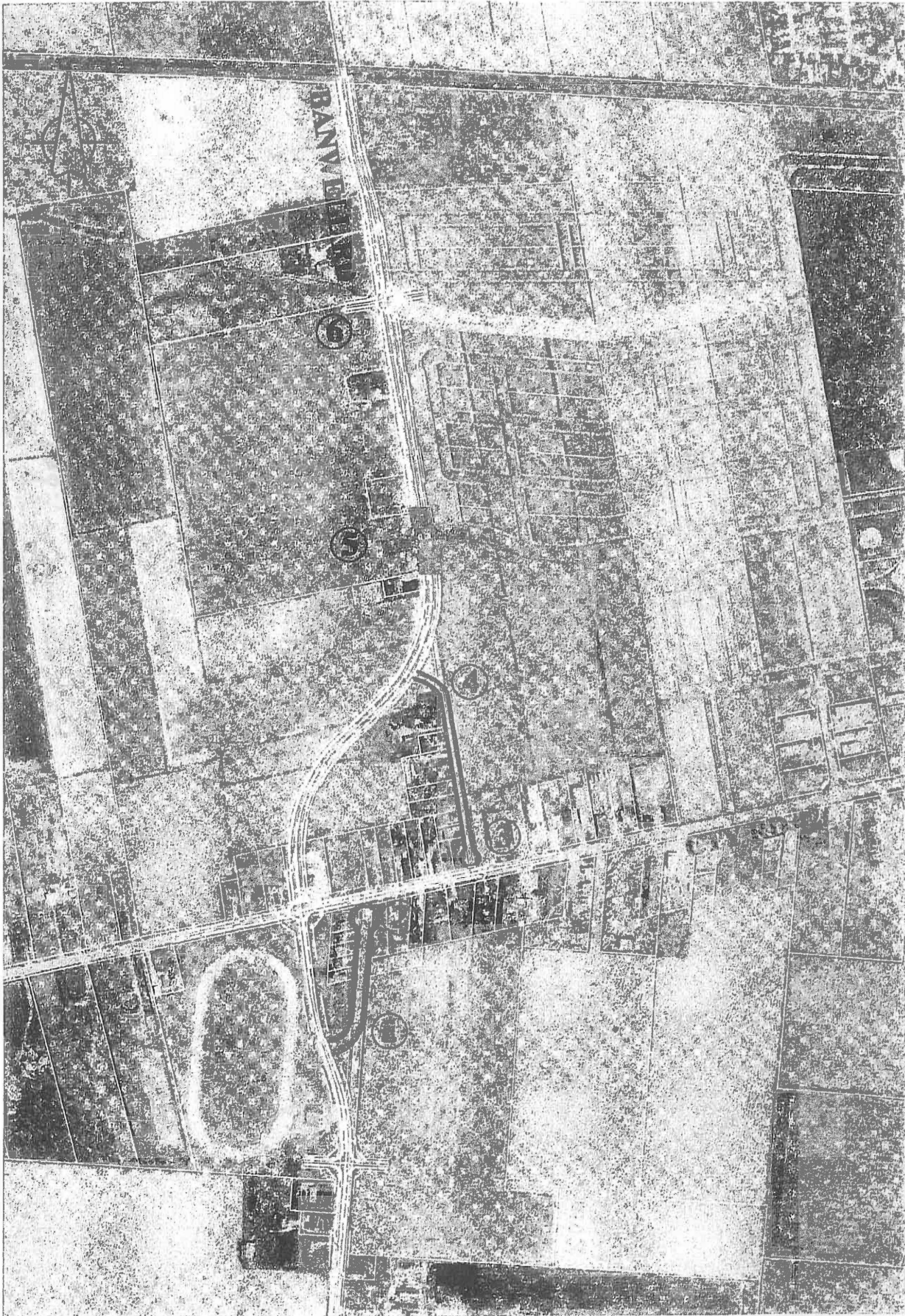
BH:ed

Attachments (1): 1. Illustrative Map 1, 2. Cross Section

File Name (R:\Planning Reports\July 2007 Report re. Preferred Design Alternatives for Banwell Road EA.doc)



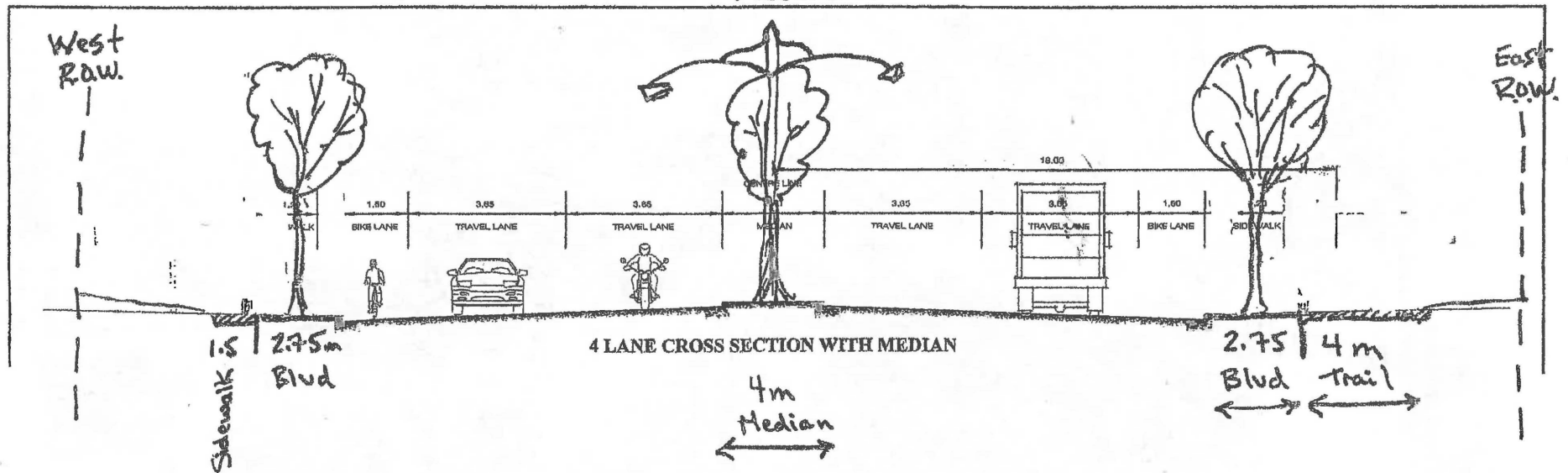
# MAP 1



# DRAWING 1

## Town of Tecumseh Preferred Cross-Section BANWELL ROAD

relocate lighting to  
Median



- Street Trees - 1 every 9 metres, planted in boulevard and in median, Minimum 65 mm caliper