

Section 4:  
Distribution List  
And  
Communication Inventory

## **4.0 Correspondence**

As part of the Public Consultation process, individual correspondence regarding this Municipal Class EA was distributed to stakeholders and regulatory agencies with a potential interest in the undertaking. A copy of the complete Distribution List can be found in this section.

This section of the Project File also contains copies of all correspondence sent and received over the course of the study. Copies of the Notices that were distributed as part of the consultation process are also included in this section.

Correspondence with Frist Nations can be found in Section 5 of the Project File.



October 4, 2019

Project No. 19-010

Company  
Branch  
Address  
City, Province Postal Code

Attention: Attention:

**Re: Oldcastle Stormwater Master Plan  
Class Environmental Assessment  
Notice of Intent & Invitation to Comment**

Dear Special Greeting:

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**.

We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the EA process. In order to simplify your initial response, we have enclosed a form which we would ask you to complete and forward along with any additional comments or concerns you may wish to provide at this time.

Please find the following items enclosed: a Notice of Intent and Invitation for Comment, a Study Area Map and a Project Interest Form.

To aid in the dissemination of information, all project-related information will be available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>. The webpage will be updated periodically as the project progresses.

If you have any questions or require further details, please contact the undersigned.

Yours truly,

**Landmark Engineers Inc.**

Liz Michaud

Encls.

2280 Ambassador Drive  
Windsor, Ontario  
Canada  
N9C 4E4

Phone:  
[519] 972-8052  
Fax:  
[519] 972-8644

[www.landmarkengineers.ca](http://www.landmarkengineers.ca)



Professional Engineers  
Ontario

# OLDCASTLE STORMWATER MASTER PLAN



## NOTICE OF INTENT AND INVITATION FOR PUBLIC COMMENT

The Town of Tecumseh is carrying out a study of the area of Oldcastle to form a basis for the development of the Oldcastle Stormwater Master Plan. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act. The study has progressed to the point where background information has been compiled and areas of concern have been identified.

### PUBLIC INFORMATION CENTRE

The study area is as shown on the attached key plan. Interested parties are welcome to attend the Public Information Centre. Representatives of the Town of Tecumseh and Landmark Engineers Inc. will be present to answer any questions and obtain feedback. The Public Information Centre will be held on:

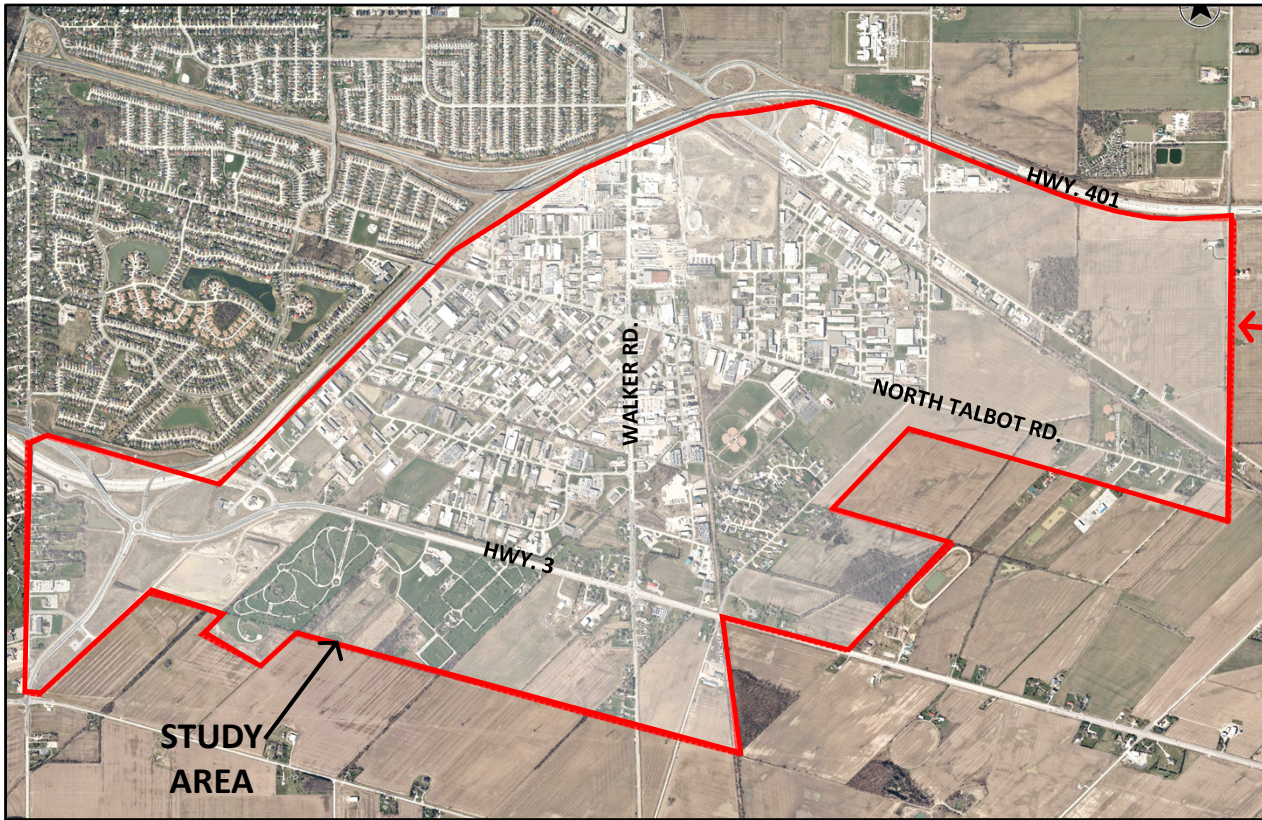
**DATE:** Thursday, October 17<sup>th</sup>, 2019  
**TIME:** 2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.  
**PLACE:** Ciociaro Club, Salon F  
3745 North Talbot Road  
Tecumseh, Ontario

We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the Environmental Assessment process. For additional information or to provide comments on the project, please contact one of the following individuals:

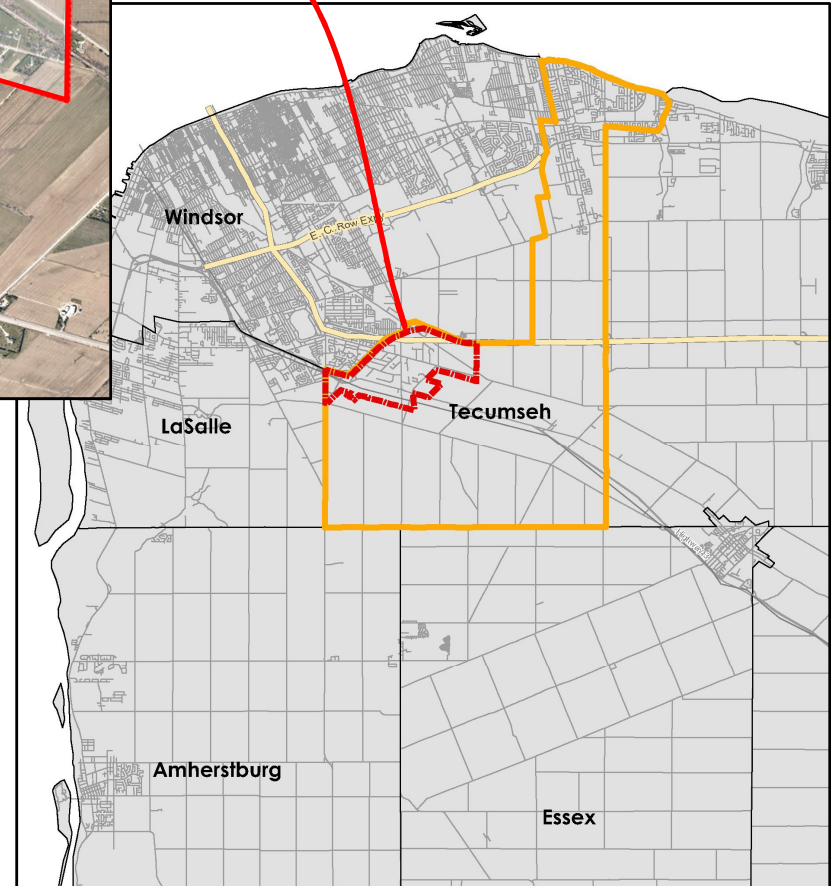
**Landmark Engineers Inc.**  
Ms. Liz Michaud  
2280 Ambassador Drive  
Windsor, Ontario N9C 4E4  
(519) 972-8052  
lmichaud@landmarkengineers.ca

**Town of Tecumseh**  
Mr. John Henderson, P.Eng.  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9  
(519) 735-2184  
jhenderson@tecumseh.ca

Under the *Municipal Freedom of Information and Protection of Privacy Act* and the *Ontario Environmental Assessment Act*, unless otherwise stated in submission, with the exception of personal information, all comments will become part of the public record and will be released, if requested to any person.



Oldcastle Business Park, Tecumseh



Title

LOCATION MAP

Date

SEPT. 2019

Scale

NTS

Project

OLDCASTLE STORMWATER MASTER PLAN

Project No.

19-010

FIGURE

1

## OLDCASTLE STORMWATER MASTER PLAN

Please fill out this form and return by fax or letter mail to the address below by **November 1, 2019** to ensure that your concerns are addressed. If you prefer to receive e-mail communications regarding this project, please respond to Liz Michaud at **lmichaud@landmarkengineers.ca** to request that all future correspondence be sent via e-mail and to confirm your interests in the project. Your co-operation is appreciated.

With regard to the project/study noted above (as outlined in the attached letter), we have:

- no further interests or concerns.
- interests in this project. We will respond by \_\_\_\_\_.
- interests in this project. Our concerns are indicated in an accompanying letter.

Form completed by:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

Response from:

\_\_\_\_\_  
(Agency)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Postal Code)

\_\_\_\_\_  
(Phone Number)

---

Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
P: (519) 972-8052  
F: (519) 972-8644

**Landmark**

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** October 7, 2019 2:27 PM  
**Subject:** Oldcastle Stormwater Master Plan  
**Attachments:** 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**.

We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the EA process. The attached PDF contains the project Notice of Intent and Invitation for Public Comment. In order to simplify your initial response, **please reply to this e-mail to confirm your interest in the project by October 18, 2019**.

To aid in the dissemination of information, all project-related information will be available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>. The webpage will be updated periodically as the project progresses.

If you have any questions or require further details, please contact the undersigned.

Yours truly,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

# **OLDCASTLE STORMWATER MASTER PLAN**



## **NOTICE OF INTENT AND INVITATION FOR PUBLIC COMMENT**

The Town of Tecumseh is carrying out a study of the area of Oldcastle to form a basis for the development of the Oldcastle Stormwater Master Plan. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act. The study has progressed to the point where background information has been compiled and areas of concern have been identified.

### **PUBLIC INFORMATION CENTRE**

The study area is as shown on the attached key plan. Interested parties are welcome to attend the Public Information Centre. Representatives of the Town of Tecumseh and Landmark Engineers Inc. will be present to answer any questions and obtain feedback. The Public Information Centre will be held on:

**DATE:** Thursday, October 17<sup>th</sup>, 2019  
**TIME:** 2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.  
**PLACE:** Ciociaro Club, Salon F  
3745 North Talbot Road  
Tecumseh, Ontario

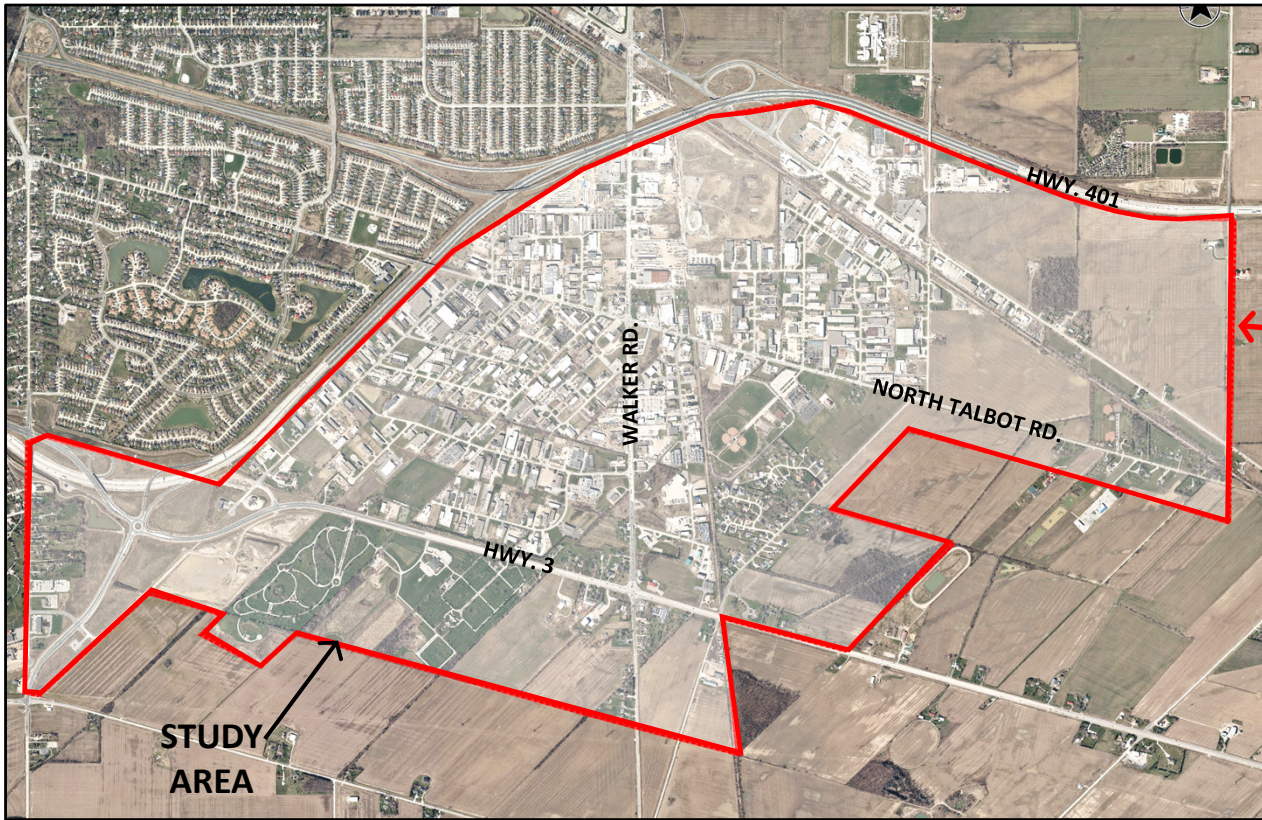
We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the Environmental Assessment process. For additional information or to provide comments on the project, please contact one of the following individuals:

**Landmark Engineers Inc.**  
Ms. Liz Michaud  
2280 Ambassador Drive  
Windsor, Ontario N9C 4E4  
(519) 972-8052  
lmichaud@landmarkengineers.ca

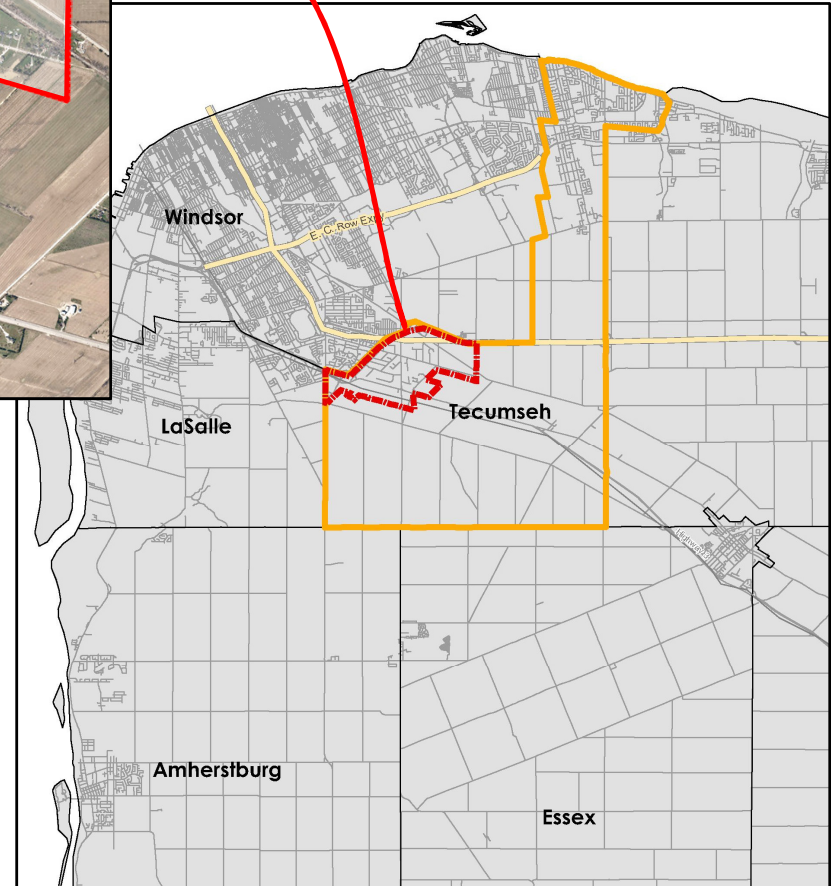
**Town of Tecumseh**  
Mr. John Henderson, P.Eng.  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9  
(519) 735-2184  
jhenderson@tecumseh.ca

Under the *Municipal Freedom of Information and Protection of Privacy Act* and the *Ontario Environmental Assessment Act*, unless otherwise stated in submission, with the exception of personal information, all comments will become part of the public record and will be released, if requested to any person.





Oldcastle Business Park, Tecumseh



Title

LOCATION MAP

Date

SEPT. 2019

Scale

NTS

Project

OLDCASTLE STORMWATER MASTER PLAN

Project No.

19-010

FIGURE

1

OLDCASTLE STORMWATER MASTER PLAN

Please fill out this form and return by fax or letter mail to the address below by November 1, 2019 to ensure that your concerns are addressed. If you prefer to receive e-mail communications regarding this project, please respond to Liz Michaud at lmichaud@landmarkengineers.ca to request that all future correspondence be sent via e-mail and to confirm your interests in the project. Your co-operation is appreciated.

With regard to the project/study noted above (as outlined in the attached letter), we have:

- no further interests or concerns.
- interests in this project. We will respond by \_\_\_\_\_.
- interests in this project. Our concerns are indicated in an accompanying letter.

Form completed by:

MARVIO VINTAES  
(Name)

DIRECTOR, HYDRO ENGINEERING  
(Title)

Response from:

ENWIN UTILITIES  
(Agency)

4545 RHODES DR  
(Address)

WINDSOR, ON

N8P 1J8  
(Postal Code)

579-251-7300 x 213  
(Phone Number)



Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
P: (519) 972-8052  
F: (519) 972-8644

Landmark

## OLDCASTLE STORMWATER MASTER PLAN

Please fill out this form and return by fax or letter mail to the address below by **November 1, 2019** to ensure that your concerns are addressed. If you prefer to receive e-mail communications regarding this project, please respond to Liz Michaud at [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca) to request that all future correspondence be sent via e-mail and to confirm your interests in the project. Your co-operation is appreciated.

With regard to the project/study noted above (as outlined in the attached letter), we have:

- no further interests or concerns.
- interests in this project. We will respond by \_\_\_\_\_.
- interests in this project. Our concerns are indicated in an accompanying letter.

Form completed by:

CHRIS MANZON  
(Name)

DIRECTOR WATER ENGINEERING  
(Title)

Response from:

ENWIN UTILITIES  
(Agency)

4545 RHODES DR.  
(Address)

P.O. BOX 1625, STA. A.

WINDSOR, ON

N8W 5T1  
(Postal Code)

519-251-7300  
(Phone Number)

---

Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
P: (519) 972-8052  
F: (519) 972-8644

**Landmark**

## Liz Michaud

---

**To:** MNRF Ayl Planners (MNRF)  
**Subject:** RE: Oldcastle Stormwater Master Plan

---

**From:** MNRF Ayl Planners (MNRF) <MNRF.Ayl.Planners@ontario.ca>  
**Sent:** October 11, 2019 11:02 AM  
**To:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Subject:** RE: Oldcastle Stormwater Master Plan

**Ministry of Natural  
Resources and Forestry**

**Ministère des Richesses  
naturelles et des Forêts**



615 John Street North  
Aylmer, ON N5H 2S8  
Tel: 519-773-9241  
Fax: 519-773-9014

615, rue John Nord  
Aylmer ON N5H 2S8  
Tél: 519-773-9241  
Télééc: 519-773-9014

October 11, 2019

Liz Michaud  
Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
(519) 972-8052  
[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**Subject: Oldcastle Stormwater Master Plan**

Dear Liz Michaud,

The Ministry of Natural Resources and Forestry (MNRF) Aylmer District received the attached Notice for the proposed Oldcastle Stormwater Master Plan project on October 7<sup>th</sup>, 2019. Thank you for circulating this notice to our office, however, **please note that we have not completed a screening of natural heritage or other resource values for the project at this time.** Please also note that it is your responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

This response provides information to guide you in identifying and assessing natural features and resources as required by applicable policies and legislation, and engaging with MNRF Aylmer District for advice as needed.

**Natural Heritage & Endangered Species Act**

In order to provide the most efficient service possible, the attached Natural Heritage Information Request Guide has been developed to assist you with accessing natural heritage data and values from convenient online sources.

It remains the proponent's responsibility to complete a preliminary screening for each project, to obtain available information from multiple sources, to conduct any necessary field studies, and to consider any potential environmental impacts that may result from an activity. We wish to emphasize the need for the proponents of development activities to complete screenings prior to contacting the Ministry or other agencies for more detailed technical information and advice.

The Ministry continues to work on updating data housed by Land Information Ontario and the Natural Heritage Information Centre, and ensuring this information is accessible through online resources. Species at risk data is regularly being updated. To ensure access to reliable and up to date information, please contact the Ministry of Environment, Conservation and Parks at [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca).

### **Petroleum Wells & Oil, Gas and Salt Resource Act**

There may be petroleum wells within the proposed project area. Please consult the Ontario Oil, Gas and Salt Resources Library website ([www.ogsrlibrary.com](http://www.ogsrlibrary.com)) for the best known data on any wells recorded by MNRF. Please reference the 'Definitions and Terminology Guide' listed in the publications on the Library website in order to better understand the well information available. Any oil and gas wells in your project area are regulated by the *Oil, Gas and Salt Resource Act*, and the supporting regulations and operating standards. If any unanticipated wells are encountered during development of the project, or if the proponent has questions regarding petroleum operations, the proponent should contact the Petroleum Operations Section at 519-873-4634.

### **Public Lands Act & Lakes and Rivers Improvement Act**

Some Municipal projects may be subject to the provisions of the *Public Lands Act* or *Lakes and Rivers Improvement Act*. Please review the information on MNRF's web pages provided below regarding when an approval is required or not. Please note that many of the authorizations issued under the *Lakes and Rivers Improvement Act* are administered by the local Conservation Authority.

- For more information about the *Public Lands Act*: <https://www.ontario.ca/page/crown-land-work-permits>
- For more information about the *Lakes and Rivers Improvement Act*: <https://www.ontario.ca/document/lakes-and-rivers-improvement-act-administrative-guide>

After reviewing the information provided, if you have not identified any of MNRF's interests stated above, there is no need to circulate any subsequent notices to our office. If you have any questions or concerns, please feel free to contact me.

Sincerely,  
Karina

---

**Karina Černiavskaja, District Planner**

Ministry of Natural Resources and Forestry, Aylmer District

615 John St. N. Aylmer, ON N5H 2S8

Tel: 519-773-4757 | Fax: 519-773-9014 | Email: [karina.cerniavskaja@ontario.ca](mailto:karina.cerniavskaja@ontario.ca)

*As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.*

## Liz Michaud

---

**Subject:** FW: Oldcastle Stormwater Master Plan

---

**From:** Corinne Chiasson <CChiasson@erca.org>  
**Sent:** October 17, 2019 11:56 AM  
**To:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Cc:** jhenderson@tecumseh.ca  
**Subject:** RE: Oldcastle Stormwater Master Plan

Hi Liz and John, can you keep us on the contact list for this EA process. Could you please forward any information or copies of the public display boards to us via email: [planning@erca.org](mailto:planning@erca.org) .

I will try and attend tonight's public open house, and hopefully will meet you in person Liz. Have a good day you two!



CORINNE CHIASSON  
Resource Planner  
Essex Region Conservation Authority  
360 Fairview Avenue West, Suite 311  
Essex, Ontario • N8M 1Y6  
P. 519-776-5209 x 330 • F. 519-776-8688  
[essexregionconservation.ca](http://essexregionconservation.ca) [cchiasson@erca.org](mailto:cchiasson@erca.org)

**Please consider the environment before printing this email**

*This e-mail transmission is confidential and may contain proprietary information for the express use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify us by telephone at the number above and arrange to return this transmission to us or destroy it.*

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** October 18, 2019 12:02 PM  
**To:** 'planning@erca.org'  
**Subject:** Oldcastle Stormwater Master Plan  
**Attachments:** 19-010 Public Information Centre No 1 (17Oct18).pdf

As requested, please attached a copy of the PIC display information. All of the project information can be viewed online here: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

Regards,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)



## Liz Michaud

---

**From:** Newton, Craig (MECP) <Craig.Newton@ontario.ca>  
**Sent:** October 18, 2019 9:37 AM  
**To:** John Henderson  
**Cc:** Liz Michaud; Bechard, Marc (MECP)  
**Subject:** MECP Response To Notice of Commencement Oldcastle SWM Master Plan - Town of Tecumseh  
**Attachments:** 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Dear Mr Henderson:

This In response to the attached Notice of Commencement that MECP recently received, based upon the information submitted to date, the MECP have identified the following key project details with respect to the proposed undertaking:

### Aboriginal Consultation

The Crown has a legal duty to consult Aboriginal communities when it has knowledge, real or constructive, of the existence or potential existence of an Aboriginal or treaty right and contemplates conduct that may adversely impact that right. Before the Town of Tecumseh may proceed with this project, the Crown must ensure that its duty to consult has been fulfilled, where such a duty is triggered. Although the duty to consult with Aboriginal peoples is a duty of the Crown, the Crown may delegate procedural aspects of consultation to project proponents while retaining oversight of the process.

The Town of Tecumseh's proposed project may have the potential to affect Aboriginal or treaty rights protected under section 35 of Canada's *Constitution Act 1982*. Where the Crown's duty to consult is triggered in relation to the Town of Lakeshore's proposed project, the MECP is delegating the procedural aspects of rights-based consultation to the Town of Tecumseh through this email. The Crown intends to rely on the delegated consultation process in discharging its duty to consult and maintains the right to participate in the consultation process as it sees fit.

Based on information you have provided to date and the Crown's preliminary assessment the Town of Tecumseh is required to consult with the following communities who have been identified as potentially affected by your proposed project:

- Kettle and Stony Point First Nation
- Aamjiwnaang First Nation
- Bkejwanong (Walpole Island First Nation)
- Chippewas of the Thames First Nation
- Caldwell First Nation
- Oneida Nation of the Thames

Please be advised that the above guidance may change as new information becomes available on project impacts and/or communities' areas of interest. If new information becomes available related to project impacts, the MECP would be willing to review the above recommendation to determine if it would change.

Steps that you may need to take in relation to Aboriginal consultation for your proposed project are outlined in the “Code of Practice for Consultation in Ontario’s Environmental Assessment Process” which can be found at the following link:

<https://www.ontario.ca/document/consultation-ontarios-environmental-assessment-process>

Additional information related to Ontario’s *Environmental Assessment Act* is available online at:

[www.ontario.ca/environmentalassessments](http://www.ontario.ca/environmentalassessments)

You must contact the Director of Environmental Assessment and Permissions Branch (Director) under the following circumstances subsequent to initial discussions with the communities identified by MOECC:

- Aboriginal or treaty rights impacts are identified to you by the communities;
- You have reason to believe that your proposed project may adversely affect an Aboriginal or treaty right;
- Consultation has reached an impasse;
- A Part II Order request or elevation request is expected.

The Director can be notified either by email, mail or fax using the information provided below:

<b>Email:</b>	<a href="mailto:enviopermissions@ontario.ca">enviopermissions@ontario.ca</a> Subject: Potential Duty to Consult
<b>Fax:</b>	416-314-8452
<b>Address:</b>	Environmental Assessment and Permissions Branch 135 St. Clair Avenue West, 1 <sup>st</sup> Floor Toronto, ON, M4V 1P5

The MECP will then assess the extent of any Crown duty to consult for the circumstances and will consider whether additional steps should be taken, including what role the Town of Tecumseh will be asked to play should additional steps and activities be required.

### Source Water Protection

As per the recent amendments to the Municipal Engineers Association (MEA) Class Environmental Assessment parent document approved October 2015, proponents undertaking a Municipal Class EA project must identify early in the process whether a project is occurring within a source water protection vulnerable area. This must be clearly documented in an ESR. If the project is occurring in a vulnerable area, then there may be policies in the local Source Protection Plan (SPP) that need to be addressed (requirements under the Clean Water Act). The proponent should contact and consult with the appropriate Conservation Authority/Source Protection Authority (CA/SPA) to discuss potential considerations and policies in the SPP that apply to the project.

Please include a section in the report on Source Water Protection. Specifically, it should discuss whether or not the project is located in a vulnerable area or changes or creates new vulnerable areas and provide applicable details about the area. If located in a vulnerable area, proponents should document whether any project activities are a prescribed drinking water threat and thus pose a risk to

drinking water (this should be consulted on with the appropriate CA/SPA). Where an activity poses a risk to drinking water, the proponent must document and discuss in the Project File Report/ESR how the project adheres to or has regard to applicable policies in the local SPP. If creating or changing a vulnerable area, proponents should document whether any existing uses or activities may potentially be affected by the implementation of source protection policies. This section should then be used to inform and should be reflected in other sections of the report, such as the identification of net positive/negative effects of alternatives, mitigation measures, evaluation of alternatives etc. As a note, even if the project activities in a vulnerable area are deemed not to be a drinking water risk, there may be other policies that apply and so consultation with the local CA/SPA is important.

## **Climate Change**

The Town of Tecumseh is strongly encouraged to include climate change in this EA. Climate change should be considered in the context of mitigation and the context of adaptation. The Ministry has recently released a guidance document to support proponents in including climate change in environmental assessments. The guide can be found online: <https://www.ontario.ca/page/considering-climate-change-environmental-assessment-process>. It should be noted that Climatic Features is identified in Appendix 2 of the Municipal Class EA page 2-7 (2015).

## **Part II Order Request Form**

Please note that as of July 1, 2018, a [Part II Order Request Form](#) must be used to request a Part II Order as per O. Reg. 152/18. Accordingly, please include those details when conveying information regarding the Part II Order process such as on the Notice of Completion. The following sample text would cover this requirement in the Notice of Completion for this project:

When the ESR is finalized, please send the Notice of Completion and final documentation to my attention. Should you or any members of your project team have any questions regarding the material above, please contact me directly.

Yours truly,

Craig Newton  
Regional Environmental Planner / Regional EA Coordinator  
Ministry of the Environment, Conservation and Parks  
Southwestern Region  
733 Exeter Road  
London, Ontario  
N6E 1L3

Telephone: (519) 873-5014

E-mail: [craig.newton@ontario.ca](mailto:craig.newton@ontario.ca)

e-mail acknowledges receipt of the attached Notice of Commencement.

## Jennifer Nicholls

---

**From:** Jennifer Nicholls  
**Sent:** October-22-19 10:37 AM  
**To:** eanotification.swregion@ontario.ca  
**Cc:** Liz Michaud  
**Subject:** Southwestern Region, MEA Class EA, Oldcastle SW Master Plan  
**Attachments:** Southwestern, MEA Class EA, Oldcastle SW Master Plan.pdf

Dear Sir/Madam,

On behalf of Liz Michaud, please find attached the completed Project Information Form for the Oldcastle SW Master Plan. The Notice of Intent for this project was previously emailed on 7 October 2019.

For any follow up communication, please contact Liz Michaud at [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca).

Thanks,  
Jennifer

**Jennifer Nicholls**

**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [jnicholls@landmarkengineers.ca](mailto:jnicholls@landmarkengineers.ca)

What to do:

**Step 1:** Look for the type of EA project in column B that applies to you.

**Step 2:** Complete columns C to J for that project.

**Step 3:** Send this form in Excel format to the MECP regional office email address where the project is located.

MECP regional office email addresses are listed at  
[www.ontario.ca/page/preparing-environmental-assessments](http://www.ontario.ca/page/preparing-environmental-assessments)

	<b>Class EA/Streamlined EA</b>	<b>Proponent Name</b>	<b>Proponent Contact</b>
1	CO - Remedial flood and erosion control projects		
2	GO Transit - Class EA		
3	Hydro One - Minor transmission facilities		
4	MEA - Class EA for municipal infrastructure projects		
5	Ministry of Infrastructure - Public work	Landmark Engineers	Liz Michaud - lmichaud@landmarkengineers.ca
6	MNDM - Activities of the Ministry of Northern Development and Mines under the Mining Act		
7	MNRF - Provincial parks and conservation reserves		
8	MNRF - Resource stewardship and facility development projects		
9	MTO - Provincial transportation facilities		
10	O. Reg. 101/07 - Waste management projects		
11	O. Reg. 116/01 - Electricity projects		
12	OWA - Waterpower projects		



## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** October 22, 2019 11:49 AM  
**To:** Parent, Averil  
**Subject:** RE: Oldcastle Stormwater Master Plan

Yes of course. Thank you for your reply Averil.

All of the display material from the first PIC (held Oct 17<sup>th</sup>) is now available to view online.  
<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

Regards,

**Liz Michaud**



**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Parent, Averil <[aparent@citywindsor.ca](mailto:aparent@citywindsor.ca)>  
**Sent:** October 22, 2019 11:47 AM  
**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Subject:** RE: Oldcastle Stormwater Master Plan

Hello, sorry for the late reply. On behalf of the Windsor Essex County Environment Committee can I please still be included in the consultation for this project?

Thanks,

Averil

**Averil Parent, BSc., MES**  
*Environment and Sustainability Coordinator*

City of Windsor  
4155 Ojibway Parkway  
Windsor, Ontario N9C 4A5  
tel: (519) 253-7111 Ext. 3290  
fax: (519) 253-0464  
email: [aparent@citywindsor.ca](mailto:aparent@citywindsor.ca)

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Sent:** Monday, October 07, 2019 2:27 PM  
**Subject:** Oldcastle Stormwater Master Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**.

We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the EA process. The attached PDF contains the project Notice of Intent and Invitation for Public Comment. In order to simplify your initial response, **please reply to this e-mail to confirm your interest in the project by October 18, 2019**.

To aid in the dissemination of information, all project-related information will be available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>. The webpage will be updated periodically as the project progresses.

If you have any questions or require further details, please contact the undersigned.

Yours truly,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)



## Liz Michaud

---

**Subject:** FW: MECP Response To Notice of Commencement Oldcastle SWM Master Plan - Town of Tecumseh

Craig,

Not a problem at all. Thank you for the clarification on these items.

Regards,

Liz Michaud



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

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**From:** Newton, Craig (MECP) <[Craig.Newton@ontario.ca](mailto:Craig.Newton@ontario.ca)>

**Sent:** October 22, 2019 3:00 PM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Subject:** FW: MECP Response To Notice of Commencement Oldcastle SWM Master Plan - Town of Tecumseh

Liz:

Thank you for bringing these two items to my attention. In the haste of getting MECP acknowledgement letter out, I sometimes cut and paste from other projects. It would appear for this one I missed some information, and may an error, in my cutting and pasting. I apologise for that in this instance. I have provided my responses in red font below.

Yours truly,

Craig Newton  
Regional Environmental Planner / Regional EA Coordinator  
Ministry of the Environment, Conservation and Parks  
Southwestern Region  
733 Exeter Road  
London, Ontario  
N6E 1L3

Telephone: (519) 873-5014

E-mail: [craig.newton@ontario.ca](mailto:craig.newton@ontario.ca)

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**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Sent:** October-22-19 2:27 PM  
**To:** Newton, Craig (MECP) <[Craig.Newton@ontario.ca](mailto:Craig.Newton@ontario.ca)>  
**Subject:** RE: MECP Response To Notice of Commencement Oldcastle SWM Master Plan - Town of Tecumseh

Good Afternoon Mr. Newton,

Thank you for your response and the information in your e-mail below.

I just wanted to ask if you could clarify 2 items below.

1. The second paragraph below **Aboriginal Consultation** mentioned the Town of Lakeshore. I assume you mean the Town of Tecumseh but wanted to clarify if there was a project in Lakeshore that we should be aware of that affects this project. I have highlighted in red below for reference. **Yes, this should have read Town of Tecumseh, not the Town of Lakeshore. There is no project in the Town of Lakeshore that I am aware of that affects this project.**
2. Under the **Part II Order Request** you indicate that you will provide sample text regarding the new Part II Order Request Form. No text was provided here. I have highlighted in red as well.

**Yes, this should have read as follows:**

**“As of July 1, 2018, a Part II Order Request Form must be used to request a Part II Order in accordance with O. Reg. 152/18. The Part II Order Request Form is available online on the Forms Repository website (<http://www.forms.ssb.gov.on.ca/>) by searching “Part II Order” or “012-2206E” (the form ID number)”.**

We will ensure that all of the other items listed below are reviewed and included in the project as requested.

Regards,

**Liz Michaud**



**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

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**From:** Newton, Craig (MECP) <[Craig.Newton@ontario.ca](mailto:Craig.Newton@ontario.ca)>  
**Sent:** October 18, 2019 9:37 AM  
**To:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Cc:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>; Bechard, Marc (MECP) <[Marc.Bechard@ontario.ca](mailto:Marc.Bechard@ontario.ca)>  
**Subject:** MECP Response To Notice of Commencement Oldcastle SWM Master Plan - Town of Tecumseh

Dear Mr Henderson:

This In response to the attached Notice of Commencement that MECP recently received, based upon the information submitted to date, the MECP have identified the following key project details with respect to the proposed undertaking:

### **Aboriginal Consultation**

The Crown has a legal duty to consult Aboriginal communities when it has knowledge, real or constructive, of the existence or potential existence of an Aboriginal or treaty right and contemplates conduct that may adversely impact that right. Before the Town of Tecumseh may proceed with this project, the Crown must ensure that its duty to consult has been fulfilled, where such a duty is triggered. Although the duty to consult with Aboriginal peoples is a duty of the Crown, the Crown may delegate procedural aspects of consultation to project proponents while retaining oversight of the process.

The Town of Tecumseh's proposed project may have the potential to affect Aboriginal or treaty rights protected under section 35 of Canada's *Constitution Act 1982*. Where the Crown's duty to consult is triggered in relation to the **Town of Lakeshore's proposed project**, the MECP is delegating the procedural aspects of rights-based consultation to the Town of Tecumseh through this email. The Crown intends to rely on the delegated consultation process in discharging its duty to consult and maintains the right to participate in the consultation process as it sees fit.

Based on information you have provided to date and the Crown's preliminary assessment the Town of Tecumseh is required to consult with the following communities who have been identified as potentially affected by your proposed project:

- Kettle and Stony Point First Nation
- Aamjiwnaang First Nation
- Bkejwanong (Walpole Island First Nation)
- Chippewas of the Thames First Nation
- Caldwell First Nation
- Oneida Nation of the Thames

Please be advised that the above guidance may change as new information becomes available on project impacts and/or communities' areas of interest. If new information becomes available related to project impacts, the MECP would be willing to review the above recommendation to determine if it would change.

Steps that you may need to take in relation to Aboriginal consultation for your proposed project are outlined in the "Code of Practice for Consultation in Ontario's Environmental Assessment Process" which can be found at the following link:

<https://www.ontario.ca/document/consultation-ontarios-environmental-assessment-process>

Additional information related to Ontario's *Environmental Assessment Act* is available online at:

[www.ontario.ca/environmentalassessments](http://www.ontario.ca/environmentalassessments)

You must contact the Director of Environmental Assessment and Permissions Branch (Director) under the following circumstances subsequent to initial discussions with the communities identified by MOECC:

- Aboriginal or treaty rights impacts are identified to you by the communities;
- You have reason to believe that your proposed project may adversely affect an Aboriginal or treaty right;
- Consultation has reached an impasse;
- A Part II Order request or elevation request is expected.

The Director can be notified either by email, mail or fax using the information provided below:

<b>Email:</b>	<a href="mailto:enviopermissions@ontario.ca">enviopermissions@ontario.ca</a> Subject: Potential Duty to Consult
<b>Fax:</b>	416-314-8452
<b>Address:</b>	Environmental Assessment and Permissions Branch 135 St. Clair Avenue West, 1 <sup>st</sup> Floor Toronto, ON, M4V 1P5

The MECP will then assess the extent of any Crown duty to consult for the circumstances and will consider whether additional steps should be taken, including what role the Town of Tecumseh will be asked to play should additional steps and activities be required.

### Source Water Protection

As per the recent amendments to the Municipal Engineers Association (MEA) Class Environmental Assessment parent document approved October 2015, proponents undertaking a Municipal Class EA project must identify early in the process whether a project is occurring within a source water protection vulnerable area. This must be clearly documented in an ESR. If the project is occurring in a vulnerable area, then there may be policies in the local Source Protection Plan (SPP) that need to be addressed (requirements under the Clean Water Act). The proponent should contact and consult with the appropriate Conservation Authority/Source Protection Authority (CA/SPA) to discuss potential considerations and policies in the SPP that apply to the project.

Please include a section in the report on Source Water Protection. Specifically, it should discuss whether or not the project is located in a vulnerable area or changes or creates new vulnerable areas and provide applicable details about the area. If located in a vulnerable area, proponents should document whether any project activities are a prescribed drinking water threat and thus pose a risk to drinking water (this should be consulted on with the appropriate CA/SPA). Where an activity poses a risk to drinking water, the proponent must document and discuss in the Project File Report/ESR how the project adheres to or has regard to applicable policies in the local SPP. If creating or changing a vulnerable area, proponents should document whether any existing uses or activities may potentially be affected by the implementation of source protection policies. This section should then be used to inform and should be reflected in other sections of the report, such as the identification of net positive/negative effects of alternatives, mitigation measures, evaluation of alternatives etc. As a note, even if the project activities in a vulnerable area are deemed not to be a drinking water risk, there may be other policies that apply and so consultation with the local CA/SPA is important.

### Climate Change

The Town of Tecumseh is strongly encouraged to include climate change in this EA. Climate change should be considered in the context of mitigation and the context of adaptation. The Ministry has recently released a guidance document to support proponents in including climate change in environmental assessments. The guide can be found online: <https://www.ontario.ca/page/considering-climate-change-environmental-assessment-process>. It should be noted that Climatic Features is identified in Appendix 2 of the Municipal Class EA page 2-7 (2015).

## **Part II Order Request Form**

Please note that as of July 1, 2018, a [Part II Order Request Form](#) must be used to request a Part II Order as per O. Reg. 152/18. Accordingly, please include those details when conveying information regarding the Part II Order process such as on the Notice of Completion. **The following sample text would cover this requirement in the Notice of Completion for this project:**

When the ESR is finalized, please send the Notice of Completion and final documentation to my attention. Should you or any members of your project team have any questions regarding the material above, please contact me directly.

Yours truly,

Craig Newton  
Regional Environmental Planner / Regional EA Coordinator  
Ministry of the Environment, Conservation and Parks  
Southwestern Region  
733 Exeter Road  
London, Ontario  
N6E 1L3

Telephone: (519) 873-5014

E-mail: [craig.newton@ontario.ca](mailto:craig.newton@ontario.ca)

e-mail acknowledges receipt of the attached Notice of Commencement.



Hydro One Networks Inc  
483 Bay St  
Toronto, ON

November 07, 2019

Re: OLDCASTLE STORMWATER MASTERPLAN

Attention:  
Landmark Engineers Inc.  
Ms. Liz Michaud

In our preliminary assessment, we have confirmed that Hydro One has existing high voltage Transmission facilities within your study area. At this point in time we do not have enough information about your project to provide you with meaningful input with respect to the impacts that your project may have on our infrastructure. As such, this response does not constitute any sort of approval for your plans and is being sent to you as a courtesy to inform you that we must be consulted on your project.

In addition to the existing infrastructure mentioned above, the affected transmission corridor may have provisions for future lines or already contain secondary land uses (i.e. pipelines, watermains, parking, etc). Please take this into consideration in your planning.

Also, we would like to bring to your attention that should (OLDCASTLE STORMWATER MASTERPLAN) result in a Hydro One station expansion or transmission line replacement and/or relocation, an environmental assessment (EA) will be required as described under the Class Environmental Assessment for Minor Transmission Facilities (Hydro One, 2016). This EA process would require a minimum of 6 months to be completed and associated costs will be allocated and recovered in accordance with the Transmission System Code. Furthermore, to complete an EA it can take from 6 months (to complete a Class EA Screening Process) to 18 months (to complete a Full Class EA Process) based on the level of assessment required for the EA. In order to achieve speedy completion of the EA, Hydro One will need to rely on studies and/or reports completed as part of the EA for your project.

Please allow the appropriate lead-time in your project schedule in the event that your proposed development impacts Hydro One infrastructure to the extent that it would require modifications to our infrastructure.

In planning, please note that developments should not reduce line clearances or limit access to our facilities at any time in the study area of your Proposal. Any construction activities must maintain the electrical clearance from the transmission line conductors as specified in the Ontario Health and Safety Act for the respective line voltage.

Please note that the proponent will be held responsible for all costs associated with modification or relocation of Hydro One facilities, as well as any added costs that may be incurred due to increase efforts to maintain our facilities.

We reiterate that this message does not constitute any form of approval for your project. Hydro One must be consulted during all stages of your project. Please ensure that all future communications about your project are sent to us electronically to [secondarylanduse@hydroone.com](mailto:secondarylanduse@hydroone.com).

Sent on behalf of,

***Secondary Land Use  
Asset Optimization  
Strategy & Integrated Planning  
Hydro One Networks Inc.***

Ministry of Heritage, Sport,  
Tourism, and Culture Industries

Programs and Services Branch  
401 Bay Street, Suite 1700  
Toronto, ON M7A 0A7  
Tel: 416.314.7643

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: 416.314.7643



November 07, 2019

Email Only

Liz Michaud  
Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, ON N9C 4E4  
[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**MHSTCI File : 0011548**  
**Your File : 19-101**  
**Proponent : Town of Tecumseh**  
**Subject : Notice of Intent**  
**Project : Oldcastle Stormwater Master Plan**  
**Location : Oldcastle Business Park, Town of Tecumseh**

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Dear Ms. Michaud:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of Intent for the above-referenced project. MHSTCI's interest in this master plan project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- archaeological resources (including land and marine)
- built heritage resources (including bridges and monuments)
- cultural heritage landscapes

Under the Municipal Class Environmental Assessment (EA) process, the proponent is required to determine a project's potential impact on cultural heritage resources. Developing and reviewing inventories of known and potential cultural heritage resources within the study area can identify specific resources that may play a significant role in guiding the evaluation of alternatives for subsequent project-driven EAs.

### **Project Summary**

The Town of Tecumseh has initiated a study of the Oldcastle Business Park to review the capacity of the current storm sewer system for current and future development. This study is in fulfillment of Approach #2 for master plans under the Municipal Class EA and is proceeding as a Schedule B undertaking.

### **Identifying Cultural Heritage Resources**

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal heritage committees, historical societies and other local heritage organisations may also have knowledge that contributes to the identification of cultural heritage resources.

### **Archaeological Resources**

This master plan project may impact archaeological resources and should be screened using the MHSTCI [Criteria for Evaluating Archaeological Potential](#) and [Criteria for Evaluating Marine Archaeological Potential](#) to determine if an archaeological assessment will be needed for subsequent project-driven Municipal Class EAs. MHSTCI archaeological sites data are available



at [archaeology@ontario.ca](mailto:archaeology@ontario.ca) and if the master plan study area exhibits archaeological potential or encompasses archaeological sites of cultural heritage value or interest, this data should be used in the evaluation of alternatives.

### **Built Heritage Resources and Cultural Heritage Landscapes**

The MHSTCI [Criteria for Evaluating Potential for Built Heritage and Cultural Heritage Landscapes](#) should be completed to help determine whether this EA project may impact cultural heritage resources. The clerk for the Town of Tecumseh can provide information on property registered or designated under the OHA. Municipal heritage planners can also provide information that will assist in completing the checklist. A determination of whether the master plan study area impacts potential or known heritage resources of cultural heritage value or interest should be used in the evaluation of alternatives.

If subsequent project-driven Municipal Class EAs may impact potential or known heritage resources, MHSTCI recommends that a heritage impact assessment (HIA) be prepared by a qualified consultant, with recent and relevant experience, to assess potential project impacts. Our Ministry's [Info Sheet #5: Heritage Impact Assessments and Conservation Plans](#) outlines the scope of HIAs. Please send the HIA to MHSTCI and the Town for review and make it available to local organisations or individuals who have expressed an interest in its review.

### **Environmental Assessment Reporting**

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into the master plan project. Please advise MHSTCI whether any technical heritage studies have been initiated for this project and provide a copy to MHSTCI prior to issuing a Notice of Completion. If your screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include a copy of the completed checklists and supporting documentation in the EA report.

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 the undersigned.

Sincerely,

Katherine Kirzati  
Heritage Planner  
Heritage Planning Unit  
[katherine.kirzati@ontario.ca](mailto:katherine.kirzati@ontario.ca)

c: John Henderson, Town of Tecumseh

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 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*.



November 19, 2019

Mr. John Henderson, P.Eng  
Town of Tecumseh, 917 Lesperance Road  
Tecumseh, ON, N8N1W9  
jhenderson@tecumseh.ca

Ms. Liz Michaud, Landmark Engineers  
2280 Ambassador Drive, Windsor, ON, N9C 4E4  
lmichaud@landmarkengineers.ca

planning@erca.org  
P.519.776.5209  
F.519.776.8688  
360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

Dear Ms. Michaud and Mr. Henderson:

RE: Oldcastle Stormwater Master Plan - Municipal Class EA

This letter is in response to our receipt and review of the Notice of Intent and Invitation for Public Comment - Class EA for the Oldcastle Stormwater Master Plan. It is our understanding that this study will follow the planning process set out in the Municipal Engineers Association guide for Municipal Class Environmental Assessment (Class EA) for Master Plans (Approach 2).

We acknowledge that the purpose of this EA study "is intended to evaluate the existing storm systems and consider improvements to address parts of the system that are deemed problematic and/or found to have insufficient drainage capacity". The PIC information further identifies the following potential solutions:

- *Alternative A:* Enhance, secure, and establish acceptable overland routes, storage areas, and safe egress routes
- *Alternative B:* Add storm relief sewers
- *Alternative C:* Improve Minor Systems (Drains & Pipes)

We understand from your circulated information that Public Information Centre No. 2 will be forthcoming. We wish to forward our general comments at this time, and look forward to reviewing further details as this Stormwater Master Plan proceeds further through the Class EA process.

## **REGULATORY APPROVAL UNDER SECTION 28 OF THE CONSERVATION AUTHORITIES ACT**

We are in support of the study's objectives to ensure no negative impacts will occur to the downstream receiving watersheds identified as: 1) Little River, 2) Turkey Creek, and 3) River Canard. We understand that the intent of the study is to identify potential storm storage capacity while working with the constraints of existing drainage system and outlets. We advise that there are several drainage corridors within the study area that are regulated by ERCA. ERCA approvals will be necessary prior to works



November 19, 2019

commencing on the following drains located within the study area: Burke, Collins, Shreve, Wolfe, Wellwood, Robinson, Downing, Washbrooke, 6th, 7th, 8th, & 9th Concession Drains, 7th Street, Shuttleworth, Hurley, Delmonte, South Talbot Road, and Oldcastle Road Drains.

#### Access & Overland Flow Routing

We support the objective that the study will identify overland flow routing, backwater/tailwater storage areas, and ensure that safe access (floodwater not exceed 0.3 m) over road right of ways within the study area. We also support the objective to identify overland flow routes, and advise reassessment of the drainage scheme may be necessary as a result. We ask the Municipality to ensure water quality is considered in new developments, through proper treatment on each site, as per the Windsor-Essex Stormwater Management Standards Manual:

<https://essexregionconservation.ca/resources/reports/windsor-essex-region-stormwater-management-standards-manual/>. This standard also provides guidance for developments to calculate on-site storage capacity, release rates, and stress tests for the effects of Climate Change. We ask for clarification as to where the designated storage areas will be located and where overland flows will be directed as part of the low risk storage solution.

#### **ESSEX SOURCE WATER PROTECTION PLAN 2015 - CLEAN WATER ACT**

The study area falls within the Essex Region Source Water Protection Plan, and the drainage areas are identified as within the Event Based Area (EBR) and Intake Protection Zone (IPZ) Zone 3. The EBA and other vulnerable areas are delineated using the best available mapping of drains and other watercourses. It is our understanding that the proposed project may include the creation, relocation or removal of drains and/or other open watercourses and sewers, which may alter the delineation of vulnerable areas mapped in the Essex Region. Should the project plan result in any of the above actions, the proponent is asked to inform the Essex Region Source Protection Authority. A review of our mapping indicates that the study area also contains a significant ground water recharge area (vulnerability score of 2). Please contact Katie Stammer, Project Manager at 519-776-5209 ext. 342, or via email at: [kstammer@erca.org](mailto:kstammer@erca.org) if you have further questions with regard to best management practices around SGRA's.

We encourage the Town of Tecumseh to consider the impact of runoff from the study area on water quality issues in the receiving water bodies. This project is an excellent opportunity to incorporate Low Impact Develop tools that could help to reduce contaminants into the drainage systems. Please find the link to the Watershed Report Card 2018 that identifies the receiving water courses with a "D-poor" to "F-very poor" rating. [https://essexregionconservation.ca/wp-content/uploads/2018/03/ERCA\\_WRC\\_2018\\_11x17\\_Final\\_WEB.pdf](https://essexregionconservation.ca/wp-content/uploads/2018/03/ERCA_WRC_2018_11x17_Final_WEB.pdf)

We advise that the northern portion of the study area falls within an area identified in the Upper Little River Master Plan Environmental



November 19, 2019

Assessment Study, which is currently approaching completion. The findings of this study and the identified release rates will need to be considered if there are any proposed increases in the release rates to the existing drainage system. Several outlets into the Upper Little River drainage system lie within the study area. Information regarding the Upper Little River EA can be found at this link: <https://www.citywindsor.ca/residents/Construction/Environmental-Assessments-Master-Plans/Pages/Upper-Little-River-EA.aspx>

### **PUBLIC AGENCY REVIEW**

The information from the PIC indicates that the study will undertake a natural heritage inventory within the study area. We ask to receive a copy of any findings in order to add this inventory to our data records. The Essex Region Natural Heritage System Strategy (ERNHSS) was a study completed to inform of regional efforts to identify and protect natural heritage, and may be a useful resource to utilize, a link to this study can be found here: <https://essexregionconservation.ca/resources/reports/essex-region-natural-heritage-systems-strategy/>

The southern portion of the study limit outlets into the drainage areas of the Canard and Turkey Creek watersheds. The Town of LaSalle currently has the Howard Bouffard Master Drainage Study underway. Information on this study can be found on their website: [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds)

The Town of Tecumseh County Road 42 Master Plan, and the City of Windsor County Road 42 Secondary Plan are also located within the downstream area of this EA study limit. These studies may provide additional information on the downstream reaches and further capacity concerns that may affect release rates from this study area.

We thank you for the opportunity to provide comments, we would appreciate further circulation as the study proceeds. If there are any questions or concerns please contact the undersigned.

Sincerely,



Corinne Chiasson  
Resource Planner  
/cor

File Number: EA-10-2019



## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** December 16, 2019 3:59 PM  
**To:** Rose, David (EC)  
**Subject:** RE: Oldcastle Storm Master Plan

Thank you David for your reply. We will update our distribution list to reflect no further interest for this project.

We will also make note of Tom's retirements and reach out before any future Environmental Assessment projects to update the contact name.

Regards,

Liz Michaud



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Rose, David (EC) <david.rose@canada.ca>  
**Sent:** December 16, 2019 3:37 PM  
**To:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Cc:** RHC-ON / WSC-ON (EC) <ec.rhc-on-wsc-on.ec@canada.ca>  
**Subject:** Oldcastle Storm Master Plan

Good Afternoon Liz,

I am responding to a letter that you sent to Tom Arsenault, formerly our Water Survey Division Data Control Lead. Tom has retired and we as of yet have no permanent replacement for his position. The letter was soliciting comments regarding the Municipal Class Environmental Assessment for the Town of Tecumseh Oldcastle Stormwater Master Plan. The Study Area on the map does not affect either of the Water Survey stations in the Windsor area, so we have no further interest or concerns regarding this plan.

Thank you,  
David Rose

Hydrometric Technologist, Water Survey Division  
Environment Climate Change Canada

## **Oldcastle Stormwater Master Plan**



### **Invitation for Public Comment Public Information Centre No. 2**

The Town of Tecumseh is carrying out a study of the area of Oldcastle to form a basis for the development of the Oldcastle Stormwater Master Plan. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act. The study has progressed to the point that design alternatives have been identified for review and public comment.

#### **Public Information Centre**

The study area is as shown on the attached key plan. Interested parties are welcome to attend the Public Information Centre. Representatives of the Town of Tecumseh and Landmark Engineers Inc. will be present to answer any questions and obtain feedback. The Public Information Centre will be held on:

**Date:** Wednesday, January 29<sup>th</sup>, 2020  
**Time:** 3:00 – 5:00 p.m. and 6:00 – 8:00 p.m.  
**Place:** Ciociaro Club, Salon F  
3745 North Talbot Road  
Tecumseh, Ontario

We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the Environmental Assessment process. For additional information or to provide comments on the project, please contact one of the following individuals:

**Landmark Engineers Inc.**  
Ms. Liz Michaud  
2280 Ambassador Drive  
Windsor, Ontario N9C 4E4  
(519) 972-8052  
lmichaud@landmarkengineers.ca

**Town of Tecumseh**  
Mr. John Henderson, P.Eng.  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9  
(519) 735-2184  
jhenderson@tecumseh.ca

Under the *Municipal Freedom of Information and Protection of Privacy Act* and the *Ontario Environmental Assessment Act*, unless otherwise stated in submission, with the exception of personal information, all comments will become part of the public record and will be released, if requested to any person.

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** January 13, 2020 11:21 AM  
**Subject:** Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Morning,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**.

The study has progressed to the point where preferred alternatives have been identified for review and public comment. To this end, a Public Drop-In Centre will be held to inform the public on the planning and design process being followed and to receive public input and comments. Displays of study information will be available for review.

Interested parties are welcome to attend the Public Information Center. Representatives of the Town of Tecumseh and Landmark Engineers Inc. will be present to answer any questions or obtain feedback. The Drop-In Center will be held:

**DATE:** Wednesday, January 29<sup>th</sup>, 2020  
**TIME:** 3:00-5:00p.m. and 6:00-8:00 p.m.  
**PLACE:** Ciociaro Club, Salon F  
3745 North Talbot Road, Tecumseh, Ontario

To aid in the dissemination of information, all project-related information will be available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>. The webpage will be updated periodically as the project progresses.

If you have any questions or require further details, please contact the undersigned.

Regards,

**Liz Michaud**



**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

## Liz Michaud

---

**From:** Kok, Sandra (EC) <sandra.kok@canada.ca>  
**Sent:** January 13, 2020 11:23 AM  
**To:** Liz Michaud  
**Subject:** Automatic reply: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

On vacation until March 2, 2020. Please contact Kate Taillon, Manager, Great Lakes Areas of Concern Unit, [kate.taillon@canada.ca](mailto:kate.taillon@canada.ca) or Sara Varty at [sara.varty@canada.ca](mailto:sara.varty@canada.ca), Program Coordinator for Hamilton Harbour, Toronto and Region, Bay of Quinte and St. Lawrence River, St. Clair River and Detroit River AOCs.



## Liz Michaud

---

**From:** Newton, Craig (MECP) <Craig.Newton@ontario.ca>  
**Sent:** January 13, 2020 11:22 AM  
**To:** Liz Michaud  
**Subject:** Automatic reply: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Day:

Please be advised that I am now retired.

For Planning and/or Environmental Assessment matters, please contact my immediate Supervisor, Crystal Lafrance at (226) 919-7304 or email her at [crystal.lafrance@ontario.ca](mailto:crystal.lafrance@ontario.ca)

Yours truly

Craig Newton  
Regional Environmental Planner / Environmental Assessment Coordinator  
Ministry of the Environment, Conservation and Parks  
Southwest Region  
(519) 873-5014

## Liz Michaud

---

**From:** Parent, Averil <aparent@citywindsor.ca>  
**Sent:** January 13, 2020 11:22 AM  
**To:** Liz Michaud  
**Subject:** Automatic reply: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Hello, I am away from the office on maternity leave. In my absence please contact Meraal Yared at myared@citywindsor.ca.

Thanks,

Averil

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** January 15, 2020 4:14 PM  
**To:** James.Cartier@enbridge.com  
**Subject:** Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Afternoon James,

Per our conversation this afternoon, I am sending you the Notice for our second Public Information Centre. The Town of Tecumseh (or Landmark on their behalf) will reach out again soon to set up a time to discuss potential impacts to the Enbridge property. The property we would like to discuss lies east of 8<sup>th</sup> Concession and north of North Talbot Road in Tecumseh.

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**.

The study has progressed to the point where preferred alternatives have been identified for review and public comment. To this end, a Public Drop-In Centre will be held to inform the public on the planning and design process being followed and to receive public input and comments. Displays of study information will be available for review.

Interested parties are welcome to attend the Public Information Center. Representatives of the Town of Tecumseh and Landmark Engineers Inc. will be present to answer any questions or obtain feedback. The Drop-In Center will be held:

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3745 North Talbot Road, Tecumseh, Ontario

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If you have any questions or require further details, please contact the undersigned.

Regards,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)



January 21, 2020

Project No. 19-010

Address  
Address  
Address

**Re: Oldcastle Stormwater Master Plan Class Environmental Assessment  
Invitation to Comment – Public Information Center No. 2**

Dear Sir/Madam:

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**. This study intends to evaluate the current stormwater system capacity of the Oldcastle Hamlet and develop a strategy to implement proposed improvements. The study has progressed to the point where alternatives have been identified for review and public comment.

Please be advised that the alternatives include **potential impacts to your property**. The study findings has identified the need for an easement on or adjacent to your property. At this time, we are contacting all affected land owners to extend an invitation to discuss the potential impacts to your property at a Public Information Centre (PIC).

The Public Information Centre will be held:

DATE: Wednesday, January 29<sup>th</sup>, 2020  
TIME: 3:00-5:00p.m. and 6:00-8:00 p.m.  
PLACE: Ciociaro Club, Salon F  
3745 North Talbot Road, Tecumseh, Ontario

Displays of study information will be available for review and representatives of the Town of Tecumseh and Landmark Engineers Inc. will be present to answer any questions or obtain feedback.

If you are unable to attend the PIC, all project-related information will be available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>. The webpage will be updated shortly after the PIC.

If you have any questions or require further details, please contact the undersigned.

Yours truly,

**Landmark Engineers Inc.**

Liz Michaud

2280 Ambassador Drive  
Windsor, Ontario  
Canada  
N9C 4E4

Phone:  
[519] 972-8052  
Fax:  
[519] 972-8644

[www.landmarkengineers.ca](http://www.landmarkengineers.ca)



Professional Engineers  
Ontario

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** January 23, 2020 4:34 PM  
**To:** Slattery, Barbara (MECP)  
**Subject:** RE: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Barb,

The Notice of Intent I attached in the previous e-mail includes the project commencement and invitation to comment in one notice. That was our first mandatory contact. We then sent a second Invitation to Comment because we are hosting a second PIC.

Thank you,

Liz Michaud



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Slattery, Barbara (MECP) <[barbara.slattery@ontario.ca](mailto:barbara.slattery@ontario.ca)>  
**Sent:** January 23, 2020 4:14 PM  
**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Subject:** RE: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Thank you, what about the actual Notice of Commencement? Was that also sent to the regional email address? Could you resend the Notice to me please?

Barb Slattery, EA/Planning Coordinator

**Ministry of the Environment, Conservation and Parks**

West Central Region

(905) 521-7864

*We want to hear from you. How was my service? You can provide feedback at 1-888-745-8888.*

---

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Sent:** January 23, 2020 4:10 PM  
**To:** Slattery, Barbara (MECP) <[barbara.slattery@ontario.ca](mailto:barbara.slattery@ontario.ca)>  
**Subject:** RE: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good Afternoon Barb,

I would like to confirm that we have sent both the Notice of Intent and Invitation to Comment (PIC #1) and the Invitation to Comment (PIC #2) to the [eanotification.swregion@ontario.ca](mailto:eanotification.swregion@ontario.ca) email address.

For ease of reference, I have attached PDF copies of the notices sent.

If you require any other information please don't hesitate to contact me anytime.

Thank you,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Slattery, Barbara (MECP) <[barbara.slattery@ontario.ca](mailto:barbara.slattery@ontario.ca)>

**Sent:** January 23, 2020 3:57 PM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Subject:** FW: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Sorry I meant the [eanotification.swregion@ontario.ca](mailto:eanotification.swregion@ontario.ca) mailbox....

Barb Slattery, EA/Planning Coordinator

**Ministry of the Environment, Conservation and Parks**

West Central Region

(905) 521-7864

*We want to hear from you. How was my service? You can provide feedback at 1-888-745-8888.*

---

**From:** Barber, Annette (MECP) <[Annette.Barber@ontario.ca](mailto:Annette.Barber@ontario.ca)>

**Sent:** January 23, 2020 3:51 PM

---

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Sent:** January-13-20 11:42 AM

**To:** Lafrance, Crystal (MECP) <[Crystal.Lafrance@ontario.ca](mailto:Crystal.Lafrance@ontario.ca)>

**Subject:** FW: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good Morning,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**.

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If you have any questions or require further details, please contact the undersigned.

Please note this e-mail was also sent to [eanotification.swregion@ontario.ca](mailto:eanotification.swregion@ontario.ca)

Regards,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Newton, Craig (MECP) <[Craig.Newton@ontario.ca](mailto:Craig.Newton@ontario.ca)>

**Sent:** January 13, 2020 11:22 AM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Subject:** Automatic reply: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Day:

Please be advised that I am now retired.

For Planning and/or Environmental Assessment matters, please contact my immediate Supervisor, Crystal Lafrance at (226) 919-7304 or email her at

Yours truly

Craig Newton  
Regional Environmental Planner / Environmental Assessment Coordinator  
Ministry of the Environment, Conservation and Parks

Southwest Region  
(519) 873-5014



## Liz Michaud

---

**From:** Jordan Hayes <hayes1990@icloud.com>  
**Sent:** February 14, 2020 4:57 PM  
**To:** Liz Michaud  
**Cc:** John Henderson; justin@hhydrovac.ca  
**Subject:** Oldcastle hamlet

Good afternoon everyone

We would like to thank you guys for all the information about the project, it does look like something needs to be done in the Oldcastle area. Clearly it needs some updating and with new development there isn't enough drainage there to handle it. We have reviewed all three options and we do not see any problems or concerns with them. Although all three plans do designate our farm to be a storm water pond we understand that it is the best option for the community. Justin and I did recently purchase the farm from our family which has owned the farm for 4 generations. We have invested time and money into the farm with new drainage 2 years ago, so it would be a little hard to see it being used for a storm water pond. When it comes to the storm water pond being on our property we assume that the town would need to purchase this property from us. Once the plan has been selected we are open to hearing the towns proposal on how they would like to move forward with the storm water pond.

Thanks Jordan and Justin Hayes

Sent from my iPhone

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** January 31, 2020 4:26 PM  
**To:** Justin Hayes; Jordan Hayes  
**Cc:** Liz Michaud; Alain Michaud; Phil Bartnik; Tania Jobin; Ed Hooker  
**Subject:** RE: Oldcastle Hamlet Storm Drainage Master Plan - Hayes Property at Hwy 401 and 9th Conc Rd

Hi Justin,

We look forward to meeting with you once you have had a chance to review the information.

You have a great weekend as well.

Regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

---

**From:** Justin Hayes <Justin@hhydrovac.ca>  
**Sent:** January 31, 2020 4:22 PM  
**To:** Jordan Hayes <hayes1990@icloud.com>  
**Cc:** John Henderson <jhenderson@tecumseh.ca>; Liz Michaud <lmichaud@landmarkengineers.ca>; amichaud@landmarkengineers.ca; Phil Bartnik <pbartnik@tecumseh.ca>; Tania Jobin <tjobin@tecumseh.ca>; Ed Hooker <ehooker@wolfhooker.com>  
**Subject:** Re: Oldcastle Hamlet Storm Drainage Master Plan - Hayes Property at Hwy 401 and 9th Conc Rd

Thanks John,

Yes I did reach out to Ed this morning since I have used his firm in the past, not realizing he would be representing on the towns behalf. Once we review the information and the plans set out we will schedule a meeting.

Thanks have a great weekend.

Justin Hayes  
Hurricane SMS Inc.  
519-796-9259

On Jan 31, 2020, at 4:05 PM, Jordan Hayes <hayes1990@icloud.com> wrote:

Sounds good John thank you for the information and if we do have any question we will let you guys know and schedule a meeting. We are currently just processing the information and seeing how these plans will effect us in the future

Sent from my iPhone

On Jan 31, 2020, at 3:58 PM, John Henderson <jhenderson@tecumseh.ca> wrote:

Good afternoon Jordan,

The display boards from Public Information Centre No. 1 (held October 17, 2019) and Public Information Centre No. 2 (held January 29, 2020) are available on the Town of Tecumseh website through the following link.

<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

We have also been advised that you reached out to the Town solicitor to discuss this matter. The Town and Landmark Engineers Inc. would be please to meet with you to review this project and to discuss any questions/concerns that you have related to same. As previously mention, this is a public process and your input is important.

Please let me know if you would be interested in scheduling a meeting.

If you have any questions, please do not hesitate to contact either myself or Ms. Liz Michaud (Landmark).

Regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

---

**From:** Jordan Hayes <hayes1990@icloud.com>  
**Sent:** January 31, 2020 3:25 PM  
**To:** John Henderson <jhenderson@tecumseh.ca>  
**Cc:** Justin@hhydrovac.ca; Liz Michaud <lmichaud@landmarkengineers.ca>; amichaud@landmarkengineers.ca; Phil Bartnik <pbartnik@tecumseh.ca>; Tania Jobin <tjobin@tecumseh.ca>  
**Subject:** Re: Oldcastle Hamlet Storm Drainage Master Plan - Hayes Property at Hwy 401 and 9th Conc Rd

Good afternoon John

Justin and I were curious if we could get a copy of the proposal from the meeting on Wednesday? Or is that something we will be receiving later?

Thanks Jordan

Sent from my iPhone

On Jan 30, 2020, at 5:07 PM, John Henderson  
<jhenderson@tecumseh.ca> wrote:

Good afternoon Jordan,

It was a pleasure speaking with you this afternoon. As discussed, you attended the Oldcastle Stormwater Master Plan Public Information Centre yesterday and found that your property at the corner of the 9<sup>th</sup> Concession Road and Hwy 401 is being considered for a potential future stormwater management facility. As discussed, the Municipal Class EA Master Plan process is being used to determine preferred options to improve existing drainage conditions within the Oldcastle study area. You indicated that you would not be opposed to selling your property provided you were fairly compensated for it. As discussed, the timeline for the future implementation of these works is unknown at this time.

As further discussed, the Master Plan process invites public comment to assist in the determination of the preferred solutions. Accordingly, please find attached a comment sheet from yesterday's meeting. It would be greatly appreciated if you would provide your comments related to the potential stormwater management facility on your property (and any other parts of the study) directly to Landmark Engineers Inc. (Attention: Ms. Liz Michaud - [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca) ) with a copy to me.

It is planned to complete this study by the end of March 2020. At the completion of the study, a Notice of Study Completion will be issued and the project file will be placed on a 30-day public and agency review period. During the 30-day review period, interested persons are encouraged to review the project file and provide comments to the Town of Tecumseh. If, after consulting with the Town of Tecumseh staff, you have outstanding environmental issues that have not been addressed through the Municipal Class EA process, you can request the Minister of the Environment, Conservation and Parks (MECP) to issue a Part II Order.

As discussed, I will provide Landmark Engineers Inc. with your e-mail addresses ([Hayes1990@icloud.com](mailto:Hayes1990@icloud.com), [Justin@hhydrovac.ca](mailto:Justin@hhydrovac.ca)) to include in our distribution list so you will be notified when the project is placed on the 30-day public and agency review period.

We look forward to receiving your comments.

If you have any questions please do not hesitate to contact Ms. Michaud or me.

Regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

---

[<image001.jpg>](#)

**John Henderson**  
**Manager Engineering Services**  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

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[<image002.jpg>](#)

Please consider the environment before printing this e-mail.  
<19-010 PIC2 Drop In Centre -Comment Sheet.pdf>

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<p><b>John Henderson</b> <b>Manager Engineering Services</b> <a href="mailto:jhenderson@tecumseh.ca">jhenderson@tecumseh.ca</a> Town of Tecumseh - - Tecumseh, ON. - N8N1W9 Phone: 519 735-2184 ,166 Fax: - <a href="http://www.tecumseh.ca">www.tecumseh.ca</a></p>
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**John Henderson**  
**Manager Engineering Services**  
jhenderson@tecumseh.ca  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

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e-mail, delete this e-mail and do not copy, use or disclose it.  
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 Please consider the environment before printing this e-mail.

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** January 31, 2020 11:17 AM  
**To:** ISAAC YEUNG  
**Subject:** RE: Oldcastle Stormwater Master Plan : Missed Information Session / Potential Impact on my property?

Good Morning Isaac,

We are proposing and upgrade and extension of the existing storm sewers along Blackacre Drive (red and green lines on the plan). The sewer improvements would not be on your property - the sewers would be within the Town's right of way.

Behind your property there is potential for an overland flow route to be established (yellow line on the plan). This has been shown along the property line and has the potential to be on your property, or your neighbours, or both – depending on detailed design. The overland flow route will require an easement before it can be established. The Town will not be trying to secure any easements though this study process. The Master Plan Study is intended only to highlight areas of concerns and potential solutions for the stormwater issues within the Oldcastle hamlet.

There is no timeframe for the improvements at this time. The study intends to provide a schedule to the Town to indicate which improvements are most critical. It will be at the Town's discretion when (or if) they proceed with implementation.

If you have any further question or would like to discuss feel free to call or e-mail. We value feedback from the property owners with the study area.

Regards,

Liz Michaud



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** ISAAC YEUNG <iyeung@walterproducts.com>  
**Sent:** January 31, 2020 10:43 AM  
**To:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Subject:** Oldcastle Stormwater Master Plan : Missed Information Session / Potential Impact on my property?

Hell Liz,

I missed the information session and I looked over the powerpoint presentation online.

I own the property/building on 5420 Outer Drive.

I could not tell from the presentation if there are any potential impacts to my property.

Can you please advise.

Thanks,  
Isaac



## Liz Michaud

---

**From:** Mike Nelson <MNelson@erca.org>  
**Sent:** January 31, 2020 3:41 PM  
**To:** Liz Michaud  
**Subject:** RE: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good afternoon,

Thank you for circulating ERCA on the notice for the PIC. At this time our office has no formal comments. We will review the presentation available from the PIC and provide feedback as appropriate.

Thank you,

Mike

---

**From:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Sent:** Monday, January 13, 2020 11:21 AM  
**Subject:** Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Morning,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**.

The study has progressed to the point where preferred alternatives have been identified for review and public comment. To this end, a Public Drop-In Centre will be held to inform the public on the planning and design process being followed and to receive public input and comments. Displays of study information will be available for review.

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If you have any questions or require further details, please contact the undersigned.

Regards,

Liz Michaud



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

## Liz Michaud

---

**From:** Alain Michaud  
**Sent:** February 3, 2020 10:47 AM  
**To:** Tom Grondin  
**Cc:** Liz Michaud; John Henderson  
**Subject:** RE: Comment regarding Oldcastle storm sewer plans

Hi Tom,

It was nice meeting you as well. Thank you for your email. I have reviewed December 1986 servicing drawings for the Castlewood development, which show a rear yard swale draining westerly into an open drain section of the Wolfe Drain at that time (now an enclosed pipe behind the properties on Trafalgar Court). I do not have updated information regarding a rear yard drainage system you mention. I will discuss this further with the Town. Follow up field investigation may be required to confirm the existing drainage system layout and its condition.

Best regards,

Alain Michaud, P.Eng.

Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052 x227  
f (519) 972-8644  
e-mail amichaud@landmarkengineers.ca

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

**From:** Tom Grondin <tom.grondin@yahoo.com>  
**Sent:** January 30, 2020 9:29 AM  
**To:** Alain Michaud <amichaud@landmarkengineers.ca>  
**Subject:** Comment regarding Oldcastle storm sewer plans

Dear Alain,

It was nice meeting you at the information session held yesterday January 29. As discussed, I would send an email detailing my concerns with water flow and drainage surrounding my property at 5335 Oldcastle Road.

As your water flow analysis pointed out in problem area #4, there are serious issues with water buildup around my house and my neighbour at 5355 Oldcastle Road. It is not only a potential issue for severe rainfall in the future but we have large deep amounts of standing water as I write this. You commented that you noticed it when you were driving down Oldcastle Road. The water buildup is also present in the rear yards.

Landmark proposed plans to include a new storm sewer system for the subdivision Oldcastle Residential Estates (on Oldcastle Ct.). I am concerned that this plan does address the water issue surrounding 5335 and 5355 Oldcastle Road. When Oldcastle Residential Estates was built much higher than the older homes on Oldcastle Road flooding occurred right up to the houses on Oldcastle Road. The subdivision developer was ordered to install a drainage system between the subdivision properties and the properties on Oldcastle Road. There are 2 drain holes in my backyard for example. However these drains have not been maintained by the town over the years (they are clogged) and are likely insufficient to handle the water flow in any event.

If Landmark can include a plan to connect drainage (perhaps event the existing drainage) from from behind 5335 and 5355 Oldcastle Road to newly proposed storm sewer that would hopefully provide a long-term solution to our flooding issues.

Kind regards  
Tom Grondin

## Liz Michaud

---

**From:** Alain Michaud  
**Sent:** February 4, 2020 10:53 AM  
**To:** kathryn@classic-tool.com  
**Cc:** jhenderson@tecumseh.ca; Liz Michaud  
**Subject:** RE: Oldcastle Stormwater Master Plan

Hi Kathryn,

You are correct in that our work considers major storm events (such as a 100 year storm) but it also considers improvements where necessary to provide a reasonable level of drainage during small, frequent storm events. Our work to date has not identified a sewer capacity issue along Olympia Drive and I do not interpret your email to suggest that there is an issue in this regard. My understanding of your concern is that there is standing water that may be due to rutting of the gravel access or may be due to a localized drainage issue that is preventing water from draining away from the mailboxes (e.g. clogged catch basin or poor boulevard grading). Assuming my understanding is correct, this concern should be addressed with the Town.

Best regards,

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052 x227

f (519) 972-8644

e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)

---

**From:** Kathryn Oppio <kathryn@classic-tool.com>  
**Sent:** Monday, February 3, 2020 4:30 PM  
**To:** Alain Michaud <amichaud@landmarkengineers.ca>  
**Subject:** RE: Oldcastle Stormwater Master Plan

Thanks Alain,

Please note that although I do appreciate the work that you are doing for the storm runoff and the 100 year events that may be devastating, it is however, a constant irritant to me to drive to and from the postal boxes on the South side of Olympia Drive after a rain to wade through standing water just in front of the concrete pad supporting the locked boxes. I realize it is a "drop in the bucket" compared to what you are working on, but the load of gravel the town spreads there once or twice a year is not cutting it. Maybe there could be something more permanent for that area. You will see that the road and shoulder of the road, are deteriorating due to the "off-road" traffic going and coming from the mail boxes.

Thanks again,

*Kathryn Oppio*

Treasurer / Controller

**Classic Tool & Die Inc.**

[2325 Olympia Dr.](#)  
[Oldcastle, Ontario, Canada, N0R 1L0](#)  
Ph. (519) 737-6618 ext. 110  
Fax (519) 737-1642

The information in this E-mail is intended for the named recipient(s) only. It may contain privileged and confidential information. If you have received this E-mail in error, please notify the sender and destroy this material.

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**From:** Alain Michaud [<mailto:amichaud@landmarkengineers.ca>]  
**Sent:** Monday, February 03, 2020 1:35 PM  
**To:** [kathryn@classic-tool.com](mailto:kathryn@classic-tool.com)  
**Cc:** Liz Michaud; [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca); [sean@sauveautomotive.com](mailto:sean@sauveautomotive.com); [adriano@classic-tool.com](mailto:adriano@classic-tool.com)  
**Subject:** RE: Oldcastle Stormwater Master Plan

Hello Kathryn,

Thank you for your comments. I can appreciate your concern with the proposed yellow line (overland conveyance feature) as it has been shown. The line in question was depicted very coarsely for initial discussion purposes and in this case should be located solely on the property it is intended to serve, which is 5264 Pulleyblank Street. As you may be aware, this is the property which has an entrance located off Olympia Drive, north of your 2185 Olympia Drive property. Further discussions with property owners as well as consideration to potential conflicts, such as septic systems and other utilities, are necessary prior to finalizing the size and exact location of recommended conveyance improvements. In summary, conveyance improvements and associated easements are not proposed on your property.

I hope this addresses your concern. Should you have any further questions or concerns, please do not hesitate to call.

Best regards,

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052 x227  
f (519) 972-8644  
e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)

---

**From:** Kathryn Oppio <[kathryn@classic-tool.com](mailto:kathryn@classic-tool.com)>  
**Sent:** January 31, 2020 3:03 PM  
**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Cc:** [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca);  
**Subject:** Oldcastle Stormwater Master Plan

Re: Public Information Centre- January 29, 2020  
And Project Feedback / comment

The potential impact to our property at 2185 Olympia Drive in Oldcastle by the proposed procedures would be significantly destructive. As per the photo I took from one of your displays last evening (attached), you can readily see that the yellow arrow, (proposed easement), would run the depth of our property, entirely within our property line, and directly through the septic bed servicing that property.

I appaud the efforts made to be helpful with the flooding conditions of parts of the Town of Tecumseh, but in this case I believe that the excessive water condition that did not exist for us while on Olympia Drive, would actually be created by this proposition.

Please review this "alternative" and the impact it will have on this property as well as the property at 2325 Olympia Drive which is abutting the 2185 property, and owed by the Oppio family for 34 years.

Sincerrely  
Kathryn Oppio

*Kathryn Oppio*

Treasurer / Controller

**Classic Tool & Die Inc.**

2325 Olympia Dr.

Oldcastle, Ontario, Canada, N0R 1L0

Ph. (519) 737-6618 ext. 110

Fax (519) 737-1642

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## Liz Michaud

---

**Subject:** FW: Oldcastle Stormwater Master Plan Comment Sheet  
**Attachments:** Oldcastle Stormwater Master Plan Feedback.pdf

**From:** judy robson <judyrobson7@msn.com>  
**Sent:** February 10, 2020 2:13 PM  
**To:** John Henderson <jhenderson@tecumseh.ca>  
**Cc:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Subject:** Re: Oldcastle Stormwater Master Plan Comment Sheet

Thank you for the opportunity to comment on the Oldcastle Stormwater Master Plan. My main concern is that the plan took into consideration the future residential growth of the Oldcastle and North Talbot Rd. area. In creating this plan, I hope, much consideration was given to not only efficiently remove and contain stormwater from the Upper Little River but also preserve and maintain land for future developments in the Oldcastle Hamlet.

Regards,  
Judy Wellwood-Robson

---

**From:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Sent:** February 10, 2020 8:10 AM  
**To:** judy robson <[judyrobson7@msn.com](mailto:judyrobson7@msn.com)>  
**Cc:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Subject:** RE: Oldcastle Stormwater Master Plan Comment Sheet

Good morning Ms. Wellwood-Robson,

Please find attached the requested comment sheet.

Regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

---

**From:** judy robson <[judyrobson7@msn.com](mailto:judyrobson7@msn.com)>  
**Sent:** February 8, 2020 6:46 PM  
**To:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Subject:** Oldcastle Stormwater Master Plan Comment Sheet

I am unable to find online the comment sheet for the Oldcastle Storm Water Master Plan to be submitted. Could you direct me as to where to find it. I have located and read the Master Plan and would like to submit my comments.

Judy Wellwood-Robson

Sent from [Mail](#) for Windows 10





# Oldcastle Stormwater Master Plan

Public Information Centre - 29 January 2020

## Project Feedback/Comment Sheet



Name (Please Print): Judy Wellwood-Robson  
 Address: 5370 Oldcastle Rd., oldcastle On. N0R 1L0  
 e-mail Address: judyrobson7@msn.com

Please provide any study related comments below:

1. The flow of water in the Wellwood along the Oldcastle Rd. appears to me, on the map, to indicate a continuous flow of water from #3 Hwy. to North Talbot. I think there is a 3 way flow in the Wellwood drain. a) a flow from #3 north to the Downing Drain b) a flow from the middle high point on the Oldcastle Rd., south to the Downing Drain c) a flow from the high point of the same road north to North Talbot.

2. The long term plans for the south half of lot 302, north of Talbot Rd. is designated for Hamlet Hamlet Development. Was this taken into consideration and will the Downing and Wellwood Drains be sufficient to handle the storm water from future developments?

3. On your solutions for the Upper Little River Stormwater Management Corridor 3 storage areas are depicted. Would you consider a) the placement of the first stormwater pond on the north half of lot 302 north of Talbot moved to the east side of the Downing Drain and closer to the lot line of 302. This would allow for the future possibility of extending the hamlet boundary line for making available more residential land for future development. Also, can the retention ponds behind the abattoir be used within this plan? b) The 2nd pond is located along the Hurley Branch Drain next to the abandoned raised railroad bed and is quite large. Would it be just as efficient to deepen and widen this drain from the 8th to the 9th, improve the flow of the Washbrook Drain from a smaller stormwater pond located west of the drain and bordering Weston Park. c) Could the 3rd pond between the Hurley Relief Drain and the 9th along 401 be enlarged to compensate for reducing the size of the second pond?

4. While it may not be a concern in the Stormwater Master Plan, the North Half of lot 302, South of Talbot Rd. has heritage structures located on it and is on the Town's heritage list.

Signature: *Judy Robson*

**Please return to:**  
 Landmark Engineers Inc.  
 2280 Ambassador Drive  
 Windsor, ON N9C 4E4  
 P: 519 972-8052  
 F: 519 972-8644  
 E: lmichaud@landmarkengineers.ca

Project information can be found on the  
 Town's website:  
[www.tecumseh.ca](http://www.tecumseh.ca)

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** February 25, 2020 10:40 AM  
**To:** [planning@erca.org](mailto:planning@erca.org)  
**Cc:** 'cchiasson@erca.org'  
**Subject:** Oldcastle Stormwater Master Plan - PIC #2

Good Morning,

PIC #2 for the Oldcastle Stormwater Master Plan was held on January 29<sup>th</sup>, 2020. Due to the file size, please view the Town's website to download the display materials that were presented at PIC #2.

Link here: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

If you have any issues with the download or have any questions regarding the information please don't hesitate to call or e-mail.

Regards,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

## Liz Michaud

---

**Subject:** FW: Tecumseh Oldcastle SMP -MHSTCI Ltr  
**Attachments:** AMICK Stage 1 Archaeological Background Assessment P058-1783-2019\_21Oct2019\_RE.pdf; Criteria for Evaluating Archaeological Potential.pdf; AECOM Cultural Heritage Screening Review.pdf; Criteria for Evaluating Built Heritage Resources and Cultural Heritage Landscapes.pdf

---

**From:** Liz Michaud  
**Sent:** February 25, 2020 10:01 AM  
**To:** Kirzati, Katherine (MTCS) <Katherine.Kirzati@ontario.ca>  
**Subject:** RE: Tecumseh Oldcastle SMP -MHSTCI Ltr

Good Morning Katherine,

I have attached the requested checklists and final reports for the Archaeological Potential and Cultural Heritage Screenings.

If you have any questions or require further information please don't hesitate to call or e-mail.

Thank you,

Liz Michaud



**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

See Section 6 of the Project File for attachments sent with this e-mail.

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** March 17, 2020 10:11 AM  
**To:** Jennifer Bertram; Dane Bertram; dkaschak@hotmail.com; tomdocpt@yahoo.ca  
**Cc:** jhenderson@tecumseh.ca; Alain Michaud  
**Subject:** RE: Oldcastle Stormwater Master Plan

Good Morning,

Thank you for attending the Public Information Centre on January 29<sup>th</sup> and for providing comments regarding the proposed improvements on your properties.

At this time, we are working to finalize the Stormwater Maser Plan. Schedules for future works will be based on recommendations made through the Master Plan, which will identify the scope of improvements and order of importance, or urgency, for each of the proposed improvements. This will allow the Town to develop a strategy to implement the improvements. The schedule for projects will also be dependent on available funding. Therefore, at this time, we cannot provide a timeline for implementation of the improvements on your property.

The ultimate means of conveyance improvement and the method of construction are decisions will be made at the detailed design stage. At that time, the Town will consult with you with regards to the most appropriate means of implementing the improvement. We have noted your opposition to the open drain and overland swale options, as well as your preference for an underground sewer and your comments will become part of the public record for this project.

With regard to the drainage area the improvement will serve, it is intended to improve the existing outlet for the Trafalgar and Piccadilly roadways and dwellings. The improvement is intended to mitigate access issues associated with potential high surface ponding depths on the roadways by increasing the conveyance capacity of the exiting outlet.

I hope that the foregoing has addressed your concerns at this time. If you have any further questions please don't hesitate to contact us.

Regards,

Liz Michaud



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**From:** Jennifer Bertram <jenniferbertram@gmail.com>

**Sent:** March 10, 2020 4:04 PM

**To:** Liz Michaud <lmichaud@landmarkengineers.ca>; jhenderson@tecumseh.ca; Dane Bertram <dbertram@gmail.com>; dkaschak@hotmail.com; tomdocpt@yahoo.ca

**Subject:** Oldcastle Stormwater Master Plan

Please see attached document regarding Oldcastle Stormwater Master Plan.

Thank you,

Jennifer Bertram  
Dane Bertram  
Tom Docherty  
Debbie Kaschak

Dear Ms Michaud and Mr Henderson,

We attended the drainage information session on January 29, 2020. The consultant informed us of several possible drainage options with regards to the easement between our two properties on Trafalgar Court.

As the property owners, we wish to express our strong opposition to any open drain or overland swale options as they would be detrimental our properties, be unsightly, and inhibit our use of the properties.

In addition, we are concerned with future blockage of a surface drain by debris and resulting standing water on our properties. Has the municipality created a reasonable plan for scheduled inspections and cleaning of any such surface drain?

We requested additional information, which the consultant was unable to provide at the time. Specifically,

- What is the approximate timeframe for work to begin at the site?
- When will the town be making its decision as to which option(s) to pursue at the site?
- What drainage area is being serviced by the proposed improvements at the site?

We would appreciate the opportunity to discuss these concerns with the municipality and/or the town engineer to ensure that our properties are not adversely affected by these changes.

Regards,

Dane Bertram  
2820 Trafalgar Court  
Oldcastle, Ontario  
226-238-4146  
dbertram@gmail.com

Jennifer Bertram  
2820 Trafalgar Court  
Oldcastle, Ontario  
226-348-1713  
jenniferbertram@gmail.com

Tom Docherty  
2800 Trafalgar Court  
Oldcastle, Ontario  
519-818-6025  
tomdocpt@yahoo.ca

Debbie Kaschak  
2800 Trafalgar Court  
Oldcastle, Ontario  
519-818-6025  
dkaschak@hotmail.com



Hydro One Networks Inc  
483 Bay St  
Toronto, ON

March 12, 2020

Re: OLDCASTLE STORMWATER MASTERPLAN

Attention:

Ms. Liz Michaud  
Landmark Engineers Inc.

In our preliminary assessment, we have confirmed that Hydro One has existing high voltage Transmission facilities within the southern extent of your study area (see map attached). At this point in time we do not have any objections with you continuing with your Recommended Solutions identified in the PIC #2 panels. If at any point the Recommended Solutions extend beyond their current scope you must contact Hydro One so we can assess the impacts that your project may have on our infrastructure. As such, this response does not constitute any sort of approval for your plans and is being sent to you as a courtesy to inform you that we must be consulted on your project.

In addition to the existing infrastructure mentioned above, the affected transmission corridor may have provisions for future lines or already contain secondary land uses (i.e. pipelines, watermains, parking, etc). Please take this into consideration in your planning.

Also, we would like to bring to your attention that should (OLDCASTLE STORMWATER MASTERPLAN) result in a Hydro One station expansion or transmission line replacement and/or relocation, an environmental assessment (EA) will be required as described under the Class Environmental Assessment for Minor Transmission Facilities (Hydro One, 2016). This EA process would require a minimum of 6 months to be completed and associated costs will be allocated and recovered in accordance with the Transmission System Code. Furthermore, to complete an EA it can take from 6 months (to complete a Class EA Screening Process) to 18 months (to complete a Full Class EA Process) based on the level of assessment required for the EA. In order to achieve speedy completion of the EA, Hydro One will need to rely on studies and/or reports completed as part of the EA for your project.

Please allow the appropriate lead-time in your project schedule in the event that your proposed development impacts Hydro One infrastructure to the extent that it would require modifications to our infrastructure.

In planning, please note that developments should not reduce line clearances or limit access to our facilities at any time in the study area of your Proposal. Any construction activities must maintain the electrical clearance from the transmission line conductors as specified in the Ontario Health and Safety Act for the respective line voltage.

Be advised that any changes to lot grading and/or drainage within or in proximity to Hydro One transmission corridor lands must be controlled and directed away from the transmission corridor.

Please note that the proponent will be held responsible for all costs associated with modification or relocation of Hydro One facilities, as well as any added costs that may be incurred due to increase efforts to maintain our facilities.

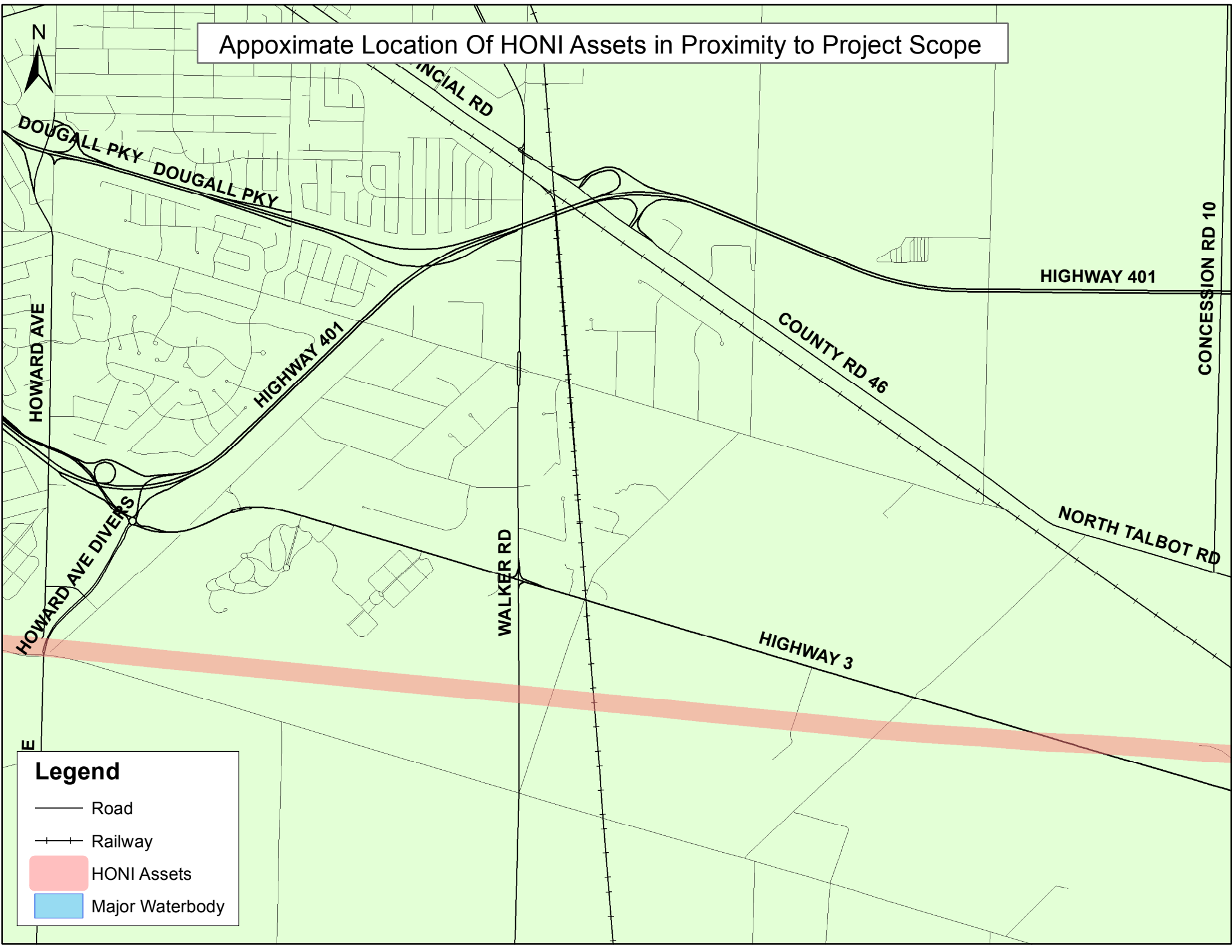
We reiterate that this message does not constitute any form of approval for your project. Hydro One must be consulted during all stages of your project. Please ensure that all future communications about your project are sent to us electronically to [secondarylanduse@hydroone.com](mailto:secondarylanduse@hydroone.com).

Sent on behalf of,

***Secondary Land Use  
Asset Optimization  
Strategy & Integrated Planning  
Hydro One Networks Inc.***



Approximate Location Of HONI Assets in Proximity to Project Scope



**Legend**

- Road
- + + Railway
- HONI Assets
- Major Waterbody

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** March 18, 2020 2:12 PM  
**To:** James.Cartier@enbridge.com; Justin Cook  
**Subject:** RE: Oldcastle Stormwater Master Plan - Enbridge Property

Good Afternoon Justin and James,

I am just following up to see if you have had any further discussions regarding our meeting last month.

We are still hoping to get some information from you so that we can tweak our plans to better suit future buildouts and any site restrictions that you are aware of. Any information that you could provide regarding the existing pipes and easement locations and dimensions would all be very helpful as we are finalizing our Environmental Assessment.

If you have any questions please don't hesitate to call or e-mail.

Take care,

**Liz Michaud**



**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Liz Michaud  
**Sent:** February 21, 2020 4:30 PM  
**To:** James.Cartier@enbridge.com; Justin Cook <Justin.Cook@enbridge.com>  
**Subject:** Oldcastle Stormwater Master Plan - Enbridge Property

Good Afternoon Justin and James,

Thank you for meeting with us on Tuesday. We appreciate your quick response and willingness to work with us on a solution that could be mutually beneficial.

As we discussed, once you have some information on the future build out at your site, we would be happy to see how we can work around that to fit the pond and associated stormwater routing (open drain or underground pipes) that would be required.

Do you have any information on the easement along the tracks that you could share with us? Any plans with dimensions, typical cross sections and pipe inverts would be very helpful as we look at the constraints of the site.

If you have any questions don't hesitate to call.

Thanks again,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** March 30, 2020 2:29 PM  
**To:** Katie Stammler  
**Subject:** Oldcastle Stormwater Master Plan  
**Attachments:** 15 - ERCA comments - EA Oldcastle SW Master Plan November 19-19.pdf

Good Afternoon Katie,

I am just following up regarding the letter I received from Corrine Chaisson at the beginning of the EA process for the Oldcastle Stormwater Master Plan (See attached letter).

I was wondering what information you need from us in order to do a review of the Source Water Protection for this project. Here is a link to the Towns website (<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>) where you can download the PIC #2 information (which includes the recommended solutions).

If you have any questions please don't hesitate to call. Due to the covid situation, I have reduced my hours but am still in the office 10am-2pm most days or you can call my cell 519-999-8052.

Thank you,

Liz Michaud



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** April 16, 2020 12:19 PM  
**To:** John Sulaiman  
**Cc:** jhenderson@tecumseh.ca; Alain Michaud  
**Subject:** RE: Michael Tool & Mold - Oldcastle Stormwater Master Plan Assessment

Good Morning Mr. Sulaiman,

Thank you for providing feedback on the Oldcastle Stormwater Master Plan regarding your property at 2340 Olympia Drive.

On our slides from the PIC #2 we did shown a line which indicates options CV1 or CV2. For your property, the anticipated improvement would be a larger pipe under the driveway and/or minor re-grading to improve drainage. The details of this will be demined in the next steps of the project. At that time, the Town will consult with you prior to any construction and you will have the opportunity to provide further input.

Please be assured that any improvements would maintain your driveway entrance function long term, however, there may be some disruption to this area during construction. It is not the intent of the improvements to alter the current function or use of your property, only to improve the drainage.

If you have any further questions please don't hesitate to call or e-mail.

Regards,

Liz Michaud



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** John Sulaiman <[jsulaiman@michaeltool.com](mailto:jsulaiman@michaeltool.com)>  
**Sent:** April 15, 2020 1:50 PM  
**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Cc:** jhenderson@tecumseh.ca  
**Subject:** Michael Tool & Mold - Oldcastle Stormwater Master Plan Assessment

Liz/John,

In regards to the Town of Tecumseh Stormwater Master Plan for the Oldcastle Hamlet, I do have some concerns regarding our property at 2340 Olympia Drive.

In particular, access to our existing paved & curbed parking lot.

The current PIC 2 Power Point Slide Presentation indicates a CV1 and/or CV2 improvements.

I want to emphasize that access to our existing parking lot must be maintained, including the existing asphalt paving and curbing that is already in place and was approved by the Town.

Please see the attached Power Point presentation the I have prepared explaining my area of concern.

If you could please review and provide any comments or concerns you might have in maintaining this existing access.

I understand that work might have to be completed, but I need the assurance that if access is temporarily removed to complete the drainage construction and or improvements, then it must be restored to its original condition or better.

Please email me that you received this correspondence.

Sincerely,

*John Sulaiman*

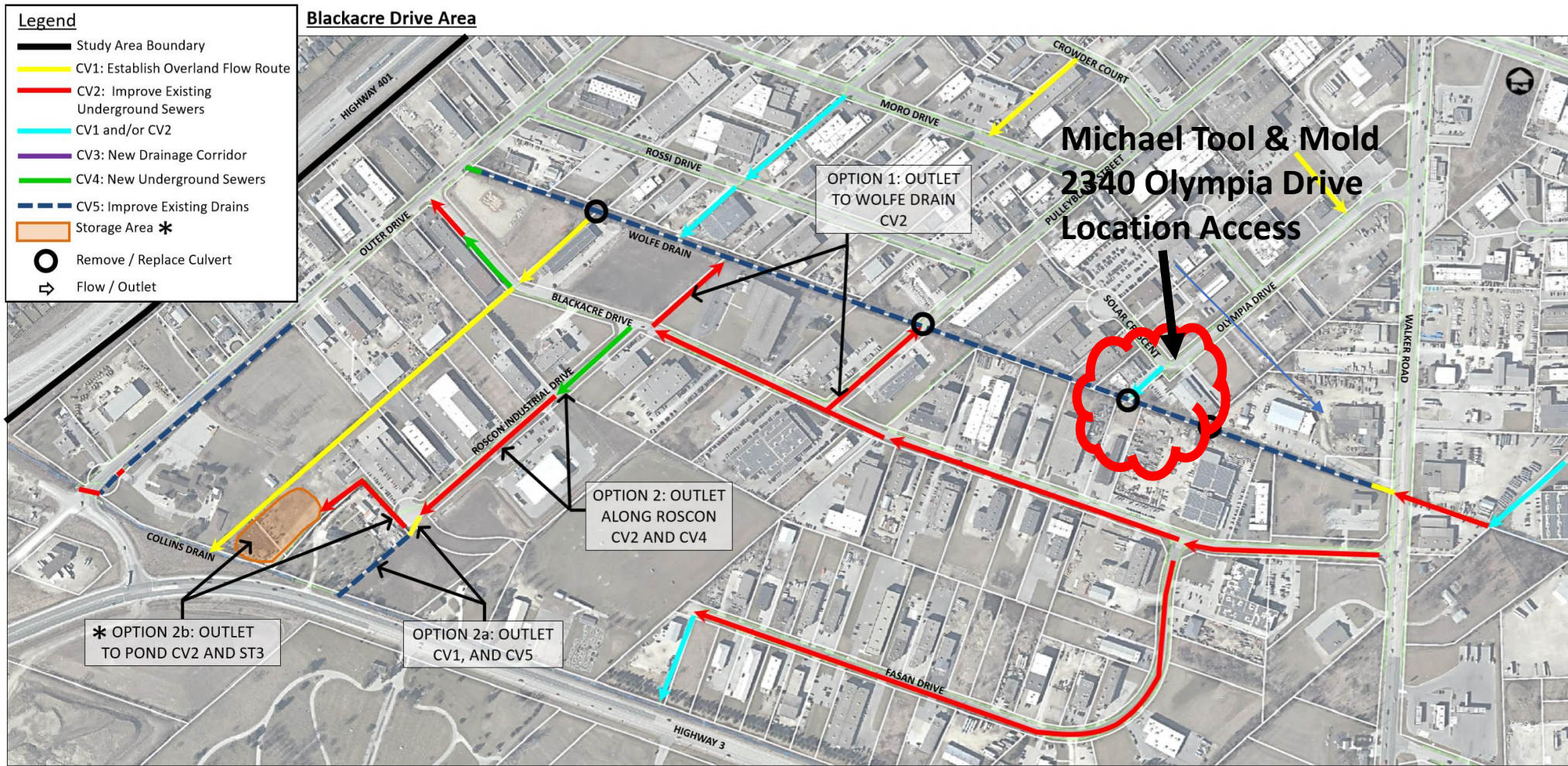
Michael Tool & Mold  
2340 Olympia Drive, RR#1  
Oldcastle, Ontario  
Canada, N0R 1L0

Phone:1-519-737-1269

Email: [jsulaiman@michaeltool.com](mailto:jsulaiman@michaeltool.com)

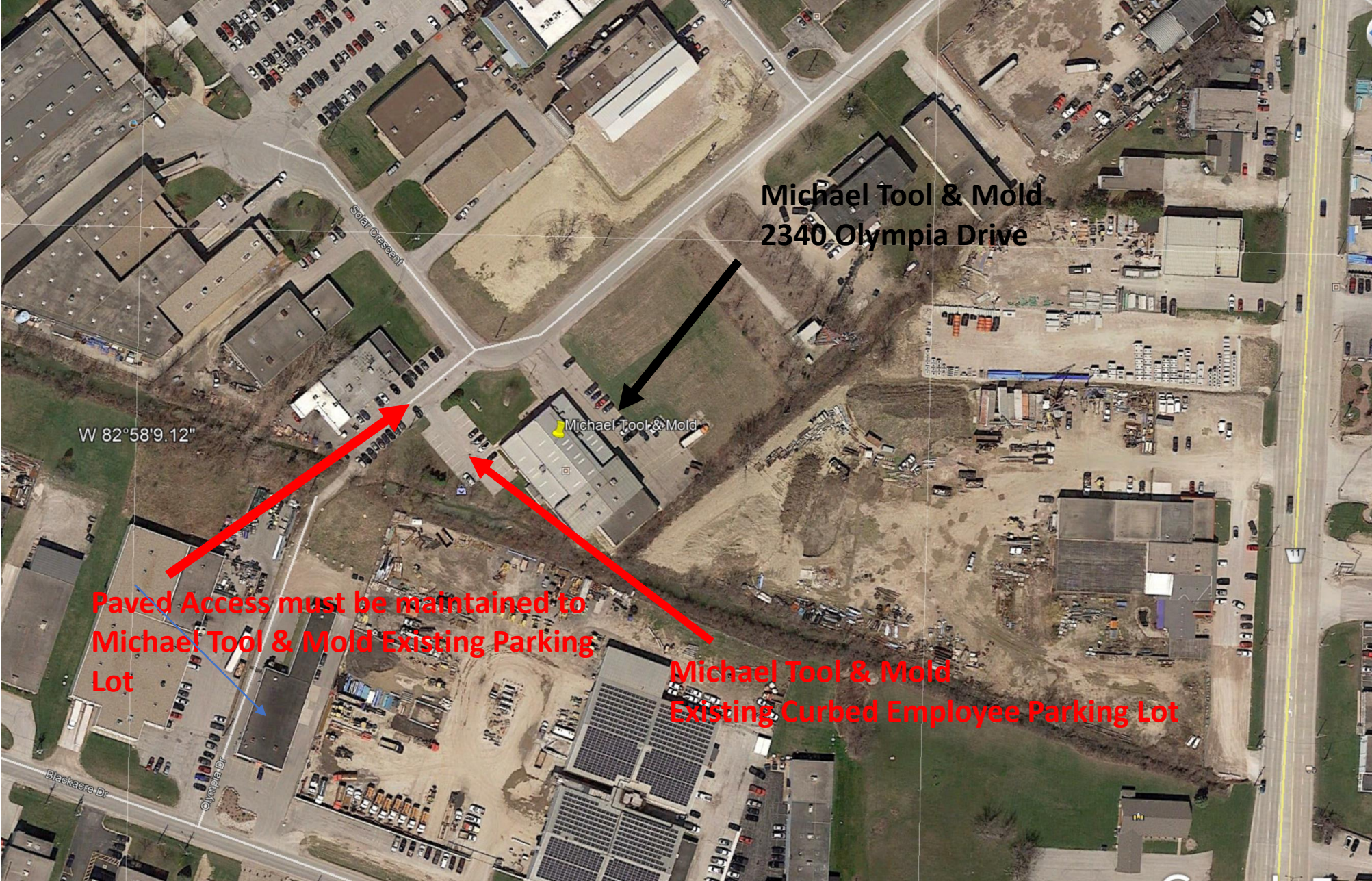
# Recommended Solutions

The Wolfe Drain watershed presents an opportunity to improve conveyance to the extent that the downstream drain has been designed to handle. Recommended improvements include storm relief sewers and overland routes. It is recommended that the existing swale / culvert drainage along Blackacre and Fasan Drive be replaced with new storm sewers. Two outlet options exist for Blackacre Drive drainage. Option 1 maintains the existing outlet scheme and Option 2 considers re-routing stormwater along Roscon Industrial Drive.



\* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.





**Michael Tool & Mold  
2340 Olympia Drive**

Michael Tool & Mold

W 82°58'9.12"

**Paved Access must be maintained to  
Michael Tool & Mold Existing Parking  
Lot**

**Michael Tool & Mold  
Existing Curbed Employee Parking Lot**

Blackacre Dr

Olympia Dr

Solar Crescent



Existing Paved Access must be maintained to Michael Tool & Mold Property

Michael Tool & Mold



**Existing Concrete Curbing  
must remain or maintained**

**Existing paved access to Michael Tool &  
Mold must be maintained**



**Existing concrete curbing and access must be maintained to Michael Tool & Mold Property**

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** October 20, 2020 12:00 PM  
**To:** joseph@montelplastics.com  
**Subject:** Easement at 4300 Del Duca Drive

Good Afternoon Mr. Monteleone,

I am contacting you today to confirm that you are the owner of the property at **4300 Del Duca Drive**. I tracked down your e-mail address through the Dillon Consulting Sanitary Easement EA that was completed in 2016. At this time, my firm is completing a Stormwater Master Plan which has identified the need to extend the proposed easement on your property from 6 meters to 9 meters.

I would like to discuss the easement with you at your earliest convenience. You may contact me at my office # below.

If you are no longer the property owner, then please disregard this e-mail. If you have contact information for the new owner, that would be greatly appreciated.

Thank you,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

## Liz Michaud

---

**From:** Winters, Patrick <pwinters@citywindsor.ca>  
**Sent:** October 30, 2020 9:25 AM  
**To:** Alain Michaud  
**Cc:** John Henderson; Phil Bartnik; Langlois, Ryan; James Bryant; He, Jane; Liz Michaud; Mikhael, Fahd; Godo, Anna; Andrea Winter  
**Subject:** RE: OSMP coordination with Little River Floodline Study

Hi Alain – Thanks for the update and summary of the initial findings of the OSMP. We'll review internally and discuss with Dillon and ERCA.

John and yourself should be aware (if you're not already), that Dillon has been retained by the City to complete a drainage report for the east/west arterial drain diversion in 2021. The City wants to divert the flows south of the east/west arterial to their ultimate alignment identified under the ULRMP prior to allowing significant development to proceed in the East Pelton Secondary Plan area.

We'll let you know if we have any comments within the near future so you can finalize the OSMP.

Hope all is well.

Pat

**Patrick Winters, P.Eng. | Development Engineer**



Engineering – Design & Development  
350 City Hall Square | Suite 210 | Windsor, ON | N9A 6S1  
(519)-255-6257 ext. 6462  
[www.citywindsor.ca](http://www.citywindsor.ca)

---

**From:** Alain Michaud <amichaud@landmarkengineers.ca>  
**Sent:** Wednesday, October 28, 2020 6:02 PM  
**To:** Winters, Patrick <pwinters@citywindsor.ca>  
**Cc:** John Henderson <jhenderson@tecumseh.ca>; Phil Bartnik <pbartnik@tecumseh.ca>; Langlois, Ryan <rlanglois@dillon.ca>; James Bryant <JBryant@erca.org>; He, Jane <jhe@citywindsor.ca>; Liz Michaud <lmichaud@landmarkengineers.ca>  
**Subject:** OSMP coordination with Little River Floodline Study  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Pat,

Please find attached letter for your consideration.

Call with any questions or concerns.

Alain

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**

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e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)



October 28, 2020

Project No.: 19-010

City of Windsor  
 350 City Hall Square West  
 Windsor, ON N9A 6S1

Attention: Mr. Patrick Winters, P.Eng.  
 Development Engineer

**Re: Oldcastle Stormwater Master Plan**  
**Coordination with Little River Floodline Mapping Study**

Dear Pat:

We have completed our hydrologic and hydraulic analysis for the Oldcastle Stormwater Master Plan (OSMP). This letter serves to provide a brief summary of our results and a comparison to the Upper Little River Master Plan (ULRMP) flows that we understand have been relied upon for the Little River Floodline Mapping Study. As you will see, there are some notable deviations between the two studies that warrant consideration.

### Background

There are six subwatersheds within the Town of Tecumseh that contribute to the Little River watershed, as depicted in Figure 1. All of these subwatersheds drain northerly and easterly through the City of Windsor, ultimately all converging to the Little River at Baseline Road and between 9<sup>th</sup> Concession Road and County Road 17. A summary of each subwatershed area and its characteristics is provided Table 1 below:

**Table 1 – Subwatershed Characteristics**

SUBWATERSHED	AREA (Hectares)			
	Total	Developed	Impervious	Agricultural
6 <sup>th</sup> Concession Drain	53.7	53.7	31.8	0
7 <sup>th</sup> Street Drain	29.4	29.4	20.6	0
7 <sup>th</sup> Concession Drain	67.1	67.1	25.8	0
8 <sup>th</sup> Concession Drain	22.0	22.0	15.6	0
Hurley Relief Drain	101.6	51.9	32.6	49.7
9 <sup>th</sup> Concession Drain	480.9	95.7	31.9	385.2
<b>OVERALL</b>	<b>754.7</b>	<b>319.8</b>	<b>158.3</b>	<b>434.9</b>

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Professional Engineers  
 Ontario



The following will briefly discuss each of the subwatershed areas.

### **6<sup>th</sup> Concession Drain**

The 6<sup>th</sup> Concession Drain flows leave the study area at the Highway 401 corridor. Once across the highway, flows are collected by a trunk storm sewer that runs through the North Roseland development in the City of Windsor. It is our understanding that the sewer was designed to accept an external flow (from Tecumseh and the Highway 401 corridor) based on a lumped subcatchment with the following hydrologic parameters:

- Area = 53.78ha
- Slope = 3%
- % Impervious = 37.2
- N Impervious = 0.011
- N Pervious = 0.24
- Dstore Imperv = 1.9mm
- Dstore Perv = 3.8mm
- Zero Imperv = 25%
- CN = 74 (pervious)

Presumably, the original design at that time would have used a 100-year 6-hour storm with 1-hour timestep, which would yield a peak flow rate of 4.4 m<sup>3</sup>/s.

We have modelled an existing flow rate of 3.2 m<sup>3</sup>/s and a proposed flow rate of 3.3 m<sup>3</sup>/s. The increase in flow is marginal and the proposed peak flow rate is notably lesser than the assumed design flow. Thus, we conclude that the proposed improvements will not adversely impact the downstream receiver. Our model extended beyond the study limits to consider the potential backwater conditions imposed by the North Roseland Pond (see Figure 2).

Beyond the scope of the OSMP, we wish to point out that the ULRMP model does not appear to have accounted for storage attenuation of the North Roseland Pond. Consequently, the estimated peak flows directed to the ULRMP SWM corridor at 6<sup>th</sup> Concession Drain and 7<sup>th</sup> Concession Road have potentially been over-estimated in the ULRMP.

### **7<sup>th</sup> Street, 7<sup>th</sup> Conc. and 8<sup>th</sup> Conc. Drains**

Flows from these drains leave the study area at the City of Windsor limits. However, our model extended these drains downstream of the study area, up to the future SWM corridor along the proposed east-west arterial (approximately midway between County Road 42 and Highway 401 – see Figure 2). This was done to consider the potential backwater conditions imposed by the 7<sup>th</sup> Street Diversion Drain pond as well as to evaluate the impacts of proposed increases in flows due to conveyance improvements within the OSMP study area.

Again, we wish to point out that the ULRMP model does not appear to have accounted for storage attenuation of the 7<sup>th</sup> Street Diversion Drain Pond. Consequently, the estimated peak flows directed to the ULRMP SWM corridor at the proposed east-west arterial have potentially been over-estimated in the ULRMP.

### **Hurley Relief and 9<sup>th</sup> Concession Drains**

The Hurley Relief and 9<sup>th</sup> Concession drain flows leave the study area at the Highway 401 crossings. While not explicitly identified in the ULRMP report, our interpretation of the figures and model files suggest that the Hurley Relief Drain was proposed to be re-routed to the 9<sup>th</sup>

Concession via the proposed SWM corridor along the south side of Highway 401. It should be acknowledged that the Hurley Relief Drain currently converges with the 9<sup>th</sup> Concession Drain approximately 300 metres downstream (north) of Highway 401. As illustrated in Figure 3, the OSMP proposes a new 9<sup>th</sup> Concession Pond in this SWM corridor. This pond is intended to mitigate adverse impacts from future development, but it will also provide flow attenuation for the re-routed Hurley Relief Drain; resulting in a positive impact (reduction in flow) to the downstream receivers.

Note that the attenuation of the Hurley flows may not be necessary. The OSMP model estimates that the 9<sup>th</sup> Concession Drain is at its capacity limit south of the highway and as such, we cautiously assumed that the downstream receiver may not be able to safely accommodate any increase in flow. Based on the capacity assessments of the Little River Floodplain Mapping project, additional outflows from the 9<sup>th</sup> Concession Pond could be considered.

### Comparison of ULRMP and OSMP Flows

We have compared ULRMP and OSMP flows based on the 100-year 24-hour Chicago storm used in the ULRMP, as summarized in Table 2. We have also summarized how these flows compare to the OSMP design storms (100-year 4-hour Chicago storm and 100-year 12-hour AES storm). All flows are compared at the southern City limits.

**Table 2 – 100-year Peak Flows (m<sup>3</sup>/s) @ City Limits**

AREA	ULRMP		OSMP							
	100y24h		Max.		100y24h		100y4h		100y12h	
	Ex.	Pr.	Ex.	Pr.	Ex.	Pr.	Ex.	Pr.	Ex.	Pr.
7 <sup>th</sup> St.	6.8	7.7	3.0	3.0	3.0	3.0	2.9	2.9	1.2	1.2
7 <sup>th</sup> Conc.	8.1	10.1	2.2	2.8	2.2	2.8	2.0	2.6	1.7	2.6
8 <sup>th</sup> Conc.	3.8	3.6	0.7	1.0	0.7	1.0	0.7	1.0	0.6	0.9
Hurley	6.6	-	2.8	-	2.8	-	2.7	-	2.6	-
9 <sup>th</sup> Conc.	9.6	6.9	5.4	5.4	4.3	4.5	4.0	4.1	5.4	5.4
<b>OVERALL</b>	<b>34.9</b>	<b>28.3</b>	<b>14.1</b>	<b>12.2</b>	13.0	11.3	12.3	10.6	11.5	10.1

Firstly, we wish to clarify that the overall summation of flows is simply provided to demonstrate the magnitude of the cumulative impact resulting from the deviations between the ULRMP and OSMP flows. The summed flows do not capture the hydrologic routing and contributing flows downstream of the City limits, nor do they include Tecumseh's flow contribution from the 6<sup>th</sup> Concession Drain sub-watershed.

Secondly, we believe that the significant deviations can be explained by considering the hydrologic and hydraulic routing of the two studies:

1. Hydrology: The ULRMP model was undertaken at a high level given the scale of the study area. As such, peak flows were derived based on coarse hydrologic routing from

larger lumped catchments with assumed imperviousness levels based on land use. For perspective, the contributing area from Tecumseh represents only 17% of the 4,500 ha ULRMP study area. Moreover, the two studies had different objectives; the ULRMP evaluated Little River and its main tributaries, whereas the OSMP objectives included an assessment of the overall drainage system (down to the street level). Thus, the size and objectives of the OSMP approach inherently provides a more refined representation of the anticipated flows coming from Tecumseh.

2. Hydraulics: The ULRMP routed large subcatchment flows through the main drains of the study area, whereas the OSMP routed small subcatchments through the existing drainage system defined at the street level. Thus, the OSMP model captures a very common phenomenon in this region, which is that the existing drainage system cannot fully convey the 100-year peak flow, resulting in temporary surface ponding until the drainage system can eventually deliver flows to the larger receivers.

Finally, we note that the OSMP proposed condition will increase flows to the 7<sup>th</sup> Concession and 8<sup>th</sup> Concession drains. Our model analysis confirms that these drains have ample capacity to convey the proposed peak flows up to the afore-mentioned future east-west SWM corridor. Under the existing conditions, we presume that the affected existing drains between the future corridor and the confluence of 6<sup>th</sup> Concession Drain/Little River are not likely to be adversely impacted by the flow increases. We also note that the net overall impact from the OSMP proposed improvements is a reduction in peak flows to the Little River (due to the proposed reduction in peak flow to the 9<sup>th</sup> Concession Drain). We ask that the City advise of any concerns with the proposed rates prior to our finalization of the OSMP.

### **Closing**

This letter is intended to be a summary of the OSMP findings for initial consideration. We believe that the OSMP model represents more suitable flow estimates that should be considered as part of the City's ongoing Little River study. Further details on the model approach and inputs will be provided by copy of the Draft Report, which is currently being finalized.

If you have any questions or concerns, please do not hesitate to call.

Yours truly,

**Landmark Engineers Inc.**



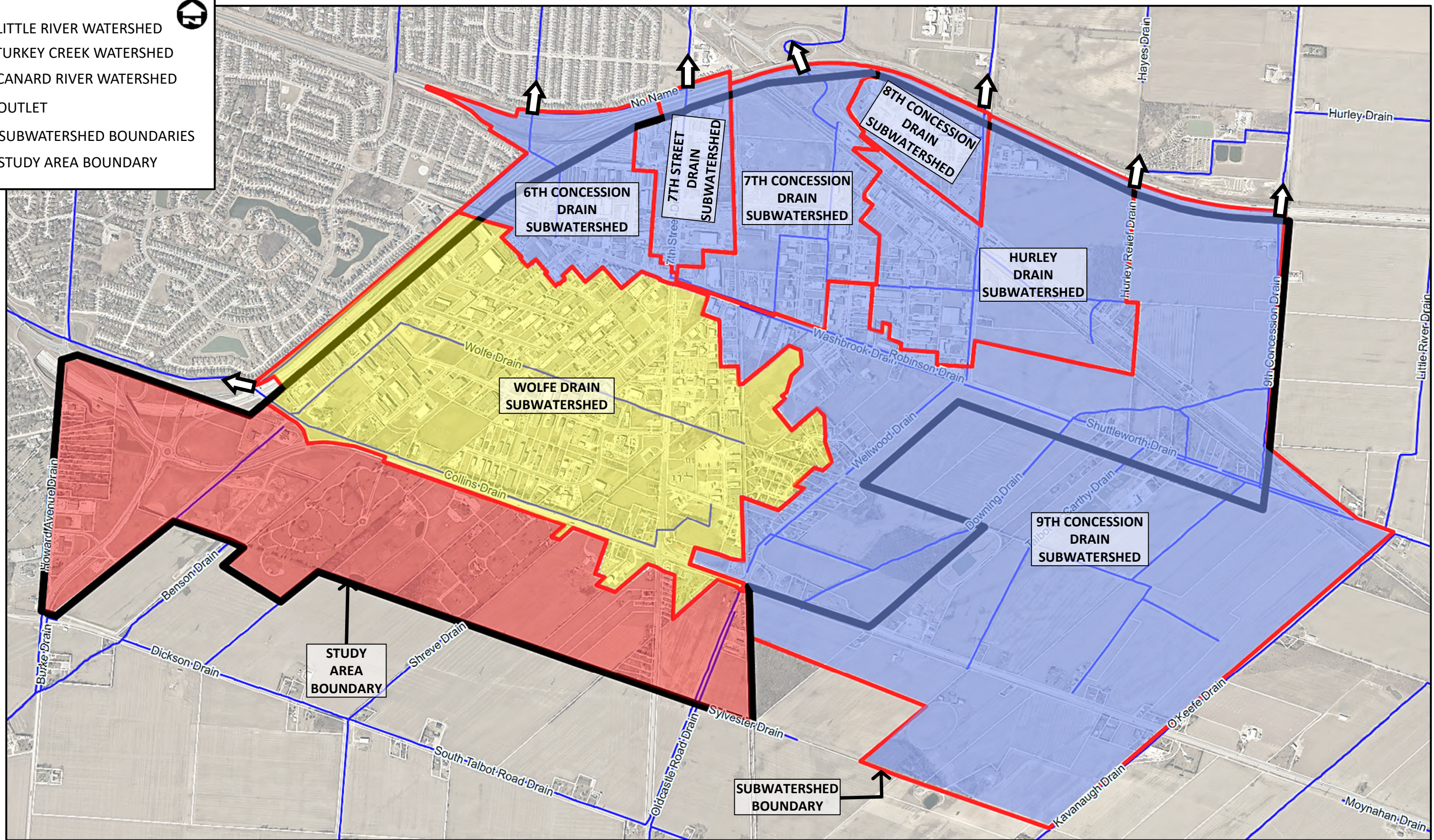
Alain Michaud, P.Eng.

Attachments: Figures 1 to 3

C: John Henderson, Phil Bartnik – Town of Tecumseh  
 Ryan Langlois – Dillon Consulting  
 James Bryant – ERCA  
 Jane He – City of Windsor

**LEGEND**

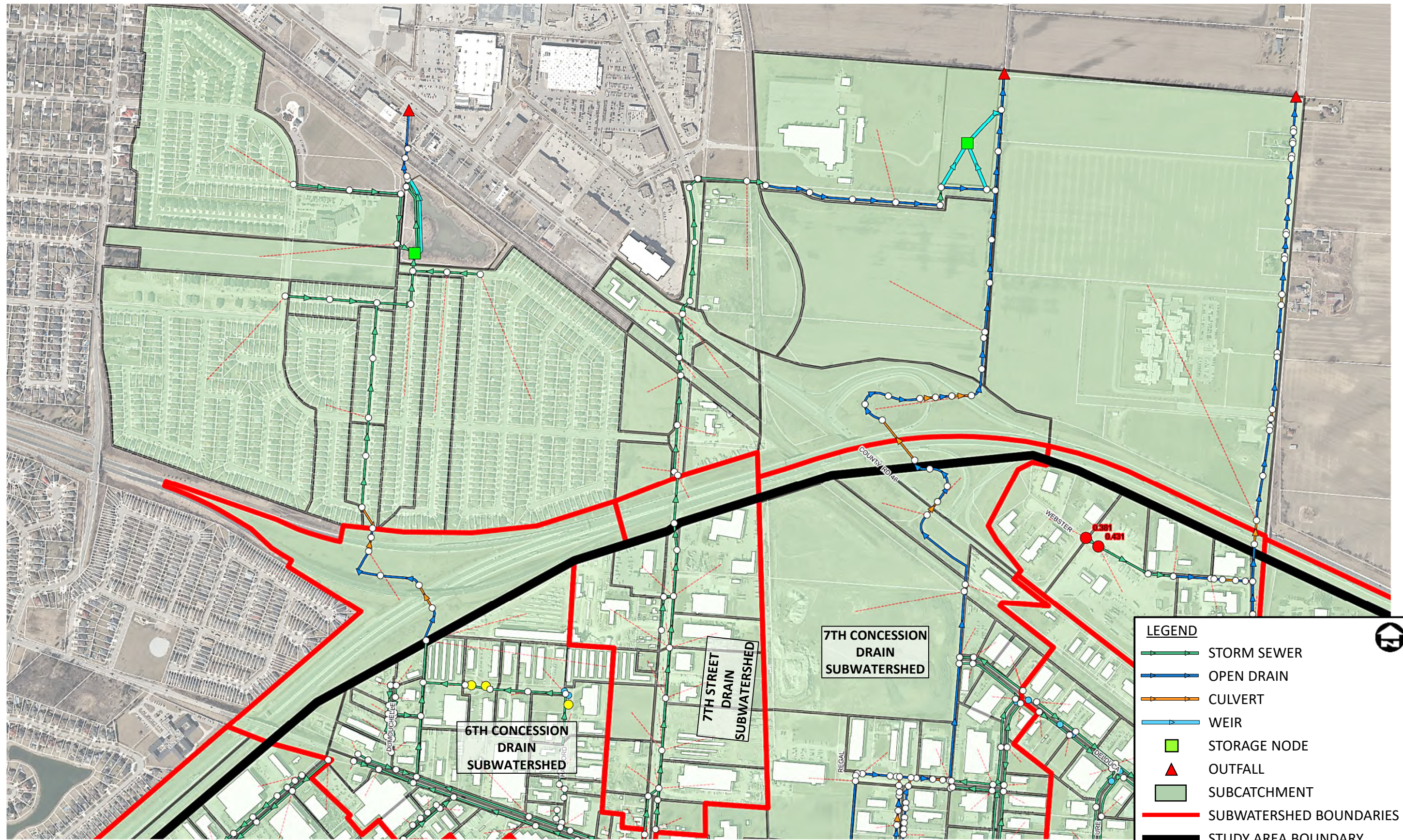
- LITTLE RIVER WATERSHED
- TURKEY CREEK WATERSHED
- CANARD RIVER WATERSHED
- OUTLET
- SUBWATERSHED BOUNDARIES
- STUDY AREA BOUNDARY



Title: WATERSHED & SUBWATERSHED BOUNDARY MAP  
 Project: OLDCASTLE STORMWATER MASTER PLAN

Date: OCT. 2020  
 Scale: NTS  
 Project No.: 19-010

FIGURE  
**1**



**LEGEND**

- STORM SEWER
- OPEN DRAIN
- CULVERT
- WEIR
- STORAGE NODE
- OUTFALL
- SUBCATCHMENT
- SUBWATERSHED BOUNDARIES
- STUDY AREA BOUNDARY



Title  
EXTERNAL AREAS DOWNSTREAM OF STUDY AREA

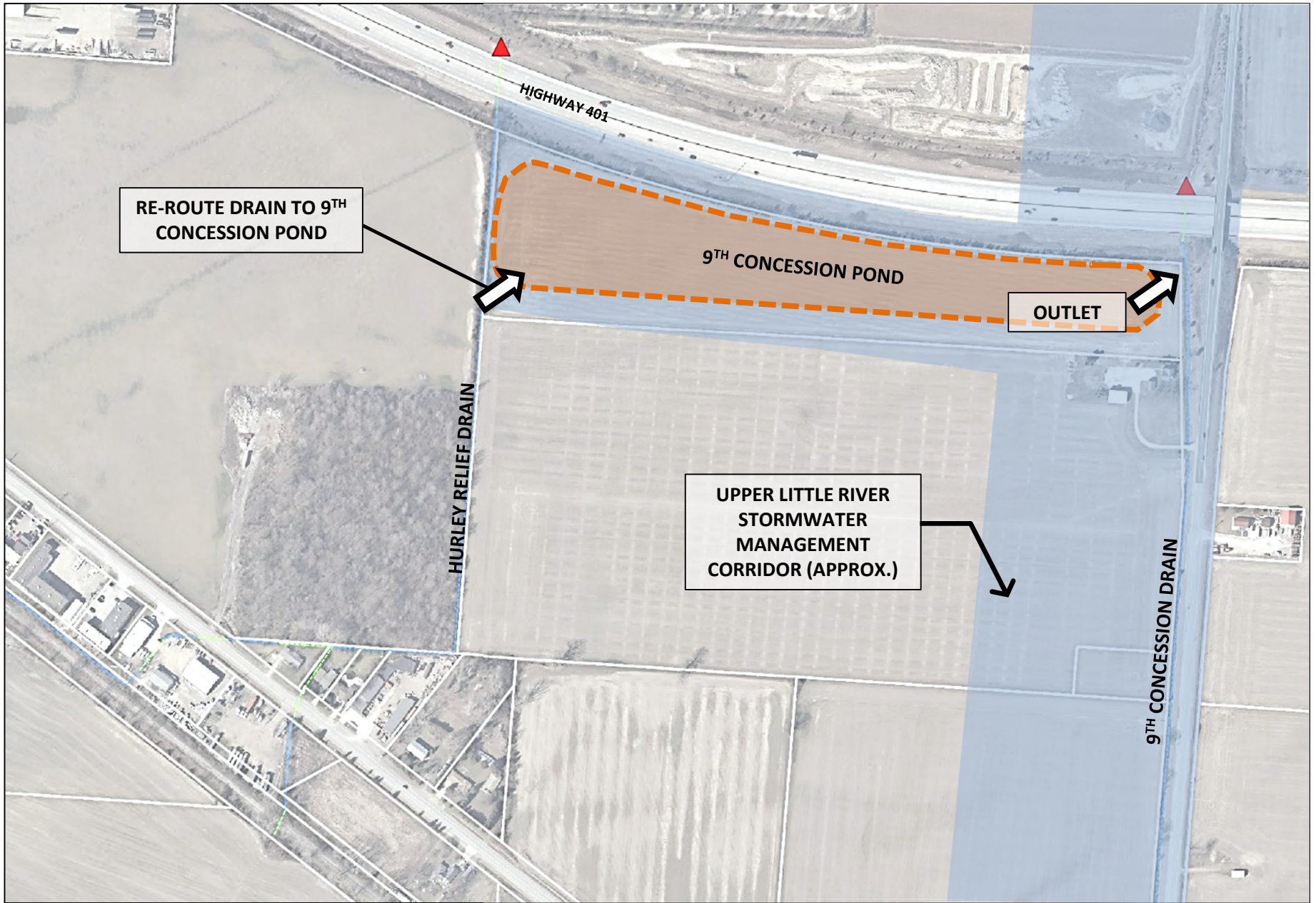
Project  
OLDCASTLE STORMWATER MASTER PLAN

Date  
OCT. 2020

Scale  
NTS

Project No.  
19-010

FIGURE  
2



Title	PROPOSED IMPROVEMENTS: 9 <sup>TH</sup> CONCESSION DRAIN AREA		FIGURE <b>3</b>
	Date	OCT 2020	
Project	Scale	NTS	
	Project No.	19-010	



## Corporation of the Town of LaSalle

5950 Malden Road, LaSalle, Ontario N9H 1S4  
Phone: 519-969-7770 Fax: 519-969-9852 [www.lasalle.ca](http://www.lasalle.ca)

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### Public Works Department

#### Email Only

June 10, 2020

Corporation of the City of Windsor  
350 City Hall Square West  
Windsor, Ontario  
N9A 6S1

Town of Tecumseh  
917 Lesperance Road  
Tecumseh, Ontario  
N9N 1W9

**Attn: Mr. Mark Winterton, P.Eng.**  
**City of Windsor – City Engineer**

**Mr. Phil Bartnik, P.Eng.**  
**Town of Tecumseh – Director of Public Works and Environmental Services**

**Re: Cahill Drain Watershed**  
**within Town of Tecumseh, City of Windsor and Town of LaSalle**  
**Various Public Master Drainage Plans/Studies**

Dear Mr. Winterton and Mr. Bartnik;

This letter is provided with respect to the Cahill Drain watershed that lies in our respective municipal jurisdictions. The Cahill Drain lies within the greater Turkey Creek watershed.

The Town of LaSalle, the City of Windsor and the Town of Tecumseh are all in various stages of some form of master drainage studies of areas that lie within the Cahill Drain watershed. All of these studies are being carried out through the aspects of the Environmental Assessment (EA) Act and contain a public process.

The Town of LaSalle's studies is the Howard/Bouffard Master Drainage Study (HBMDs) and information on the LaSalle's study can be found at [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds).



To the best of my knowledge the Town of Tecumseh's study is the Oldcastle Stormwater Master Plan (OSMP) and the City of Windsor study is the Windsor Sewer and Coastal Flood Protection Master Plan (WSCFPMP). Please accept this letter as formal comments to your respective study.

The Town of LaSalle's HBMDs lies in the Canard River watershed. Under normal circumstances, cross watershed drainage does not happen to any significances, however, the Cahill Drain, under extreme events, spills over its banks and then proceeds to drain southerly into the Canard River watershed. At the location of the spillover, the drainage area, is approximately 95% outside of the Town of LaSalle's jurisdiction and lies in Windsor and Tecumseh.

The spillover has always been known, however, the current modelled spillover, is some 40% to 50% higher than originally calculated from previous studies.

As part of the HBMDs, the Town is developing a solution to deal with the existing conditions, flood inundation, and externally generated excessive flows, in our urban boundary area so to allow for development. Part of the solution is a direct resultant from existing conditions and drainage from your municipality. I am looking for each of us to be appropriately assessed our respective share of any solution that may be developed for our respective municipal contributions to this watershed.

As noted, we are all doing various studies, through the EA process, requiring each of us to reach out through public consultation with our neighboring municipalities.

It has just recently come to my attention that through our respective studies, there may be some alternatives that we can each do within our jurisdictional areas, or in other jurisdictional areas, to help each other achieve a highly efficient drainage system that would protect our respective municipalities, ratepayers and businesses during the extreme weather events.

Furthermore, each of our respective consultants are doing stormwater modeling exercises and while they may be compiling detailed models within your respective jurisdiction, the external influences are being developed through other studies and/or course modeling inputs. To this fact, there may be a benefit to developing a combined detailed model that would help us all in understanding the time to peak, the various external influences, flows, volumes, etc.

Enclosed you will find two memos from the Town to the City of Windsor consultant with the Town of LaSalle's comments on the WSCFPMP. Some of those memos pertain to the Grand Marais/Turkey Creek area, which I will be preparing a subsequent letter on.

This letter is a brief introduction to some of the concerns relative to your respective study and there is a great deal of more detailed information and other studies underway, that I would like to explore and discuss with you. This discussion may also need to include the Essex Region Conservation Authority.





Over the next week, I will be reaching out to each of you and ERCA to try and coordinate this meeting to start our discussions on this matter. While you personally may not have all the intimate details of your respective study, I believe a meeting between ourselves and maybe some of our staff to discuss this matter and try and work out a game plan for each of our studies to continue to move forward may be prudent.

Regards,



Peter Marra, P.Eng.  
Director of Public Works  
Town of LaSalle

Encls;

- Town of LaSalle Comment to the WSCFPMP May 22, 2020
- Town of LaSalle Comment to the WSCFPMP June 10, 2020

Cc + Encls:

- Tim Byrne – ERCA, Director, Watershed Management Services
- James Bryant, P.Eng. – ERCA, Water Resources Engineer, Watershed Management Services
- Mark Hernandez, P.Eng. – Dillon Consulting, Project Manager working on the HBMDS



# Town of LaSalle - Memorandum

From: Peter Marra

To: Ian Wilson, P.Eng. – Dillon Consulting

Issued: May 22, 2020

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## **Town of LaSalle – Review of the**

Windsor- Sewer and Coastal Flood Protection Master Plan

ERCA and Town of LaSalle Consultation:

Impact Assessment of Receiving Watercourses

May 8, 2020

Dillon presented the above note power point presentation to LaSalle and ERCA with representatives from the City present on May 8, 2020.

### The Town of LaSalle understands the following:

1. This process was initiated through the EA process;
2. The Town received the notice of study commencement for the project and this project covered the entirety of the City of Windsor. Therefore, the Town of LaSalle offered comments at the time of commencement notice, that the Town would want to know more about any of the revisions as it relates to any drainage being directed through LaSalle and the existing receiving watercourses.
3. May 8, 2020, is the first known contact with LaSalle as it relates to our initial comments offered.

### May 8, 2020 presentation:

The May 8, 2020, presentation was geared to the Grand Marais Drain and the Cahill Drain only.

It appears that there is limited improvements on the Cahill Drain system with no changes to the Cahill Drain itself except for isolated changes only to Southwood Lake pond revisions.

The improvements to the Grand Marais drainage system is limited to a number of localized areas in the upper reaches of the system. These improvements provide some minor changes and lowering of peak flows in the limited study area as part of this master plan.

It is noted that there are a number of proposed future LID improvements proposed along both drainage systems which have not been accounted for in the current calculations. However the timing of LID implementation is not anticipated for a few decades.

### Cahill Drain

The Town is currently underway with our own master drainage study, the Howard/Bouffard Master Drainage Study, through the Howard/Bouffard area. This area is the next green field development area in the Town's urban boundary slated for development. The current concerns with the area are a significant overflow from the Cahill Drain into the Canard River watershed, thus effecting the existing conditions of the existing landowners and residents without any development occurring. The existing conditions need to be addressed in order to allow development.

# Town of LaSalle - Memorandum

From: Peter Marra

To: Ian Wilson, P.Eng. – Dillon Consulting

Issued: May 22, 2020

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The overflow was known to be present, however, the quantum of the overflow is some 3 to 4 times higher than originally anticipated amounts. The location of the overflow occurs in LaSalle, however, the drainage area upstream of the overflow location is approximately 95% within the City of Windsor.

The Town of LaSalle is negatively effected from drainage currently occurring through the Cahill Drain and that more effort is required in the City to reduce flows within the City and in the Cahill Drain to relate back to the original designs.

We understand that there was a report prepared by Knowles sometime ago outlining Cahill drain improvement and identifying the said overflow. It is this identified overflow that is now some 3 to 4 time higher.

It also appears that detailed storm modeling efforts, as part of your study, may have been isolated to within the City boundary only and course modeling outside of the City's jurisdiction. Likewise, the modelling efforts as part of our master drainage study has been isolated within LaSalle to a detailed level of modelling and a more course model outside of our boundaries.

There exists an opportunity for a combined modelling effort on the Cahill Drain and the Town is interested to working with Windsor on how best to manage flows generated within our respective municipalities so not to negatively affect the other and develop solutions so that each of us can be assessed properly for these improvements. Hopefully, the City is interested in finding a combined solution.

We believe the City may be responsible for some of the overflow occurrence in the Town of LaSalle and believe that the City should contribute towards it's solution, whether that solution lies in LaSalle or within the City.

Furthermore, the Town of Tecumseh, is modelling the Oldcastle area which eventually flows through the Cahill Drain. While the Town of LaSalle has provided limited comments on Tecumseh's master drainage study in Tecumseh, the effects are greater on Windsor as the immediate downstream receiving municipality. We are unaware on how, and if the, Tecumseh study was taken into account through your master plan.

Please refer to Exhibit A attached.

On the Cahill Drain the Town has a drainage act report in progress and the City also has a drainage act report in progress.

We are unclear on how the various reports on the Cahill Drain have been incorporated and aligned within this study?

# Town of LaSalle - Memorandum

From: Peter Marra

To: Ian Wilson, P.Eng. – Dillon Consulting

Issued: May 22, 2020

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## Grand Marais Drain

The Grand Marais analysis appears to have been terminated at Huron Church Line and has not been extended beyond that point. It is noted that the drain continues and eventually transitions into Turkey Creek. The Town is interested on the effects of this proposed project as it relates to the lower reaches of Turkey Creek as it passes through LaSalle. No information was available as part of the above noted presentation.

The Town noted that we are aware of a City initiated hydrologic review of Turkey Creek, however, never knew what the outcome of that assessment was and if it was connected into this proposed project.

The Town also noted, there is a current drainage act process on the Grand Marais Drain/Turkey Creek initiated by the Town a few years ago. There has been no communication with the Town on the City's study and how this will fold into the current drainage act report.

The City also indicated that they have completed a drainage act process on the Grand Marais Drain upstream of Huron Church Line. The Town noted that they have never heard anything of that process. Again, how will this be tied into the current drainage act report and how was it tied into current master plan.

Not discussed at the meeting, the Town is also aware of proposed changes to soften the appearance of the Grand Marais Drain, the concrete lined portion. The Town is unaware of the status of this proposal and the effects of this on the current study.

The Town is concerned with the effects beyond the limits of this study. The Town has a significant system through the heart of our existing development area and the effects of these improvements, need to be balanced and reviewed with the effects of the existing current conditions of Turkey Creek through LaSalle, effects on existing flood lines, ability to continue to develop along the Turkey Creek corridor in LaSalle, etc.

Also as noted, there are a number of studies underway or completed and the integration of these various studies should be coordinated to properly align all assumptions, modeling efforts, outcomes, improvements, etc. A sufficient outlet needs to be clearly identified, and in the Town's opinion is the Detroit River.

Please refer to Exhibit B attached.

Turkey Creek underwent a significant expansion, flood line mapping effort in the 80's. The Town wants to ensure the flood lines and assumptions of that previous study have not changed as a result of this masterplan.

# Town of LaSalle - Memorandum

From: Peter Marra

To: Ian Wilson, P.Eng. – Dillon Consulting

Issued: May 22, 2020

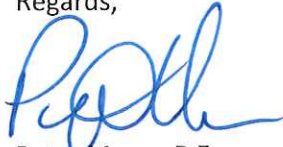
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We are unclear on how the various reports on the Grand Marias Drain have been incorporated and aligned within this study?

## Closure

We trust that the enclosed information is self-explanatory, however if you wish to have another meeting to review this information or for us to clarify our concerns, I would be happy to attend such a meeting.

Regards,



Peter Marra, P.Eng.

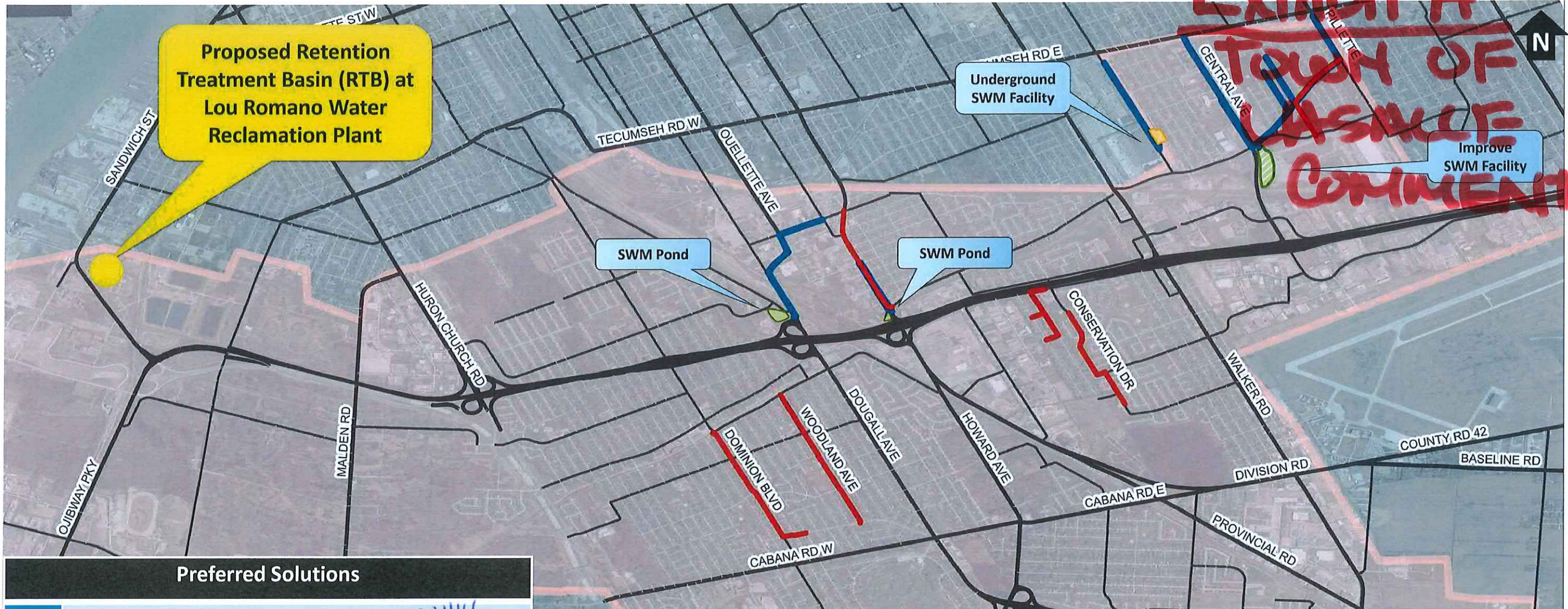
Director of Public Works

encls;

cc + encls: Ms Anna Godo, P.Eng. - City of Windsor

# South Area – Preliminary Preferred Solutions

**Exhibit A**  
**TOWN OF WINDSOR**  
**COMMENTS.**



Preferred Solutions	
Source Control	<ul style="list-style-type: none"> <li>Foundation drain disconnection. <i>CATCH DRAIN</i></li> <li>Mandatory downspout disconnection.</li> <li>Seal and repair of the sanitary sewer system.</li> </ul>
Improve Sewer System	<ul style="list-style-type: none"> <li>New storm and sanitary sewers to improve conveyance and storage capacity.</li> <li>New or improved stormwater management ponds or underground storage facilities.</li> <li>Low impact development measures as part of storm sewer improvements.</li> </ul>
Improve Outlet	<ul style="list-style-type: none"> <li>Retention Treatment Basin (RTB) at Lou Romano Water Reclamation Plant.</li> </ul>

**Legend:**

	New or Upgraded SWM Ponds
	Underground SWM Storage Facility
	Sanitary Trunk Sewer Improvements
	Storm Trunk Sewer Improvements
	South Sanitary Drainage Area

**OVERFLOW LOCATION**  $\pm$   
 Refer to detailed summary handout for more information.  
**SUBJECT OF HOWARD/BOUFFARD MASTER DRAINAGE STUDY**



**Exhibit B**  
**TOWN OF LASALLE**



**WINDSOR SEWER MASTERPLAN**  
 GRAND MARAIS DRAIN OUTLET ASSESSMENT

**IMPACTED EXISTING SUB-WATERSHEDS**  
 FIGURE 2

- Legend**
- Grand Marais Drain Watershed within the City of Windsor
  - Comparison Point
  - Inflow Point
  - Grand Marais Drain
  - Central Pond Sub-Watershed
  - Grand Marais Pump Sub-Watershed
  - Chrysler Sub-Watershed
  - Dougall Sub-Watershed
  - Howard Sub-Watershed

0 500 1,000 1,200 Meters

MAP DRAWING INFORMATION PROVIDED BY CITY OF WINDSOR  
 MAP CREATED BY: ARC  
 MAP CHECKED BY: [Name]  
 MAP PROJECTION: [Projection]

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

**DILLON CONSULTING**

PROJECT: 17-6638  
 STATUS: DRAFT  
 DATE: 04/08/20

**WINDSOR**  
**Lasalle**

**GRAND MARAIS DRAIN CONTINUES AS TURKEY CREEK.**

**SUBJECT OF DRAINAGE TOWN**  
**THIS IS CURRENT PROCESS THROUGH OF LASALLE.**

# Town of LaSalle - Memorandum

From: Peter Marra

To: Ian Wilson, P.Eng. – Dillon Consulting

Issued: June 10, 2020

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## **Town of LaSalle – Review of the**

Windsor- Sewer and Coastal Flood Protection Master Plan

ERCA and Town of LaSalle Consultation:

Impact Assessment of Receiving Watercourses

May 8, 2020

Please accept this memo as a supplement/updated submission to our May 22, 2020 Memo on this project.

With the expectation of the corrections and/or additions contained in this memo, all other info in our May 22, 2020 memo remains as Town concerns.

### Cahill Drain

#### ***Correction/clarification provided***

In our May 22, 2020 memo, the Town indicated the overflow/spillover from the Cahill Drain into the Canard River watershed is “some 3 to 4 times higher than originally anticipated”. The Town would like to correct that statement and say that the overflow is about 40% to 50% higher than originally anticipated.

### Grand Marais Drain

#### ***Supplemental/additional concern provided***

The Town understands that this project is building upon the Landmark Engineering Hydrologic model for the Grand Marais Drain.

In discussion with Landmark, the Town has just become aware that the hydrologic model has calculated flows in the Grand Marais Drain within the City’s boundary to be approximately 70% higher than what is was originally designed for and what the flood line and flood plain mapping used to calculate the same in the early 90’s.

The Town is now noting that a great deal more needs to be done within the Grand Marais Drain watershed to get those flows down and to not have any negative impacts on the downstream reaches and the flood line mapping and more in line with the flows generated in the 90’s.



# Town of LaSalle - Memorandum

From: Peter Marra

To: Ian Wilson, P.Eng. – Dillon Consulting

Issued: June 10, 2020

---

## Closure

We apologize for this supplemental/updated submissions, but we wanted to ensure the most accurate information is being conveyed between us in a timely manner.

Regards,



Peter Marra, P.Eng.

Director of Public Works

cc: Ms Anna Godo, P.Eng. - City of Windsor

## Liz Michaud

---

**From:** Alain Michaud  
**Sent:** October 24, 2020 11:33 AM  
**To:** Peter Marra  
**Cc:** John Henderson; Liz Michaud  
**Subject:** RE: Oldcastle master plan

Good morning Peter,

I am currently drafting a letter that summarizes our analysis pertaining to the Wolfe Drain. I believe the letter will address your concerns with regards to increased flows from Tecumseh.

As for the Oldcastle Stormwater Master Plan, we are nearly complete in preparing a Draft Report. We will be circulating this report to all relevant stakeholders (including the Town of LaSalle).

Alain

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052 x227  
f (519) 972-8644  
e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)

---

**From:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Sent:** October 24, 2020 11:22 AM  
**To:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>  
**Cc:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Subject:** Oldcastle master plan

Good morning Alain,

When you get a chance, could you provide me with an update on the status of this master plan? Documents being finalized, notice of study completions, etc?

LaSalle has yet to hear back on our comments expressed to Tecumseh on this master plan.

Regards,

**Peter Marra, P.Eng.**  
Director of Public Works  
Town of LaSalle



5950 Malden Road, LaSalle, Ontario N9H 1S4  
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Email: [pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)  
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## Liz Michaud

---

**From:** Alain Michaud  
**Sent:** November 3, 2020 10:43 AM  
**To:** Peter Marra  
**Cc:** John Henderson; Phil Bartnik; josborne@lasalle.ca; James Bryant; Mark Hernandez; Liz Michaud  
**Subject:** RE: Oldcastle Stormwater Master Plan  
**Attachments:** 19-010\_Howard-Bouffard Study Coordination\_3Nov2020.pdf

Hi Peter,

Please find attached letter summarizing our modelling results for the Wolfe Drain drainage area within the Town of Tecumseh.

With regards to Canard River Drains, our Draft Report intends to say the following:

“The Canard River drain flows leave the study area along the southern limit of the Oldcastle Hamlet (south of Highway 3). These drains include: Shreve Drain, Dickson Drain, Benson Drain and Burke Drain. To our knowledge, the capacity of these receivers from the study area limits to a sufficient outlet (Canard River) has not been assessed. By default, the capacity of these receivers is assumed to be limited to agricultural drainage rates as specified in the Standards.”

Call with any questions or concerns.

Alain

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**

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e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)

---

**From:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>

**Sent:** October 28, 2019 1:30 PM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>; John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>

**Cc:** 'JBryant@erca.org' <[JBryant@erca.org](mailto:JBryant@erca.org)>; 'Tim Byrne' <[TByrne@erca.org](mailto:TByrne@erca.org)>; Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>

**Subject:** RE: Oldcastle Stormwater Master Plan

Liz/John,

Thank-you for providing this information to the Town of LaSalle. Unfortunately we were notified after the public information meeting and as such have only been able to review the documents available on line. As such, we understand that there will be another PIC in the future which we believe will present alternative solutions.

The Town is interested in any further information that will pertain and outlet through an existing drains through the Town of LaSalle. We believe the River Canard and Turkey Creek watershed will eventually outlet through the Town of LaSalle municipal drains. Most of those outlet drains are currently underway or in the completion stage of the drainage act process being finalize. All relative repairs, modifications, etc. should be looked at too these current municipal drainage reports. If not possible, subsequent drainage reports may be needed.

Most importantly, the Town of LaSalle is currently completing a Master Drainage Study of the Howard/Bouffard area in the Town in consultation with ERCA. This master drainage study is highly influenced from the overflow of the Turkey Creek watershed into the Canard River watershed. The area is through the green field area of LaSalle and is the area within the urban boundary slated for growth. Any detailed modeling, etc. for the turkey watershed would be of particular interested and we would request that this information be shared once available. Our study is available online at [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds) we anticipate finalization of our study within the next few months.

We have copied ERCA on this response, since we are unsure if they are involved in your study, but they are certainly involved in our master drainage study and seeing the potential influence between our studies, they might have an interest.

Again we were unaware of the last PIC, and for any future PIC we would appreciate being listed as a stakeholder to be notified and receive all future mailings/notices as it pertains to your project.

Regards,

**Peter Marra, P.Eng.**  
Director of Public Works  
Town of LaSalle



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---

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Sent:** Wednesday, October 23, 2019 3:45 PM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Subject:** Oldcastle Stormwater Master Plan

Good Afternoon Mr. Marra,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh is proceeding with the **Oldcastle Stormwater Master Plan**.

We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the EA process. The attached PDF contains the project Notice of Intent and Invitation for Public Comment. In order to simplify your initial response, **please reply to this e-mail to confirm your interest in the project by November 1st, 2019.**

All of the displays presented at PIC No. 1 (held October 17<sup>th</sup>) area available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>. The webpage will be updated periodically as the project progresses.

If you have any questions or require further details, please contact the undersigned.

Yours truly,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)



November 3, 2020

Project No.: 19-010

Town of LaSalle  
5950 Malden Road  
LaSalle, ON N9H 1S4

Attention: Mr. Peter Marra, P.Eng.  
Director of Public Works

**Re: Oldcastle Stormwater Master Plan**  
**Coordination with Howard/Bouffard Master Drainage Study**

Dear Peter:

We have completed our hydrologic and hydraulic model analysis for the Oldcastle Stormwater Master Plan (OSMP). This letter is intended to summarize our model results and confirm that the OSMP will not result in any adverse impacts to the downstream receivers. To provide context for the Oldcastle subwatershed area flow contributions relative to the larger Turkey Creek watershed, we briefly summarize the relevant background information provided by: the Wolfe, Cahill and Talbot Drains Stormwater Management Report for Windsor-Essex Parkway Project; and the ongoing Howard Bouffard Master Drainage Study.

**Wolfe, Cahill and Talbot Drains Stormwater Management Report for Windsor-Essex Parkway Project**

The Wolfe Drain flows leave the OSMP study area at the Highway 401 crossing, where they enter the City of Windsor and continue along the Wolfe Drain to the Cahill Drain and ultimately through the Town of LaSalle to Turkey Creek. The Wolfe & Cahill Drain Stormwater Report prepared Dillon Consulting for the Windsor-Essex Parkway project (*hereafter Parkway report*) carried out a hydrologic/hydraulic analysis whereby they estimated a peak flow rate of 6.1 m<sup>3</sup>/s at the downstream end of the Highway 401 crossing. It is our understanding that this report served as the design basis for the constructed drain improvements through the Windsor-Essex Parkway corridor. It is also our understanding that this report is being relied upon for the current Howard/Bouffard Master Drainage Study, and serves as the current design basis for proposed improvements being contemplated as part of that study.

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Professional Engineers  
Ontario

## **Howard Bouffard Master Drainage Study**

This ongoing study was undertaken to: build on the stormwater solutions developed through the Howard Bouffard Planning Districts EA Addendum (March 2017); define flood mapping under existing conditions; establish buildout conditions; and develop an implementation strategy. This study area is located in the northeast area of the Town of LaSalle and includes the aforementioned Cahill Drain as one of its main drainage channels. The study effectively considers the Cahill Drain flows from the Parkway up to Turkey Creek. As afore-mentioned, it is our understanding that the study relied upon the flows estimated by the Parkway report.

We note that questions have been raised regarding the magnitude of these flows and the subsequent impacts to the downstream receivers through the Town of LaSalle. It has recently been acknowledged that the Town of LaSalle receivers may not currently have sufficient capacity to convey the Parkway's 100-year peak flow rate to a sufficient outlet. In response, the Essex Region Conservation Authority has recently outlined terms to undertake a coordinated hydrologic and hydraulic modelling study of the Turkey Creek watershed.

## **Wolfe Drain Flow Contributions from Tecumseh**

The OSMP has identified recommended improvements under the premise that the downstream receivers are capable of conveying a peak 100-year flow rate of  $6.1 \text{ m}^3/\text{s}$  coming from the Town of Tecumseh – as identified from the Parkway report. However, given the above identified concern, it is recommended that the Wolfe Drain maintain its existing condition flows while the foregoing is further analyzed.

As an interim condition, some short-term improvements to the Wolfe Drain are recommended to proceed without delay. These include a substantial 8-metre wide expansion along the southern bank to provide a high stage floodway as well as culvert replacements; most notably the replacement of the existing 1050mm dia. CSP crossing Outer Drive with a new 1350mm dia. smooth-wall culvert. This increase in storage capacity will provide immediate benefit to the drainage area.

However, as part of the interim condition, the OSMP is recommending a temporary 1000mm dia. orifice plate to be installed on the new 1350mm dia. culvert at Outer Drive. Furthermore, any additional improvements within Oldcastle's Wolfe Drain subwatershed area should be deferred until the Cahill Drain concerns have been addressed to the satisfaction of all relevant stakeholders – in this case, the Town of Tecumseh, Town of LaSalle, City of Windsor and Essex Region Conservation Authority. As shown in Figure 1, the interim condition (Int) peak flow will not exceed existing condition (Ex) peak flow of  $5.5 \text{ m}^3/\text{s}$ ; for both the 100-year 4-hour Chicago and 100-year 12-hour AES storms.

Once the foregoing is resolved, the full implementation of the recommended OSMP improvements will ultimately increase the proposed condition (Pr) peak flow rate to  $6.3 \text{ m}^3/\text{s}$ . It is acknowledged that this rate slightly exceeds the allocated rate (by about 3%). Looking at the graphs in Figure 2, it should be noted that the existing peak flow occurs around 2am and that the proposed peak flow only reaches  $6.1 \text{ m}^3/\text{s}$  within that same response time. However, in response to the proposed improvements, there is additional flow attenuation and an increase in



flow driving head in the drainage system that produces a delayed peak flow of 6.3 m<sup>3</sup>/s at around 4am.

Given that the Wolfe Drain represents the headwater of the watershed, there is a benefit to delaying the peak flow to the downstream receivers. By doing so, the proposed flows will not increase peak flows to the downstream receivers.

As an aside for comparison purposes, Figure 2 also illustrates that the OSMP model flows derived using the Parkway design storm with CN infiltration method (i.e., 100-year 6-hour Chicago storm with 5-minute timestep and pervious CN of 82) produced peak flows that are similar but also lesser than those modelled by the OSMP approach.

Finally, we wish to acknowledge that the overall existing drainage system in Oldcastle is limited in conveyance capacity, and consequently, the area temporarily holds a substantial amount of stormwater on the surface and in the drains during major storm events. The proposed improvements are not intended to significantly increase peak flows; they are intended to provide the necessary conveyance improvements to address areas of concern. Moreover, much of the conveyance improvements are being offset with new storage facilities within the study area, to the extent that the study area can reasonably accommodate. In perspective, the allocated peak rate of 6.1 m<sup>3</sup>/s is approximately 3 to 4-fold lower than the hypothetical 100-year uncontrolled rate that would flow from Tecumseh assuming that the drainage system could freely convey the 100-year flows.

### **Closing**

This letter is intended to be a summary of the OSMP findings for initial consideration. Further details on the model approach and inputs will be provided by copy of the Draft Report, which is currently being finalized.

If you have any questions or concerns, please do not hesitate to call.

Yours truly,

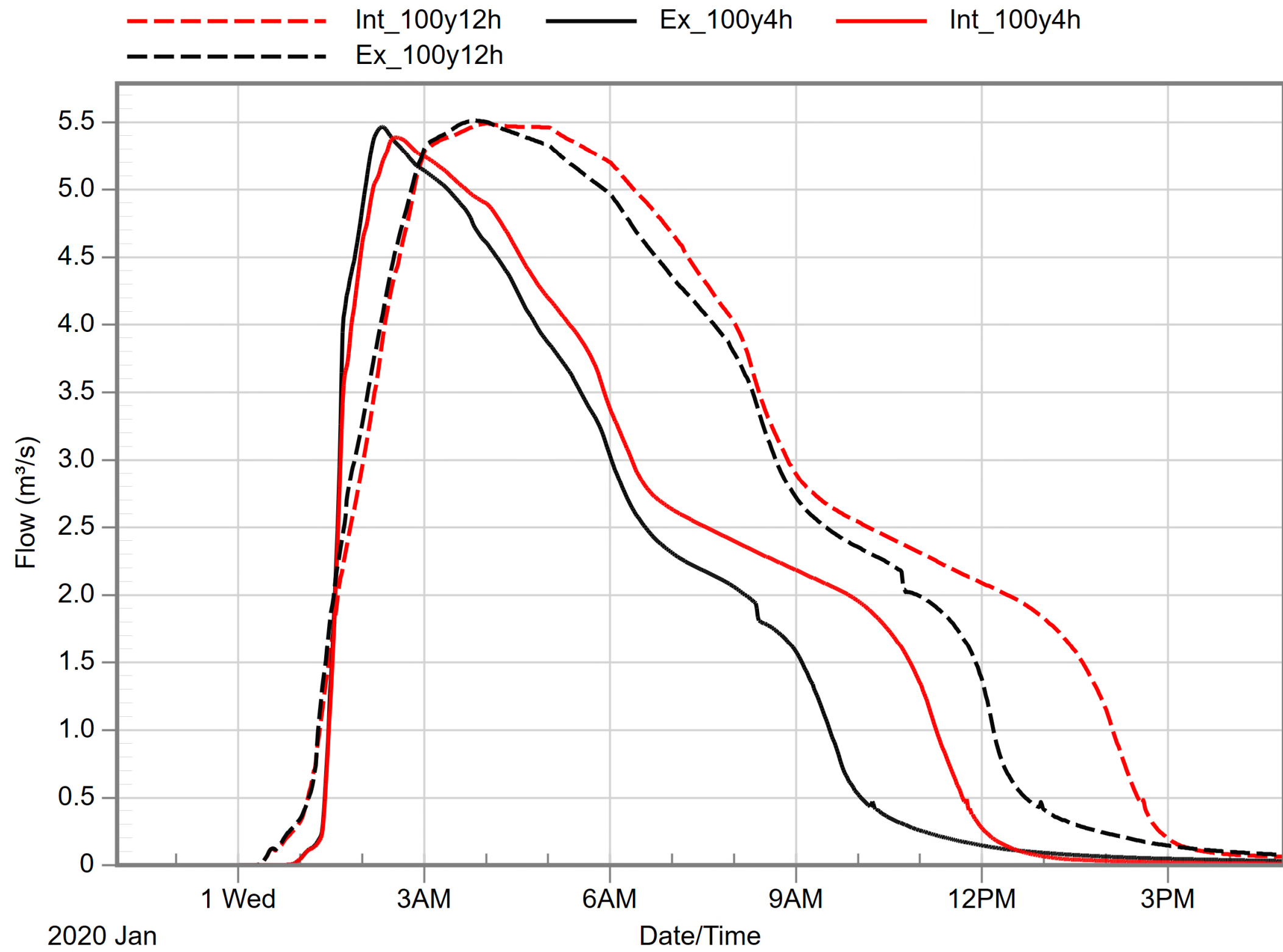
**Landmark Engineers Inc.**



Alain Michaud, P.Eng.

Attachments: Figures 1 and 2

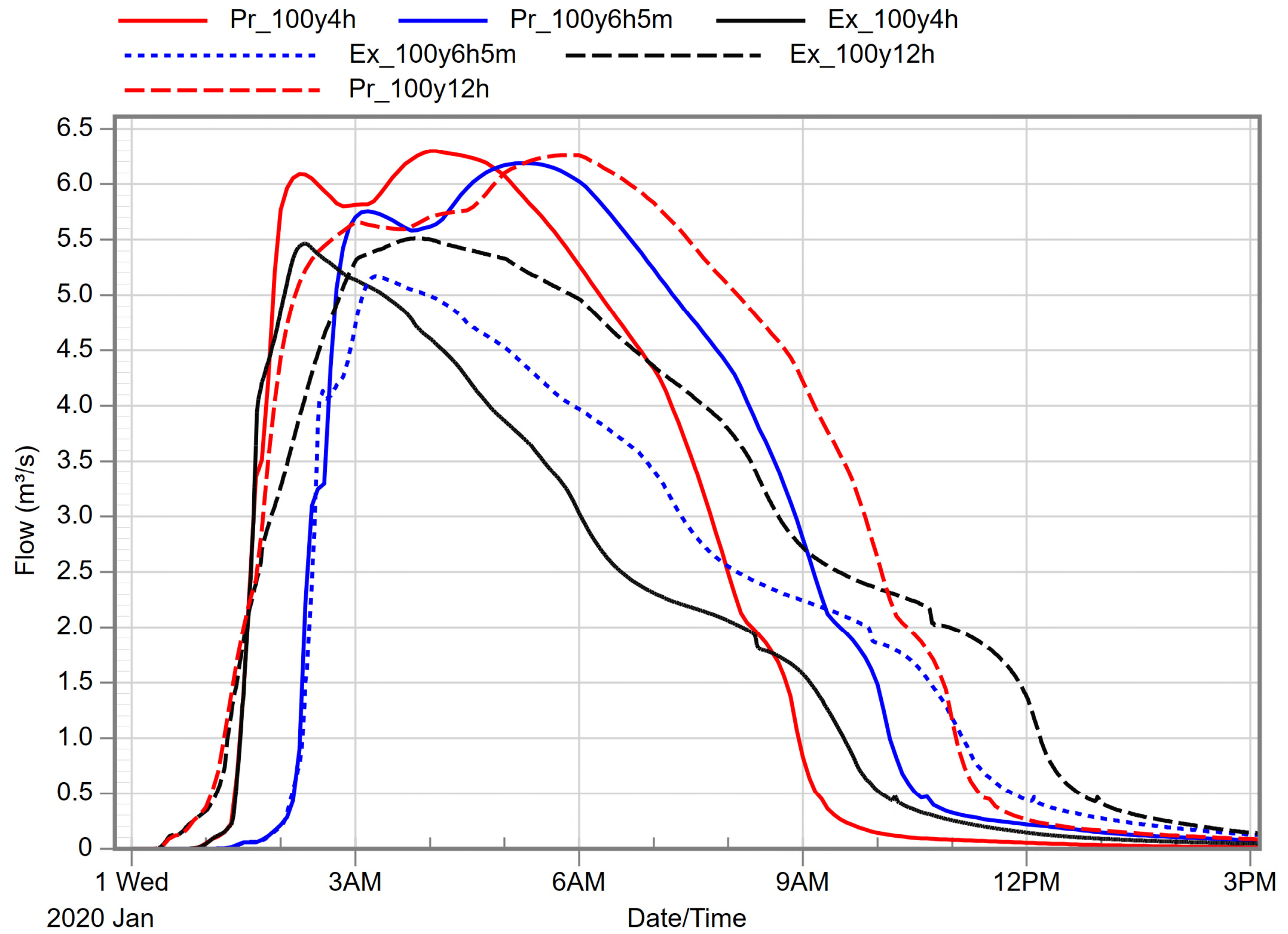
C: John Henderson, Phil Bartnik – Town of Tecumseh  
Jonathan Osborne – Town of LaSalle  
Mark Hernandez – Dillon Consulting  
James Bryant – ERCA



Title	WOLFE DRAIN OUTFLOW – INTERIM CONDITION
Project	OLDCASTLE STORMWATER MASTER PLAN

Date	OCT 2020
Scale	NTS
Project No.	19-010

**FIGURE**  
**1**



Title	WOLFE DRAIN OUTFLOW
Project	OLDCASTLE STORMWATER MASTER PLAN

Date	OCT 2020
Scale	NTS
Project No.	19-010

**FIGURE**  
**2**

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** November 9, 2020 12:46 PM  
**To:** Liz Michaud  
**Subject:** FW: Old castle storm water master plan

FYI

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

From: John Henderson  
Sent: November 9, 2020 12:46 PM  
To: 'Jordan Hayes' <hayes1990@icloud.com>  
Subject: RE: Old castle storm water master plan

Good afternoon Jordan,

The Town just received a draft report late last week for internal review. Once Administration is satisfied with the report, Council authorization will be requested to put the report on the 30-day public review period. There is a slight chance that the report may be out for public review before the end of the year, however, due to the Town's current 2021 budget preparation, it is more likely that it will be in early 2021.

As per your previous request, you will be notified when the report is out for public review.

Thank you for your patience.

Please let me know if you have any questions.

Regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
jhenderson@tecumseh.ca

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

From: Jordan Hayes <hayes1990@icloud.com>  
Sent: November 9, 2020 11:33 AM  
To: John Henderson <jhenderson@tecumseh.ca>  
Subject: Old castle storm water master plan

Good morning John I was just thinking about this storm water plan for old castle and wondering if they have made any progress?

Thanks Jordan

Sent from my iPhone

---

[logo]<<http://www.tecumseh.ca/en/resourcesGeneral/logo.gif>> John Henderson Manager Engineering Services  
jhenderson@tecumseh.ca Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - www.tecumseh.ca

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# Memo



**To:** Patrick Winters, P.Eng – Development Engineer, City of Windsor

**From:** Ryan Langlois, P.Eng. – Dillon Consulting Limited  
Rob Muir, M.A.Sc., P.Eng – Dillon Consulting

**cc:** Alain Michaud, P.Eng. – Landmark Engineers Inc.  
Liz Michaud, P.Eng – Landmark Engineers Inc.  
John Henderson, P.Eng – Town of Tecumseh  
Phil Bartik, P.Eng – Town of Tecumseh  
James Bryant, P.Eng – Essex Region Conservation Authority  
Jane He, P.Eng – City of Windsor

**Date:** November 25, 2020

**Subject:** **DRAFT Re: Little River Floodline Mapping and Sandwich South MP Coordination with Oldcastle Stormwater Master Plan**

**Proj. File:** File #19-9817

Attention: Mr. Winters:

Dillon Consulting Ltd. (Dillon) has reviewed the letter submitted by Landmark Engineers Inc. (Landmark) on October 28, 2020 in regards to the initial findings of the Oldcastle Stormwater Master Plan (OSMP) for consideration in the currently ongoing Sandwich South Master Servicing Study and Little River Watershed Floodplain Mapping (SSMP/LRFM). These Landmark initial findings provide a brief summary of the OSMP results and include a comparison of the previous work completed by Stantec in 2017 for the Upper Little River Master Plan (ULRMP). The letter identified a number of deviations between the two studies that Landmark noted warranted consideration as part of the SSMP/LRFM being completed by Dillon.

As you are aware, the Dillon team is in the process of completing the update to the Little River Floodline Mapping component of the study for the Little River watershed, including for the Little River Drain and respective municipal drainage tributaries. The following is a brief summary of the various analyses being completed as part of the SSMP/LRFM that will assist in comparisons with OSMP initial findings.

We noted that the floodline mapping component of the SSMP/LRFM follows the following provincial mapping guidelines:

- Technical Guide River & Stream Systems: Flooding Hazard Limit (MNRF, 2002); and
- Technical Guidelines for Flood Hazard Mapping (Multiple CA'S, March 2017).

The results of the LRFM study are to establish updated regulatory floodlines and determine conservative floodproofing elevations for the upper portions of the watershed for future development, specifically within the Sandwich South Master Planning (SSMP) and Tecumseh Hamlet Areas. Consistent with the guidelines, the effects of existing stormwater management facilities and other routing effects (e.g., behind

embankments) are not accounted for in the regulatory mapping analysis approach that has been developed by the study team.

The SSMP component of the study will develop stormwater management (SWM) solutions for the future development areas throughout the upper reaches of the watershed. This component includes developing more detailed functional SWM solutions for the initial buildout areas established at the onset of the project, which includes:

- The East Pelton and County Road 42 Secondary Planning Areas within the SSMP area; and
- The Tecumseh Hamlet Area.

The SWM solutions for the noted initial development areas above are to follow an approach to meet applicable Schedule B Municipal Class Environmental Assessment Requirements. In order to assess the mitigating effects of SWM facilities and to set control criteria, the flow attenuation/routing effects of SWM facilities will be assessed. Resulting flows used to develop SWM solutions can be expected to be lower than those used to set regulatory floodplain limits and floodproofing elevations.

The SSMP/LRFM study will also determine the required SWM corridor requirements within the study area along a number of municipal drains based on the full development buildout condition of the watershed. As part of the ultimate development scenario for the ULR watershed, a number of drains will also be proposed to be realigned, abandoned or enhanced.

The analysis above builds on and refines the analysis documented within the ULRMP. It should be noted that the analysis approach for establishing regulatory floodplain limits, floodproofing elevations and floodplain storage compensation requirements has not received final approval by ERCA and may be subject to change or refinement. The SWM strategy development and corridor refinement analysis is currently ongoing. Despite that we do not have final results to share at this time, the Dillon team has put together some draft background information which will illustrate changes in the modelling since the ULRMP study by Stantec and comparison with the flow results identified through the OSMP study.

### **Hydrologic Watershed and PCSWMM Model Refinements**

Landmark is correct in that the hydrologic modelling component for the SSMP/LRFM used the previously developed PCSWMM model completed by Stantec for the ULRMP. Upon review of the original modelling developed, it was identified that the previously established flows in the ULRMP were overly conservative based on the coarse modelling completed in the original ULRMP. Therefore, refinements were required as part of the SSMP/LRFM. For example, the team adjusted the watershed and sub-watershed boundaries for the Little River and other municipal drains throughout the Study area based review of municipal drainage reports and the Ministry of Natural Resources and Forestry (MNRF) 2017 LiDAR Digital Terrain Model. Due to the scale of the study area, larger catchment areas were maintained and connected to the open channel sections of each municipal drain. Impervious values, flowpath lengths and infiltration parameters were re-established based on changes to the catchment areas and review of current aerial imagery for the initial baseline uncalibrated assessment of the watershed. A comparison of the

SSMP/LRFM study and OSMP catchment areas (Figure 1 and Figure 2 of the Landmark letter) are shown in **Figure 1**.

There are slight discrepancies within the drainage areas between both studies, but these are considered minor in the context of the overall hydrologic watershed flow contributions to the municipal drains. Noted differences include catchments where drains are identified to be enclosed through urban areas of the watershed. This includes the 6<sup>th</sup> Concession Drain upstream of Walker Road and the 7<sup>th</sup> Street Drain upstream of the diversion east to the 7<sup>th</sup> Concession Drain. These areas are represented as lumped catchment in the SSMP/LRFM where no channel routing was incorporated within the model for the enclosed portions of each drain.

### **Hydrologic Model Calibration/Validation**

Model calibration and validation was completed for the SSMP/LRFM study using a number of flow estimation methods, including:

- Event based historical model calibration based on historical flow data taken at the Environment Canada Little River HYDAT Station;
- Statistical Frequency Analysis for the watershed at the Environment Canada Little River HYDAT Station;
- Modified Flood Index Method Analysis at four (4) analysis points throughout the Little River at:
  - County Road 42;
  - EC Row Expressway;
  - EC HYDAT Station; and
  - Riverside Drive.

The hydrologic validation of the model further refined the flows contributing to the Little River watershed which differ from the flows summarized within the ULRMP study. Input parameters were adjusted during this process, including impervious values, flowpath lengths and infiltration parameters. This changed the drainage flow characteristics throughout the upper reaches of the watershed.

### **Hydraulic Model and Channel/Reservoir Routing**

We understand that the OSMP detailed assessment throughout the Oldcastle Area includes flow routing at a street level through municipal drainage enclosures, storm sewers and roadways. Reservoir routing was also taken into consideration within the OSMP model through the noted stormwater management controls at the North Roseland Pond and 7<sup>th</sup> Street Diversion Drain Pond as noted in the October 28, 2020 letter. These ponds have been identified to be developed in the OSMP to accurately assess the effect of tailwater conditions on the upstream system during larger storm events and assess the impacts of proposed increases in flows due to conveyance improvements within the OSMP area. This is considered as an acceptable approach for the OSMP study, which primarily is focused on assessing current and future urban flooding concerns within the Oldcastle Area.



In contrast with the OSMP modelling approach, the SSMP/LRFM study is following policy set out within the technical floodline mapping guidelines noted above for the hydraulic modelling component. The hydraulic modelling therefore only considers channel routing throughout the open municipal drainage channels through the watershed. Therefore, no reservoir routing is being taken into account for the upper reaches of the watershed (i.e., no incorporation of any SWM controls including the North Roseland Pond and the 7th Street Diversion Drain Pond), as attenuation of flow through SWM controls for floodline mapping is not recommended where failure of the system could occur. Similarly, no on-site controls associated with developments in the 6th Concession Drain catchment area incorporated.

The SSMP/LRFM modelling developed was broken into two separate types of models, both in which did not consider SWM controls for the upper reaches of the watershed; the “Dynamic Model” and the “Quasi-Steady State” Model. The approaches described below are currently undergoing final refinements and have not yet received final approval by ERCA.

#### *Dynamic Model*

The SSMP/LRFM model referred to as the “Dynamic Model” is being considered to define areas where flood storage compensation is required, but not to define regulatory floodplain limits for the upper reaches of the watershed. This model takes into consideration the dynamics of flow through the channel, peak timing and appropriate flood volumes within the watershed.

#### *Quasi-Steady State Model*

The SSMP/LRFM model referred to as the “Quasi-Steady State” is being considered to establish the regulatory floodplain limits and floodproofing standards for future development areas of the upper reaches of the Little River Watershed. In addition to not incorporating SWM controls, this alternative modelling analysis mitigates the effect of any attenuation upstream of embankments. Overall, this is a more conservative approach than the dynamic model.

#### **Comparison of ULRMP, OSMP and SSMP/LRFM Flows**

In order to evaluate differences in peak flow, the 100 year 24 hour existing condition peak flows for the SSMP/LRFM study dynamic model were compared to the ULRMP and OSMP flows at the Southern City limits and provided in **Table 1**. Due to the lumped catchment approach for the SSMP/LRFM study, comparison for the 6<sup>th</sup> Concession Drain and 7<sup>th</sup> Street Drain at City limits were not compared.

**Table 1: 100 Year Existing Condition Peak Flows (m<sup>3</sup>/s) Comparison @ City Limits**

Location	SSMP/LRFM DYNAMIC MODEL FLOWS*  Chicago 1:100 Year 24 Hour	OSMP			ULRMP
		Chicago 1:100 Year 24 Hour Storm	Chicago 1:100 Year 4 Hour Storm	AES 1:100 Year 12 Hour Storm	Chicago 1:100 Year 24 Hour Storm
<b>7<sup>th</sup> St. Drain</b>	N/A	3.0	2.9	1.2	6.8
<b>7<sup>th</sup> Conc. Drain</b>	3.1	2.2	2.0	1.7	8.1
<b>8<sup>th</sup> Conc. Drain</b>	3.0	0.7	0.7	0.6	3.8
<b>Hurley Drain</b>	5.0	2.8	2.7	2.6	6.6
<b>9<sup>th</sup> Conc. Drain</b>	7.6	4.3	4.0	5.4	9.6

\* Draft flows not considered final and to be used at this time for comparison purposes only

As shown above, the SSMP/LRFM flows from the 1:100 year dynamic model are lower than values originally documented within the URLMP study at similar analysis points. This is primarily due to the following:

- Refinements to the model catchment areas;
- Calibration and validation of the hydrology model; and
- Changes to the channel routing conditions, including more accurate survey of the municipal drains.

Significant changes to the flows reported from the ULRMP model at the 7<sup>th</sup> Concession Drain have been identified. This is primarily due to the ULRMP over-estimation of impervious levels and short flowpath lengths for this catchment. The above-noted input parameters were adjusted in the SSMP/LRFM study during the review of aerial imagery for impervious level extraction. Further refinements were also made during the calibration and validation process.

The flow results from the SSMP/LRFM dynamic model are still noted to be higher than those reported through the OSMP. As identified by Landmark, the OSMP catchment areas within the Oldcastle Boundaries were developed at a street level where the more detailed drainage system is being analyzed (consideration of sewer networks, roadway overland flow routes, catchbasin inlets etc.). This is expected, as the OSMP is taking a more detailed approach to review surface flooding within the OSMP study area and determine solutions to mitigate excessive flooding in the future. Reservoir routing was also taken into consideration as part of the OSMP which is considered an acceptable approach for the overall study deliverable.

The proposed condition OSMP flows are shown in Table 2 in comparison to the existing condition SSMP/LRFM flows.

**Table 2: 100 Year Proposed Condition Peak Flows (m<sup>3</sup>/s) Comparison @ City Limits**

Location	SSMP/LRFM DYNAMIC MODEL FLOWS*  Chicago 1:100 Year 24 Hour	OSMP		
		Chicago 1:100 Year 24 Hour Storm	Chicago 1:100 Year 4 Hour Storm	AES 1:100 Year 12 Hour Storm
7 <sup>th</sup> St. Drain	N/A	3.0	2.9	1.2
7 <sup>th</sup> Conc. Drain	3.1	2.8	2.6	2.6
8 <sup>th</sup> Conc. Drain	3.0	1.0	1.0	0.9
Hurley Drain	5.0	-	-	-
9 <sup>th</sup> Conc. Drain	7.6	4.5	4.1	5.4

\* Draft flows not considered final and to be used at this time for comparison purposes only

The flow results from the SSMP/LRFM dynamic model are still noted to be higher than the proposed condition flows reported through the OSMP. SSMP/LRFP quasi-steady-state flows used for regulatory mapping are even higher. As such, we do not expect that proposed improvements in the OSMP will govern over, or adversely affect, SSMP/LRFM results.

**Assessment of Drain Capacity**

Landmark’s letter indicates that based on the model analysis that the 7<sup>th</sup> Concession and 8<sup>th</sup> Concession drains “have ample capacity to convey the proposed peak flows up to the afore-mentioned future east-west SWM corridor” and are not likely to be adversely affected by flow increases. Since our models do not account for SWM facilities, we cannot comment directly on the capacity of the drains as a result of proposed OSMP changes. However, given that the SSMP/LRFM models do not incorporate local storage, we do not expect that proposed OSMP changes would adversely affect SSMP/LRFM model results.

The Hayes and 9<sup>th</sup> Concession drains south of the Highway 401 are proposed to be redirected east to the Little River Drain directly north of the Highway 401 to free up space for development between the Highway 401 and the proposed E-W arterial. The diversion of the drains will be taken into account under ultimate buildout condition analysis that is not yet complete. To satisfy guideline requirements, no consideration of gravity outlet SWM facility routing and flow attenuation would be incorporated into the model (e.g., including the proposed 9<sup>th</sup> Concession Drain pond proposed by in the OSMP study). Despite this, the assessment of existing verses proposed flows determined within the OSMP study appear to be an acceptable approach for an outlet capacity assessment. The comparison of flows using similar models provides an accurate assessment, using the similar detailed models developed through the OSMP study.

Note that we have not yet finalized future condition models that will reflect the Hurley Drain diversion to the 9<sup>th</sup> Concession Drain, or the ultimate conditions including other diversions and corridor improvements. As such, at this time, we cannot comment on the capacity of the 9<sup>th</sup> Concession Drain and the need for attenuation of Hurley Relief Drain flows.

### **Conclusions**

It is recognized that the existing condition (draft) updated flows through the SSMP/LRFM dynamic model are higher than the OSMP flows due to the latter study accounting for more detailed channel routing and reservoir routing through SWM controls within the Oldcastle watershed. The modelling methodology and results from both studies are considered acceptable for their respective scope of work and identified purposes. In the case of the SSMP/LRFM study, the dynamic model results may be used to establish areas requiring flood storage compensation and to develop the SWM strategy if approved. Only facilities that can be established as being fail-safe (e.g., facilities without gravity outlets) and no emergency overflow routes into the downstream watercourse may be considered in the dynamic model. We are encouraged to see that existing condition flow rates from the OSMP analysis appear to be less than the SSMP/LRFP flows, as could be expected given the different modelling approaches.

We note that the SSMP/LRFM may also apply quasi-steady-state model results to define higher conservative flows throughout the upper reaches of the watershed which may be used to:

1. Establish regulatory floodplain limits within the municipal drains under existing conditions;
2. Establish floodproofing elevations for the upper reaches of the watershed for future buildout areas within the SSMP area; and
3. Determine required SWM corridor widths under both initial development buildout and future development conditions.

These conservative regulatory conditions may ultimately result in flexibility to accommodate local stormwater management strategies, such as the OSMP, that demonstrate lower dynamic model design flows. At this time, the team will leave the assessment of strategies required to mitigate future development impacts in the OSMP area to ERCA.

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Yours Truly,

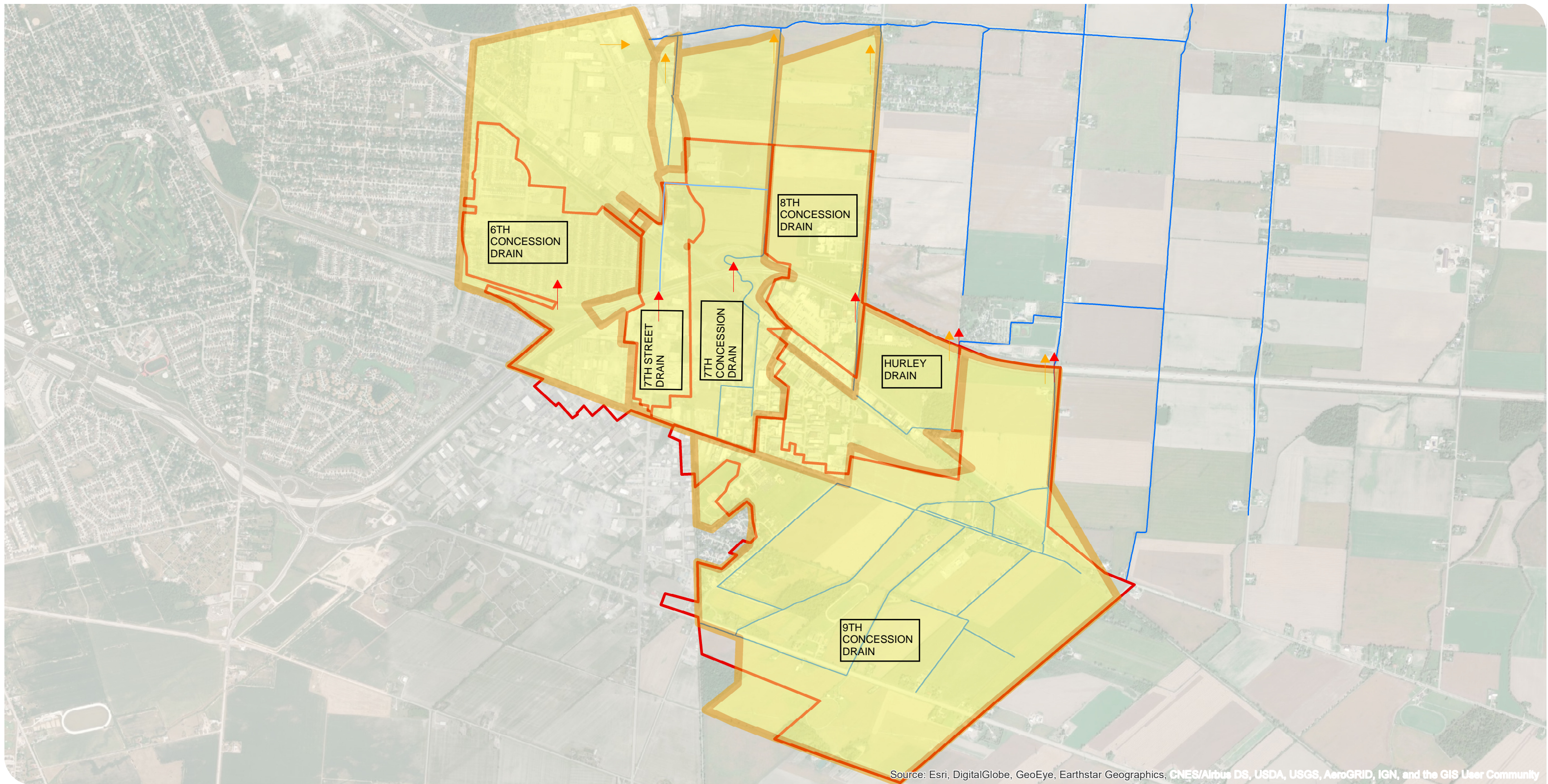
### **DILLON CONSULTING LIMITED**



Ryan Langlois, P.Eng  
Water Resources Engineer



Robert Muir, M.A.Sc., P.Eng  
Partner



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**CITY OF WINDSOR**  
Little River Floodplain Mapping Study

- OldCastle MP Drainage Boundary
- Little River FPM Drainage Boundary
- Municipal Drains
- OldCastle MP Watershed Outfalls
- Little River FPM Watershed Outfalls

**COMPARISON OF DRAINAGE BOUNDARIES  
BETWEEN OLDCASTLE MASTER PLAN AND  
LITTLE RIVER FLOODPLAIN STUDIES**

FIGURE 1



MAP CREATED BY: TC  
MAP CHECKED BY: RTL  
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:25,000



PROJECT: 19-9817

STATUS: FINAL

DATE: November 2020

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** December 15, 2020 9:54 AM  
**To:** Alain Michaud; Liz Michaud  
**Cc:** Phil Bartnik  
**Subject:** FW: Town of Tecumseh - Oldcastle Stormwater Master Plan - Meeting Request

FYI – I will let you know when we hear back from Jodie.

---

**From:** Lucente, Jodie (MTO) <Jodie.Lucente@ontario.ca>  
**Sent:** December 15, 2020 9:41 AM  
**To:** John Henderson <jhenderson@tecumseh.ca>  
**Cc:** Phil Bartnik <pbartnik@tecumseh.ca>  
**Subject:** RE: Town of Tecumseh - Oldcastle Stormwater Master Plan - Meeting Request

Good morning John – I will reach out to our Planner and determine what communications he has had with our functional office staff – and then I will circle back. Of course this is something of great interest to MTO and we are happy to participate in a meeting.

I will get back to you as soon as possible.

*Jodie*

Jodie Lucente | Senior Project Manager  
Ministry of Transportation  
☎ Phone: 226.984.7853 | ✉ Email: [jodie.lucente@ontario.ca](mailto:jodie.lucente@ontario.ca)

---

**From:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Sent:** December 15, 2020 9:07 AM  
**To:** Lucente, Jodie (MTO) <[Jodie.Lucente@ontario.ca](mailto:Jodie.Lucente@ontario.ca)>  
**Cc:** Phil Bartnik <[pbartnik@tecumseh.ca](mailto:pbartnik@tecumseh.ca)>; Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>; Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Subject:** Town of Tecumseh - Oldcastle Stormwater Master Plan - Meeting Request  
**Importance:** High

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good morning Jodie,

The Town of Tecumseh is nearing completion of our Oldcastle Stormwater Master Plan which is being undertaken by Landmark Engineers Inc. (Project Manager – Alain Michaud, P.Eng.). This project is following the planning process set out in the Municipal Engineers Association’s Municipal Class Environmental Assessment (Class EA) for Master Plans (Approach #2).

As shown below, Hwy 3 crosses through the southern portion of the study area and the Collins Drain (municipal drain) is located along the north side of the Hwy within the Hwy right of way. The Collins Drain serves as one of the drainage outlets for a portion of the Oldcastle study area.

The project has included two Public Information Centres (PIC). The display panels for PIC No.2 are attached for your reference. MTO was notified of these PICs, however, to date we have not received any comments.

Landmark is currently finalizing the project report and we would like to review information related to the Collins Drain with MTO in advance of filing the notice of project completion. It is our hope to file the notice of project completion in late January 2021. Accordingly, we would like to meet (virtually or on site) with MTO as soon as possible.

Is this something that you would be able to assist with or is there someone else that you could direct us to in order to schedule a meeting to review this project?

Your assistance with this matter is greatly appreciated.

Please do not hesitate to contact me if you have any questions.

Thank you,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)



**Oldcastle Stormwater Master Plan Study**

**Area**


**Hwy 3 Corridor/Collins Drain**

**John Henderson**  
**Manager Engineering Services**  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

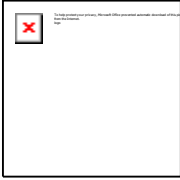
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**John Henderson**  
**Manager Engineering Services**  
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Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

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## Liz Michaud

---

**From:** Alain Michaud  
**Sent:** February 11, 2021 11:25 AM  
**To:** Peter Marra; josborne@lasalle.ca; Phil Bartnik; John Henderson; Liz Michaud  
**Subject:** 19-010: Dec 14, 2020 Meeting Notes  
**Attachments:** 19-010\_Howard-Bouffard Study Coordination\_3Nov2020.pdf

Hello All:

The following provides a summary of the meeting discussion held on December 14, 2020:

### Attendance

Town of LaSalle – Peter Marra, Jonathan Osborne  
Town of Tecumseh – Phil Bartnik, John Henderson  
Landmark – Alain Michaud, Liz Michaud

### Purpose

The intent of the meeting was to discuss LaSalle concerns – specifically the impact of the Oldcastle Stormwater Master Plan (OSMP) improvements on flows through the downstream receivers through LaSalle (Cahill Drain & Turkey Creek).

### Summary of Discussion

#### *LaSalle Concerns*

It has recently been acknowledged that LaSalle's receivers may not currently have sufficient capacity to convey the estimated 100-year peak flow rate to a sufficient outlet. In response, the Essex Region Conservation Authority has recently outlined terms to undertake a coordinated hydrologic and hydraulic modelling study of the Turkey Creek watershed. Pending the findings of this Turkey Creek study, the Town of LaSalle (*hereafter LaSalle*) is concerned with potential impacts to the Cahill Drain and Turkey Creek that may result from OSMP recommended improvements in the Oldcastle Hamlet (part of the Town of Tecumseh) as well as Sewer Master Plan recommended improvements in the City of Windsor. LaSalle has expressed their desire to have the Town of Tecumseh (*hereafter Tecumseh*) ensure that the proposed improvements do not increase flows (i.e., ensure that existing condition flows are maintained), until the Turkey Creek study is completed and potential downstream impacts can be identified and addressed at the watershed scale – Turkey Creek watershed area includes lands in Windsor, Tecumseh and LaSalle.

#### *Overview of OSMP*

The OSMP's main objective is to improve drainage and reduce flood risk without significantly increasing flows to downstream receivers. As such, the OSMP aims to strike an optimum balance between conveyance and storage. More specifically, the increase in flow from improved local conveyance is combined with corresponding storage to attenuate the increase in flows and ensure that the downstream receivers are not adversely impacted. This is typically achieved by ensuring that the existing condition flows are maintained.

While the OSMP has several subwatersheds, only the Wolfe Drain subwatershed is of concern to LaSalle. The proposed improvements within the Wolfe Drain subwatershed did intend to increase flows from the existing condition (5.5 m<sup>3</sup>/s) to the allocated capacity of 6.1 m<sup>3</sup>/s as per the Windsor/Essex Parkway design. The attached letter provides further discussion in this regard.

### *Maintain Existing Flows*

LaSalle advised that the proposed interim condition discussed in the attached letter would not fully address their concern of increased flow. Rather, LaSalle prefers that the OSMP consider solutions that maintain existing flows. By restricting Wolfe Drain outflows to the existing rate of 5.5 m<sup>3</sup>/s versus the allocated capacity of 6.1 m<sup>3</sup>/s, the balance of conveyance and storage must be revised. Less outflow from the Wolfe Drain results in a lesser improvement to the existing drainage system's efficiency and/or more storage to offset the system's improvements.

### *Consensus on Path Forward*

There was consensus from all parties that the OSMP would revise the recommended solution of the Wolfe Drain subwatershed to maintain the existing outflows from the Wolfe Drain. However, it was agreed that the OSMP could also include a potential alternative recommended solution with increased outflow from the Wolfe Drain. Approval of the potential alternative would be conditional on the outcome of the Turkey Creek study as well as agreement from all affected stakeholders. It was noted that with consideration to Southwood Lakes ponds (in the City of Windsor), the Turkey Creek study could perhaps identify greater outlet capacity than the Parkway allocated. The Town of Tecumseh may not wish to put in storage facilities that won't be needed long-term if there is greater outlet downstream. However, it is presumed that the City of Windsor would want to utilize this capacity, if available. It was also noted that the cost of conveyance improvements through LaSalle are unknown at this time and that additional storage in Oldcastle may be preferable to additional conveyance through LaSalle when evaluating improvements holistically at the watershed scale.

Should there be any errors or noteworthy omissions with the above summary, please contact the undersigned.

Best regards,

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**

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f (519) 972-8644

e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)



November 3, 2020

Project No.: 19-010

Town of LaSalle  
5950 Malden Road  
LaSalle, ON N9H 1S4

Attention: Mr. Peter Marra, P.Eng.  
Director of Public Works

**Re: Oldcastle Stormwater Master Plan**  
**Coordination with Howard/Bouffard Master Drainage Study**

Dear Peter:

We have completed our hydrologic and hydraulic model analysis for the Oldcastle Stormwater Master Plan (OSMP). This letter is intended to summarize our model results and confirm that the OSMP will not result in any adverse impacts to the downstream receivers. To provide context for the Oldcastle subwatershed area flow contributions relative to the larger Turkey Creek watershed, we briefly summarize the relevant background information provided by: the Wolfe, Cahill and Talbot Drains Stormwater Management Report for Windsor-Essex Parkway Project; and the ongoing Howard Bouffard Master Drainage Study.

**Wolfe, Cahill and Talbot Drains Stormwater Management Report for Windsor-Essex Parkway Project**

The Wolfe Drain flows leave the OSMP study area at the Highway 401 crossing, where they enter the City of Windsor and continue along the Wolfe Drain to the Cahill Drain and ultimately through the Town of LaSalle to Turkey Creek. The Wolfe & Cahill Drain Stormwater Report prepared Dillon Consulting for the Windsor-Essex Parkway project (*hereafter Parkway report*) carried out a hydrologic/hydraulic analysis whereby they estimated a peak flow rate of 6.1 m<sup>3</sup>/s at the downstream end of the Highway 401 crossing. It is our understanding that this report served as the design basis for the constructed drain improvements through the Windsor-Essex Parkway corridor. It is also our understanding that this report is being relied upon for the current Howard/Bouffard Master Drainage Study, and serves as the current design basis for proposed improvements being contemplated as part of that study.

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Professional Engineers  
Ontario

## **Howard Bouffard Master Drainage Study**

This ongoing study was undertaken to: build on the stormwater solutions developed through the Howard Bouffard Planning Districts EA Addendum (March 2017); define flood mapping under existing conditions; establish buildout conditions; and develop an implementation strategy. This study area is located in the northeast area of the Town of LaSalle and includes the aforementioned Cahill Drain as one of its main drainage channels. The study effectively considers the Cahill Drain flows from the Parkway up to Turkey Creek. As afore-mentioned, it is our understanding that the study relied upon the flows estimated by the Parkway report.

We note that questions have been raised regarding the magnitude of these flows and the subsequent impacts to the downstream receivers through the Town of LaSalle. It has recently been acknowledged that the Town of LaSalle receivers may not currently have sufficient capacity to convey the Parkway's 100-year peak flow rate to a sufficient outlet. In response, the Essex Region Conservation Authority has recently outlined terms to undertake a coordinated hydrologic and hydraulic modelling study of the Turkey Creek watershed.

## **Wolfe Drain Flow Contributions from Tecumseh**

The OSMP has identified recommended improvements under the premise that the downstream receivers are capable of conveying a peak 100-year flow rate of  $6.1 \text{ m}^3/\text{s}$  coming from the Town of Tecumseh – as identified from the Parkway report. However, given the above identified concern, it is recommended that the Wolfe Drain maintain its existing condition flows while the foregoing is further analyzed.

As an interim condition, some short-term improvements to the Wolfe Drain are recommended to proceed without delay. These include a substantial 8-metre wide expansion along the southern bank to provide a high stage floodway as well as culvert replacements; most notably the replacement of the existing 1050mm dia. CSP crossing Outer Drive with a new 1350mm dia. smooth-wall culvert. This increase in storage capacity will provide immediate benefit to the drainage area.

However, as part of the interim condition, the OSMP is recommending a temporary 1000mm dia. orifice plate to be installed on the new 1350mm dia. culvert at Outer Drive. Furthermore, any additional improvements within Oldcastle's Wolfe Drain subwatershed area should be deferred until the Cahill Drain concerns have been addressed to the satisfaction of all relevant stakeholders – in this case, the Town of Tecumseh, Town of LaSalle, City of Windsor and Essex Region Conservation Authority. As shown in Figure 1, the interim condition (Int) peak flow will not exceed existing condition (Ex) peak flow of  $5.5 \text{ m}^3/\text{s}$ ; for both the 100-year 4-hour Chicago and 100-year 12-hour AES storms.

Once the foregoing is resolved, the full implementation of the recommended OSMP improvements will ultimately increase the proposed condition (Pr) peak flow rate to  $6.3 \text{ m}^3/\text{s}$ . It is acknowledged that this rate slightly exceeds the allocated rate (by about 3%). Looking at the graphs in Figure 2, it should be noted that the existing peak flow occurs around 2am and that the proposed peak flow only reaches  $6.1 \text{ m}^3/\text{s}$  within that same response time. However, in response to the proposed improvements, there is additional flow attenuation and an increase in

flow driving head in the drainage system that produces a delayed peak flow of 6.3 m<sup>3</sup>/s at around 4am.

Given that the Wolfe Drain represents the headwater of the watershed, there is a benefit to delaying the peak flow to the downstream receivers. By doing so, the proposed flows will not increase peak flows to the downstream receivers.

As an aside for comparison purposes, Figure 2 also illustrates that the OSMP model flows derived using the Parkway design storm with CN infiltration method (i.e., 100-year 6-hour Chicago storm with 5-minute timestep and pervious CN of 82) produced peak flows that are similar but also lesser than those modelled by the OSMP approach.

Finally, we wish to acknowledge that the overall existing drainage system in Oldcastle is limited in conveyance capacity, and consequently, the area temporarily holds a substantial amount of stormwater on the surface and in the drains during major storm events. The proposed improvements are not intended to significantly increase peak flows; they are intended to provide the necessary conveyance improvements to address areas of concern. Moreover, much of the conveyance improvements are being offset with new storage facilities within the study area, to the extent that the study area can reasonably accommodate. In perspective, the allocated peak rate of 6.1 m<sup>3</sup>/s is approximately 3 to 4-fold lower than the hypothetical 100-year uncontrolled rate that would flow from Tecumseh assuming that the drainage system could freely convey the 100-year flows.

## Closing

This letter is intended to be a summary of the OSMP findings for initial consideration. Further details on the model approach and inputs will be provided by copy of the Draft Report, which is currently being finalized.

If you have any questions or concerns, please do not hesitate to call.

Yours truly,

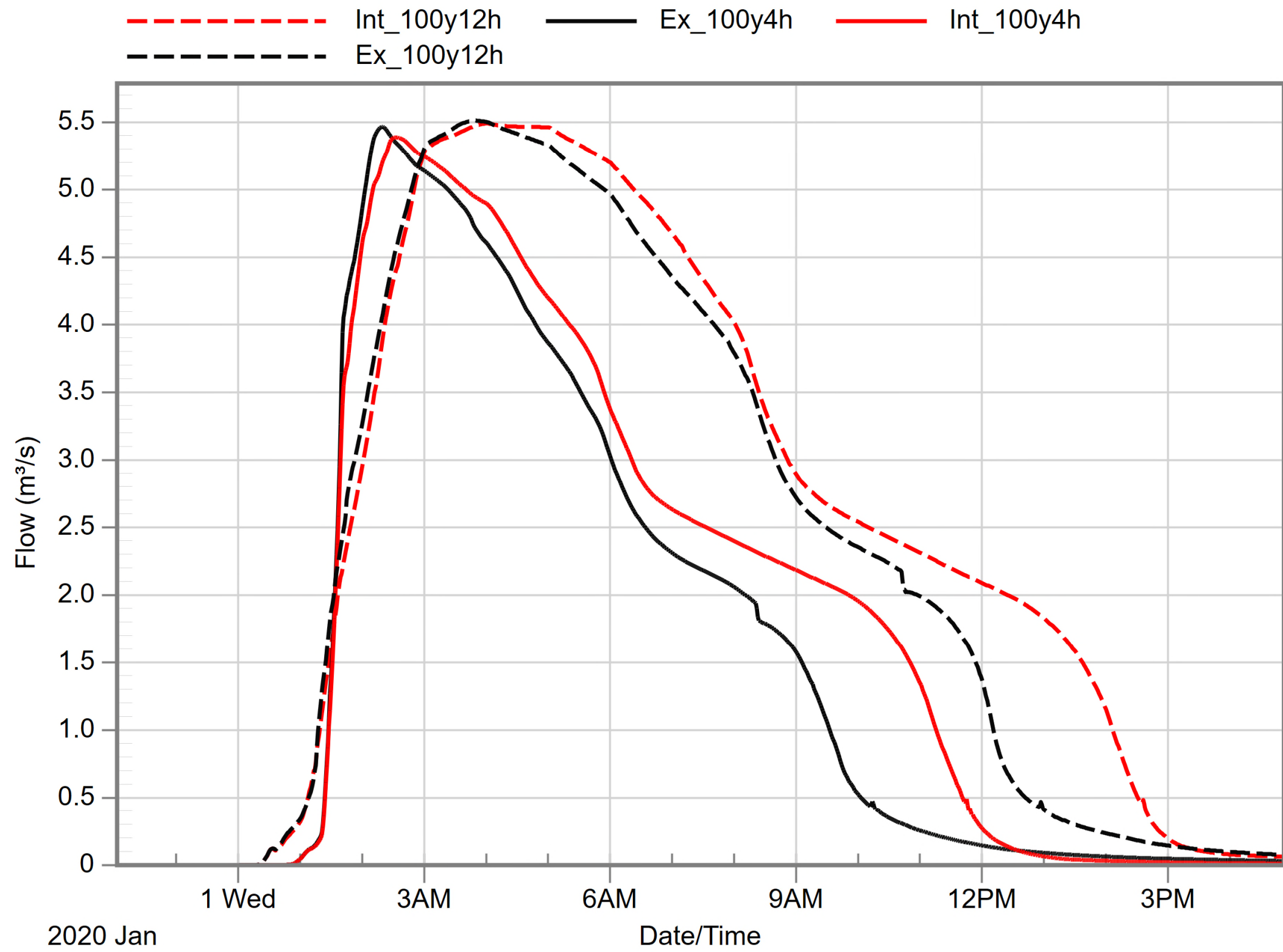
**Landmark Engineers Inc.**



Alain Michaud, P.Eng.

Attachments: Figures 1 and 2

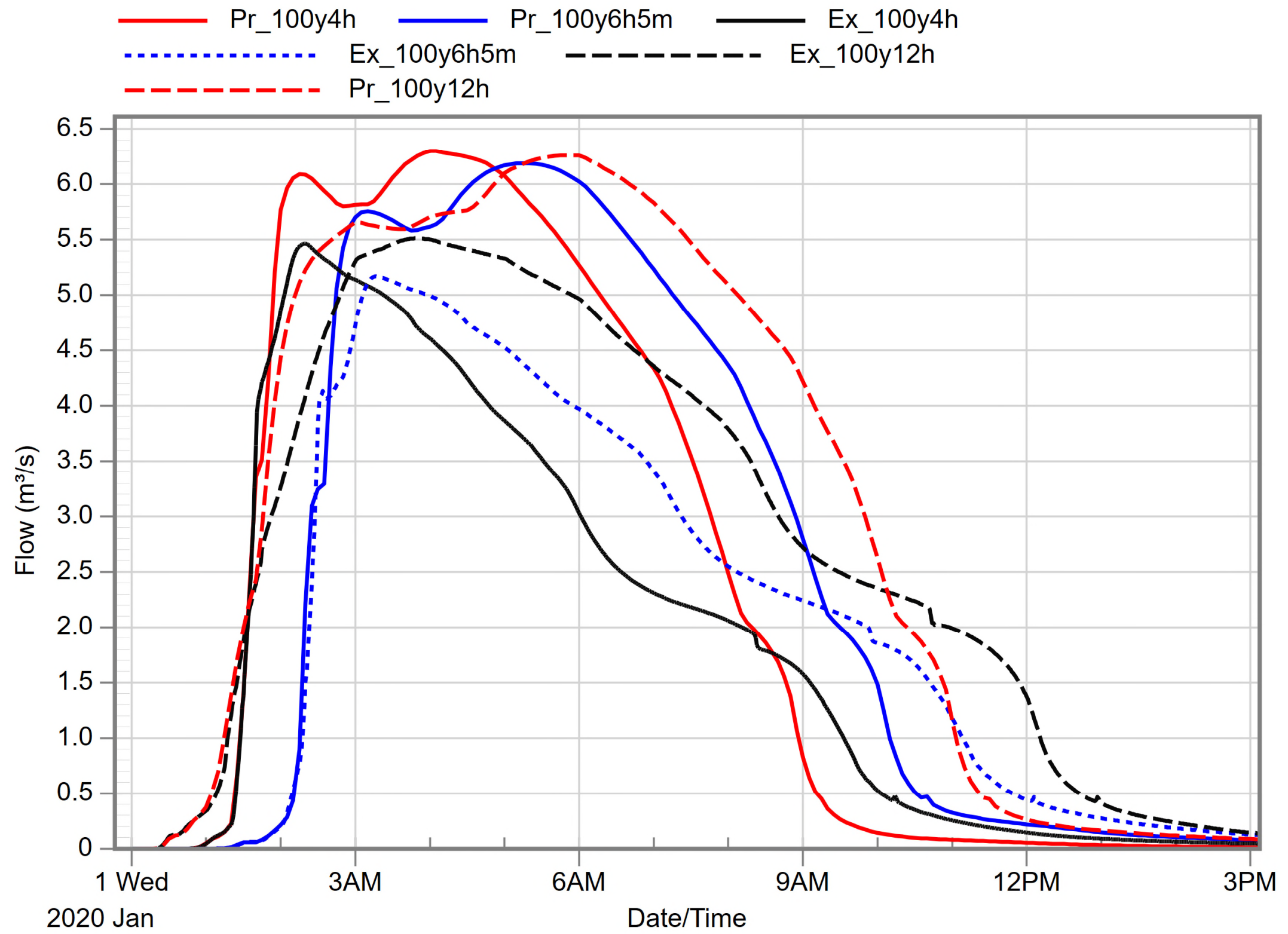
C: John Henderson, Phil Bartnik – Town of Tecumseh  
Jonathan Osborne – Town of LaSalle  
Mark Hernandez – Dillon Consulting  
James Bryant – ERCA



Title	WOLFE DRAIN OUTFLOW – INTERIM CONDITION
Project	OLDCASTLE STORMWATER MASTER PLAN

Date	OCT 2020
Scale	NTS
Project No.	19-010

**FIGURE**  
**1**



Title	WOLFE DRAIN OUTFLOW	
	Project	
Project		OLDCASTLE STORMWATER MASTER PLAN
Date	OCT 2020	
Scale	NTS	
Project No.	19-010	

**FIGURE**  
**2**



## Liz Michaud

---

**From:** Alain Michaud  
**Sent:** February 17, 2021 3:01 PM  
**To:** Lucente, Jodie (MTO)  
**Cc:** Mentley, Ryan (MTO); Corridor.Admin@ontario.ca; John Henderson; Phil Bartnik; Dan Krutsch; Liz Michaud  
**Subject:** RE: Oldcastle Stormwater Master Plan

Hi Jodie,

Thank you for following up on this project and we apologize for not providing you with an update sooner.

Subsequent to our meeting in early January, we were made aware of a proposed development that conflicts with our current recommended solution. In response to this, we are currently in the process of reviewing potential alternative drainage solutions. Once we have resolved this matter, we will provide MTO with technical details of the recommended solution we presented during our meeting, as well as an alternative solution that would not include proposed works on the Collins Drain and Wolfe Drain.

In addition, it is understood that the solution presented during our January 2021 meeting included some alterations to drainage infrastructure immediately adjacent to the provincial highway road infrastructure and within the highway's corridor. As discussed, it is our position that the presented solution would provide a mutual benefit to both the Town and MTO. The recommended solution will meet the objectives of the Oldcastle Stormwater Master Plan (OSMP) to improve the drainage level of service and reduce flood risk within the study area and, the recommended solution will also reduce the potential for surface flooding on Highway 3 as well as help to mitigate the existing erosion issue in the Wolfe Drain reach between Outer Drive and Highway 401. It is certainly not our intent to add unnecessary risk to the MTO corridor.

We fully understand that you require an appropriate amount of time to review this material before you are able to support our recommendations. We can assure you that this information will be provided as soon as we resolve the foregoing. In addition, we acknowledge requirements under the Public Transportation and Highway Improvement Act and will include reference to these requirements in our OSMP.

Best regards,

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**

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f (519) 972-8644

e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)

---

**From:** Lucente, Jodie (MTO) <Jodie.Lucente@ontario.ca>

**Sent:** February 12, 2021 9:07 AM

**To:** John Henderson <jhenderson@tecumseh.ca>; Phil Bartnik <pbartnik@tecumseh.ca>; Dan Krutsch <dkrutsch@landmarkengineers.ca>; Alain Michaud <amichaud@landmarkengineers.ca>; Liz Michaud <lmichaud@landmarkengineers.ca>

**Cc:** Mentley, Ryan (MTO) <Ryan.Mentley@ontario.ca>

**Subject:** Oldcastle Stormwater Master Plan

Good morning All,

I'm just following up on our discussion last month regarding the Oldcastle Stormwater Master Plan (OSMP).

The Ministry of Transportation (MTO) understands the importance of this project, and is supportive of this endeavour to create a comprehensive plan to address stormwater management issues in the area.

As identified during our discussions, under the *Public Transportation and Highway Improvement Act*, any proposed works within or adjacent to a provincial highway will require MTO technical review, approval, and permits. This applies to any new works or alteration to existing works near a highway corridor and/or within MTO's Permit Control Area. As such, the OSMP should clearly identify MTO not only as a stakeholder, but also as an approval agency, to ensure all MTO permit requirements (such as, but not limited to setbacks, encroachment depths, methods of installation and required studies) will be addressed.

Your proposal as discussed includes significant, unconventional alterations to drainage infrastructure within and immediately adjacent to provincial highway infrastructure. As discussed, in order to protect the provincial transportation network against unnecessary risk, MTO must exercise due diligence and request additional technical information and supporting studies for our review, before accepting the proposal, even in principle.

It is strongly recommended that this additional information be provided to MTO for our review, prior to an alternative being advanced which MTO may be unable to support.

In addition to the above, please note that once the OSMP is completed, documentation may be required confirming that the Environmental Assessment meets the requirements under MTO's Class Environmental Assessment for Provincial Transportation Facilities (2000). The Proponent should provide a letter to MTO indicating that the Municipal Class EA process has been completed, including a summary of how the OSMP meets the requirements of the MTO Class EA, including public/agency consultation, indigenous consultation, environmental investigations, mitigation measures, approvals and any other relevant environmental information. Once this is received the project will be eligible for MTO Environmental Clearance if required.

MTO reserves the right to provide additional comments and requirements specific to MTO approvals as additional information is received and reviewed. Pre-consultation with MTO early in the design phase is recommended.

Please be advised that all future circulations to MTO regarding this project should be directed to the following MTO Corridor Management email addressees, as MTO's "One Window" for circulation and review of projects in Essex County:

[Corridor.Admin@ontario.ca](mailto:Corridor.Admin@ontario.ca)

[Ryan.Mentley@ontario.ca](mailto:Ryan.Mentley@ontario.ca) (Corridor Management Planner, Corridor Management Section, Operations West)

[Jodie.Lucente@ontario.ca](mailto:Jodie.Lucente@ontario.ca) (Senior Project Manager, Corridor Management Section, Operations West)

We look forward to receiving additional information.

Regards,

*Jodie*

Jodie Lucente | Senior Project Manager  
Highway Corridor Management | West Operations | Ministry of Transportation  
659 Exeter Road, London ON N6E 1L3  
☎ Phone: 226.984.7853 | ✉ Email: [jodie.lucente@ontario.ca](mailto:jodie.lucente@ontario.ca)



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## The Corporation of the Town of Tecumseh

---

March 4, 2021

Westco Windsor Inc.  
Attn: Lease Admin 6149  
1000 Fedex Drive  
Moon Township, PA USA  
15108

Re: Oldcastle Stormwater Master Plan  
Potential Property Needs for Stormwater Storage Facilities  
Town of Tecumseh - 5600 Roscon Industrial Dr., Oldcastle, ON

Dear Sir/Madam:

The Town of Tecumseh has initiated a Stormwater Master Plan for the Oldcastle Hamlet. The Stormwater Master Plan includes a capacity review of the current storm sewer system and drains in consideration of both current and future development. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act.

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<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

At this time, the study has progressed to the point of finalizing a Draft Report that outlines the recommended improvements. However, feedback from the neighbouring municipalities, the Ministry of Transportation and affected land owners have led the Project Team to re-evaluate potential improvement options within the Wolfe Drain watershed.

**You are receiving this letter as one of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.**

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

Sincerely,

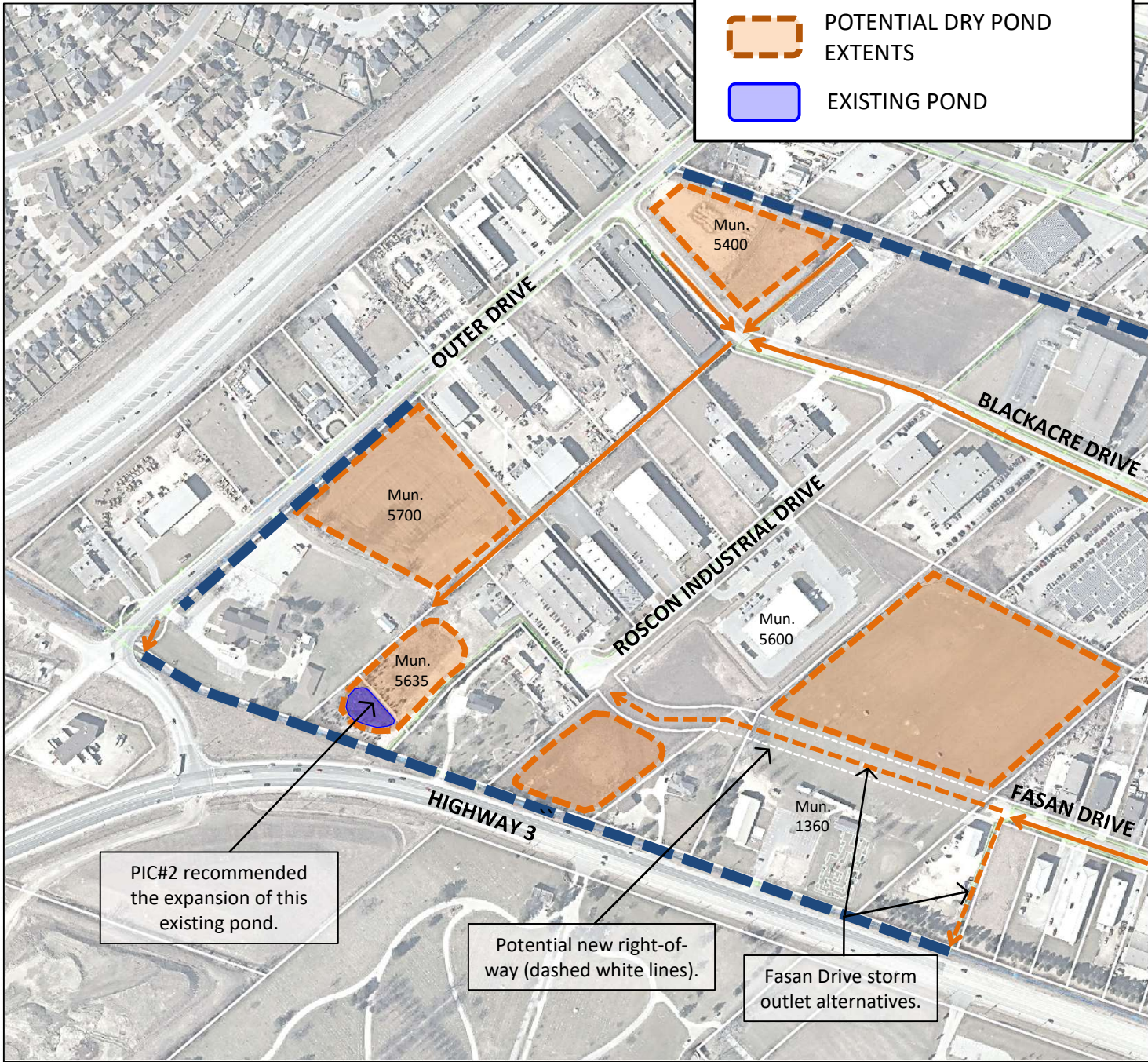
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John Henderson, P.Eng.  
Manager, Engineering Services

Attachment: Figure 1 – Stormwater Storage Potential Locations

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND



Title	STORMWATER STORAGE POTENTIAL LOCATIONS	
	Project	
OLDCASTLE STORMWATER MASTER PLAN		Date
		FEB. 2021
		Scale
		NTS
		Project No.
		19-010

**FIGURE**  
**1**



## The Corporation of the Town of Tecumseh

---

March 4, 2021

1690022 Ontario Ltd.  
5455 Riverside Dr. E  
Windsor ON  
N8S 1A5

Re: Oldcastle Stormwater Master Plan  
Potential Property Needs for Stormwater Storage Facilities  
Town of Tecumseh - 1360 Highway 3, Oldcastle, ON

Dear Sir/Madam:

The Town of Tecumseh has initiated a Stormwater Master Plan for the Oldcastle Hamlet. The Stormwater Master Plan includes a capacity review of the current storm sewer system and drains in consideration of both current and future development. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act.

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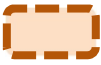

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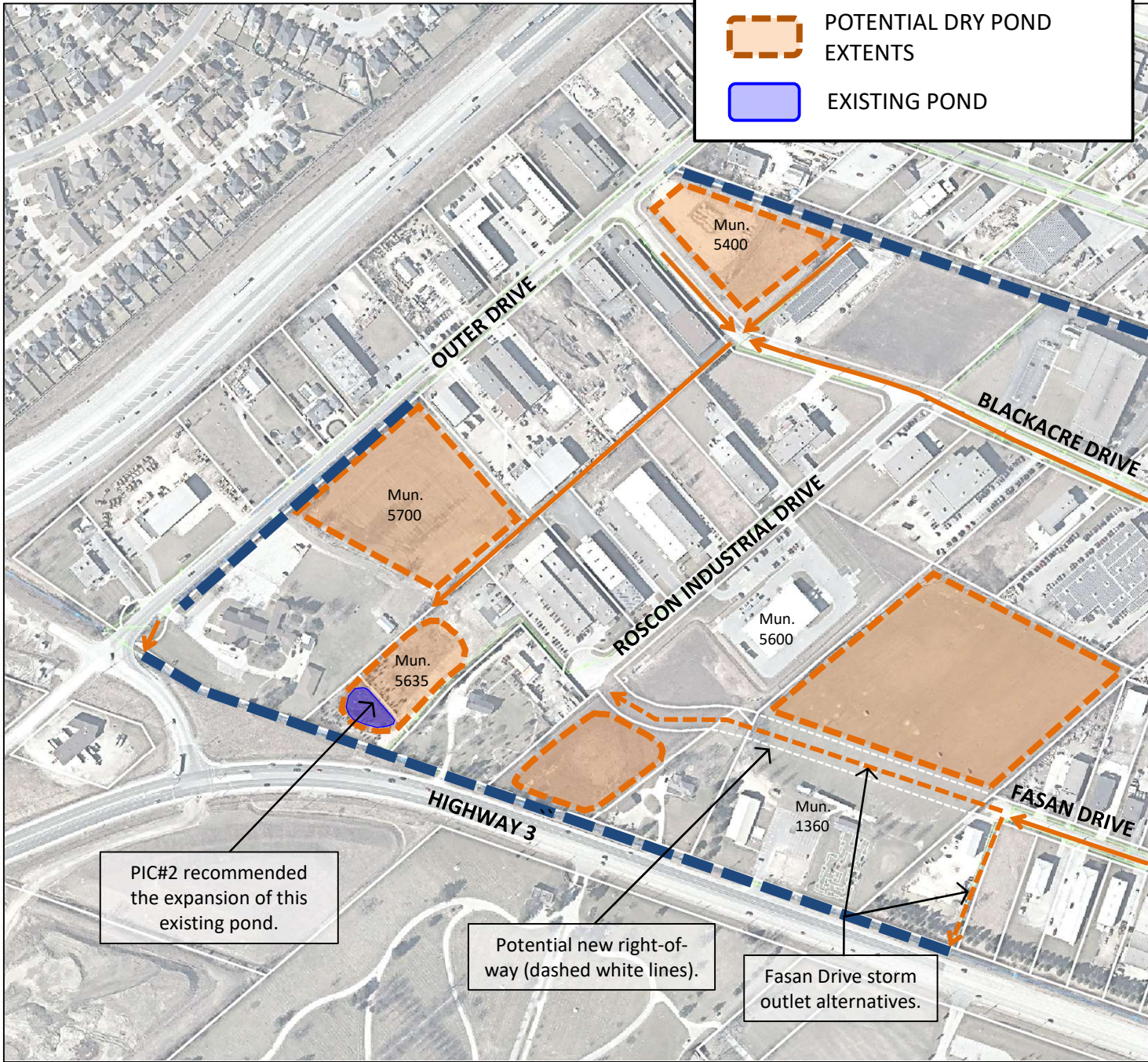
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		FEB. 2021
		Scale
		NTS
		Project No.
		19-010

**FIGURE**  
**1**



## The Corporation of the Town of Tecumseh

---

March 4, 2021

470698 Ontario Ltd Trustee  
5590 Outer Drive, RR 1  
Windsor ON  
N9A 6J3

Re: Oldcastle Stormwater Master Plan  
Potential Property Needs for Stormwater Storage Facilities  
Town of Tecumseh – 5400 Outer Dr., Oldcastle, ON

Dear Sir/Madam:

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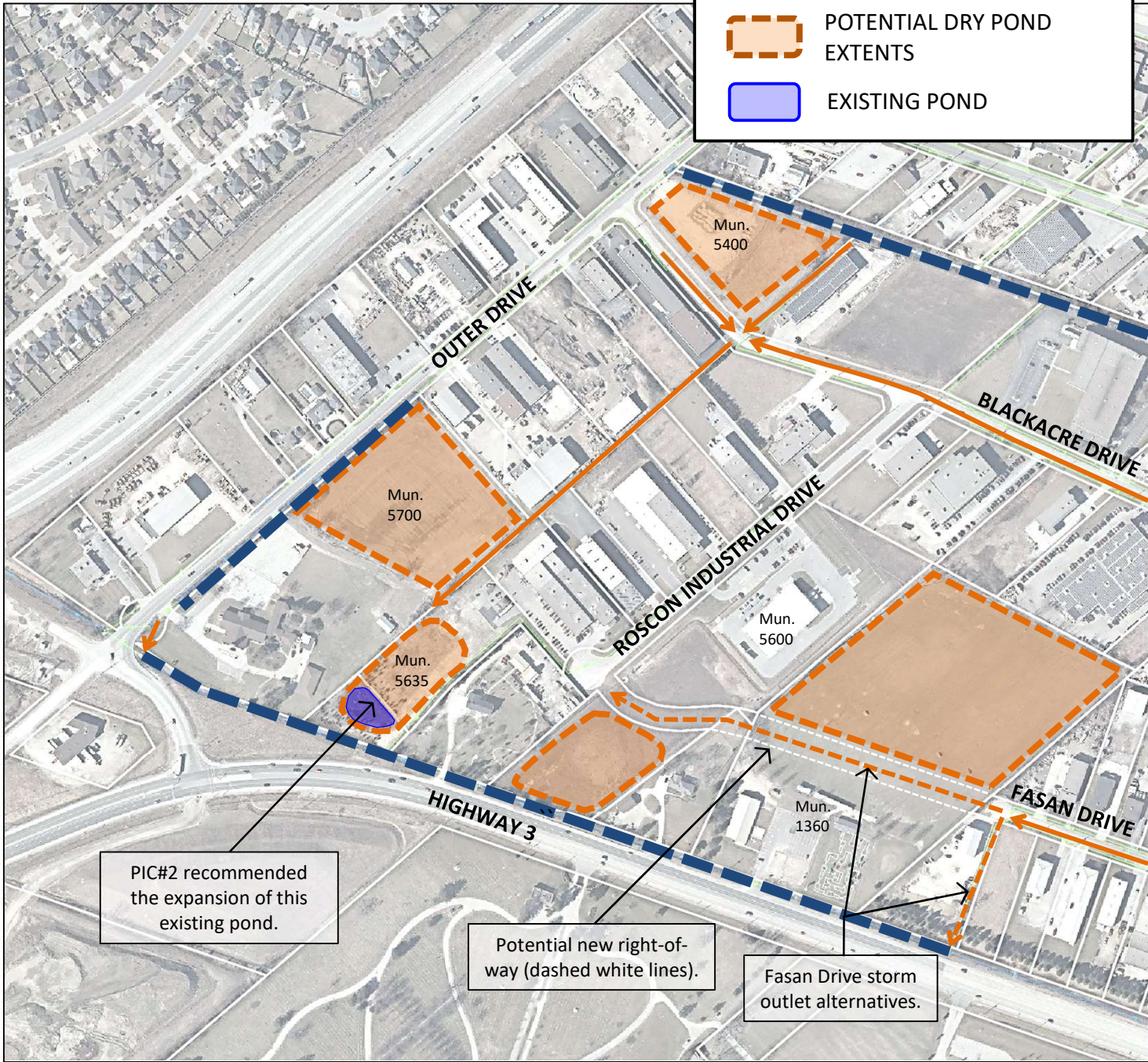


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**FIGURE**  
**1**



## The Corporation of the Town of Tecumseh

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March 4, 2021

Westco Windsor Inc.  
5600 Roscon Industrial Dr.  
Oldcastle, ON  
N0R 1L0

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Potential Property Needs for Stormwater Storage Facilities  
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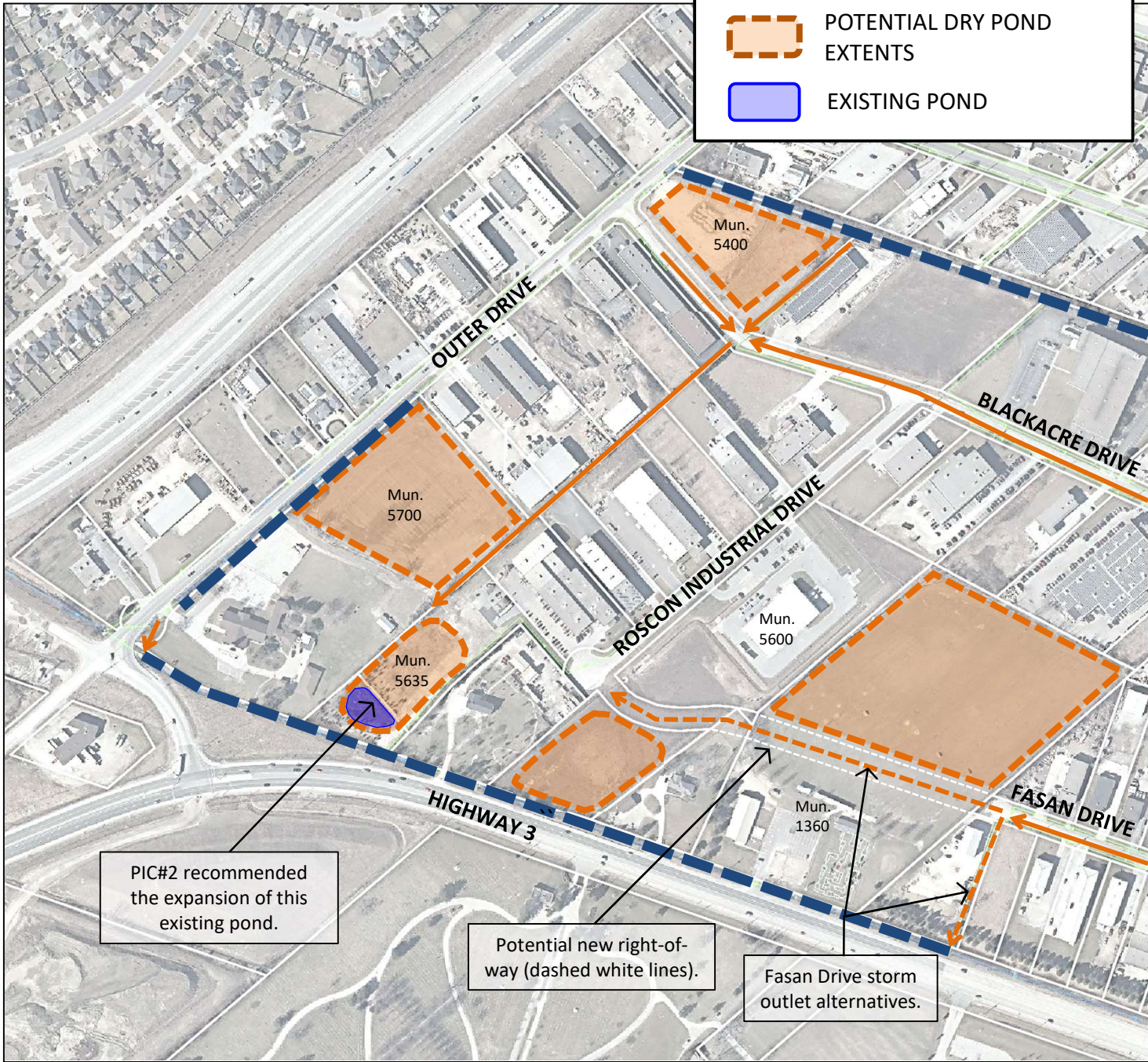
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**FIGURE**  
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## The Corporation of the Town of Tecumseh

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March 4, 2021

Congregation of the Order of Antonin Maronite in Ontario  
5700 Outer Drive  
Windsor, ON  
N9A 6J3

Re: Oldcastle Stormwater Master Plan  
Potential Property Needs for Stormwater Storage Facilities  
Town of Tecumseh – 5700 Outer Dr., Oldcastle, ON

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

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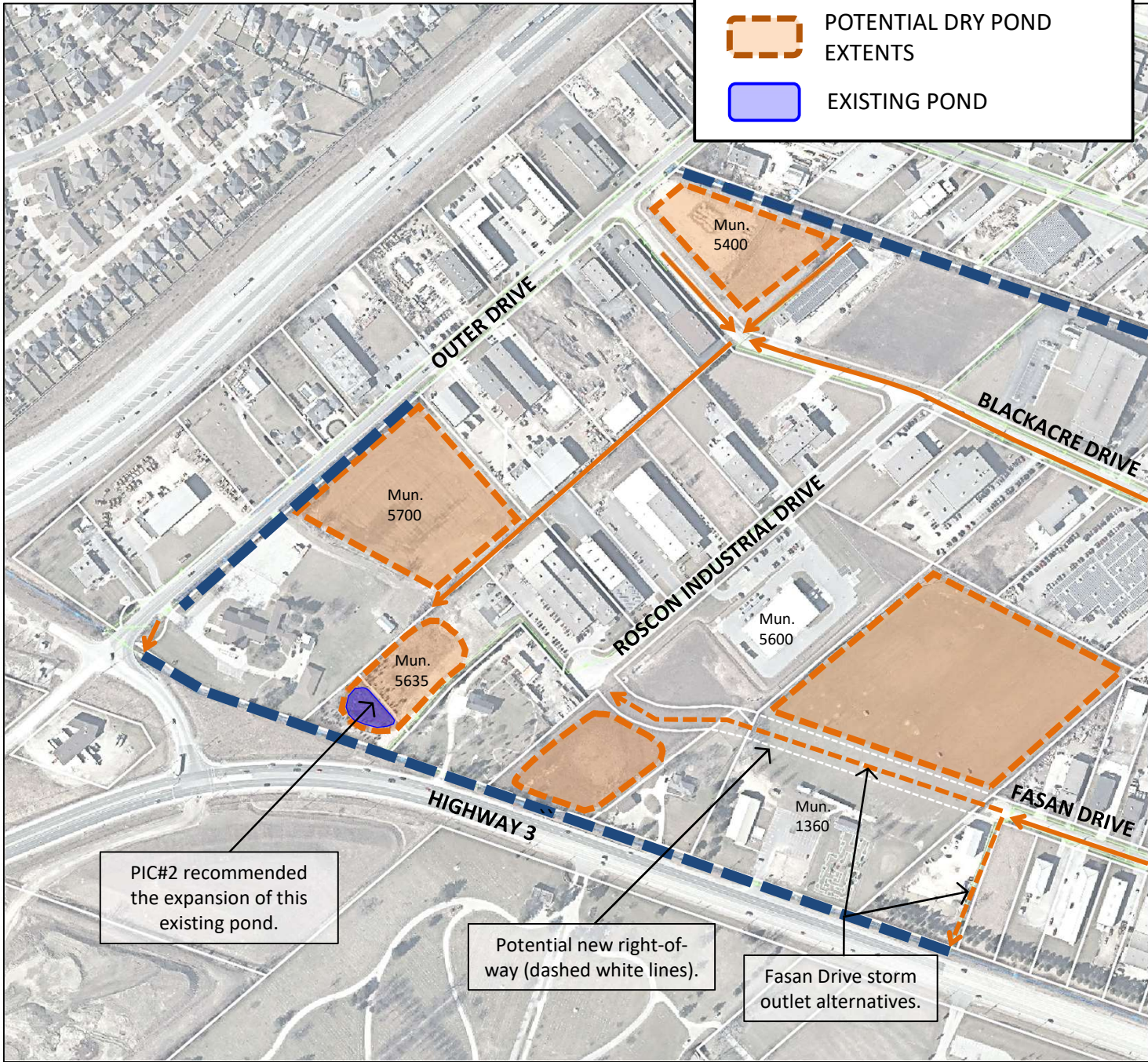
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		19-010

**FIGURE**  
**1**

## Liz Michaud

---

**From:** Katie Stammler <KStammler@erca.org>  
**Sent:** March 17, 2021 2:46 PM  
**To:** Liz Michaud; James Bryant  
**Subject:** RE: Oldcastle Stormwater Master Plan - Source Water Protection  
**Attachments:** ERSPA\_OldcastleMasterDrainage\_March2021.pdf

Hi Liz,

Please find attached my official comments on the Oldcastle master drainage study as it pertains to Source Water Protection. I have no concerns at this time, but draw your attention to the following items as detailed in the letter:

- The handling and storage of large volumes of liquid fuel (15,000L) is a regulated activity in the area managed through Risk Management Plans
- The project will alter the existing drainage network, which will in turn affect the delineation of our vulnerable areas. As such, I would ask that updated mapping be provided to the ERSPA upon completion of the project so that we can update the vulnerable areas accordingly
- I would also encourage the use of LIDs where possible to mitigate nutrient loss and transport to the Great Lakes, which contribute to Harmful Algal Blooms

On a related note – we are in pursuit of the most current/accurate drainage network information to ensure our mapping is up to date. These drainage layers ensure that our flood mapping, regulated areas and vulnerable areas are appropriately delineated. This is a big undertaking as there are multiple potential sources, but projects like this are an excellent opportunity to collect such information.

Thank you again for the opportunity to review this. Please let me know if I can be of any further assistance,  
Katie



KATIE STAMMLER, PHD  
Water Quality Scientist/Source Water Protection Project Manager  
Adjunct Assistant Professor at GLIER, University of Windsor  
Essex Region Conservation Authority  
360 Fairview Avenue West, Suite 311 • Essex, Ontario • N8M 1Y6  
F. 519-776-8688

**\*Please note that I am working remotely and can be reached at  
519-980-3995**

[kstammler@erca.org](mailto:kstammler@erca.org) [www.essexregionconservation.ca](http://www.essexregionconservation.ca)

Follow us on Twitter: [@essexregionca](https://twitter.com/essexregionca)

---

**From:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Sent:** Wednesday, March 17, 2021 9:43 AM  
**To:** Katie Stammler <KStammler@erca.org>  
**Subject:** FW: Oldcastle Stormwater Master Plan - Source Water Protection

Hi Katie,

Following up again regarding the Source Water Protection for the Oldcastle Master Plan study. This project has dragged on longer than we ever planned (was suppose to be complete last year!) so we are really trying to push to the finish line now. Before we file a Notice of Completion I would like to get some feedback to include in the project file.

All project related info can be found here: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

If you have any questions please reach out.

Thank you,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Liz Michaud

**Sent:** December 16, 2020 12:14 PM

**To:** Katie Stammler <[KStammler@erca.org](mailto:KStammler@erca.org)>

**Subject:** FW: Oldcastle Stormwater Master Plan - Source Water Protection

Hi Katie,

Its been a couple months since I last reached out. I just wanted to follow up regarding the status of the Source Water Protection.

If you need anything to complete the review, please don't hesitate to call.

Regards,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Liz Michaud

**Sent:** September 21, 2020 12:10 PM

**To:** Katie Stammler <[KStammler@erca.org](mailto:KStammler@erca.org)>

**Subject:** Oldcastle Stormwater Master Plan - Source Water Protection

Good Morning Katie,

At this time I am ramping back up to hopefully complete the Oldcastle Stormwater Master Plan in the next few weeks. A response from ERCA regarding Source Water Protection is still on my list of items to follow up on. I know it has been a busy time for everyone so I thought I would reach out to see if you had time to take a look at the project and provide a response.

Here is a link to the Towns website (<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>) where you can download the PIC #2 information, which includes the recommended solutions. In summary, the proposed works include upgrading sewers, adding drainage swales to provide outlet across properties, cleaning of municipal drains, construction of stormwater management ponds and some re-routing of existing drains.

If you need anything else, please don't hesitate to call.

Regards,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Liz Michaud

**Sent:** March 30, 2020 2:29 PM

**To:** Katie Stammler <[KStammler@erca.org](mailto:KStammler@erca.org)>

**Subject:** Oldcastle Stormwater Master Plan

Good Afternoon Katie,

I am just following up regarding the letter I received from Corrine Chaisson at the beginning of the EA process for the Oldcastle Stormwater Master Plan (See attached letter).

I was wondering what information you need from us in order to do a review of the Source Water Protection for this project. Here is a link to the Towns website (<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>) where you can download the PIC #2 information (which includes the recommended solutions).

If you have any questions please don't hesitate to call. Due to the covid situation, I have reduced my hours but am still in the office 10am-2pm most days or you can call my cell 519-999-8052.

Thank you,

**Liz Michaud**



**Landmark Engineers Inc.**

2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)



kstammler@erca.org  
P.519.776.5209 ext 342  
F.519.776.8688  
360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

17 March 2021  
Liz Machaud, P.Eng  
Landmark Engineering  
2280 Ambassador Drive  
Windsor, ON  
N9C 4E4

RE: Oldcastly Stormwater master plan Municipal Class EA

Dear Ms. Machaud,

Thank you for the opportunity to review the information related to the Town of Tecumseh's storm drainage master plan Municipal Class Environmental Assessment as it relates to Source Water Protection in the Essex Region. There are no Source Water related concerns about this project at this time. However, further information is provided below.

### Significant Drinking Water Threats

The area where the proposed sewer expansion is to take place is within the Event Based Area (EBA) for the A.H. Week's Water Treatment Plant. In this area, the above grade handling and storage of liquid fuel in volumes greater than 15,000 L is identified as a Significant Drinking Water Threat (SDWT). Based on the information provided, it does not appear that fuel of this volume will be used or installed as a direct result of the proposed project. Should fuel of this volume be necessary during or as a result of the proposed project, a Risk Management Plan will be required.

### Transport Pathways

Vulnerable Areas (IPZs and EBA) define the areas where certain activities may be identified as Significant Drinking Water Threats. They are delineated following the Director Technical Rules (DTR) of the Clean Water Act. For surface water intakes like those found in the Essex Region, vulnerable areas are delineated using the best available mapping of drains and other watercourses. In the study area, the IPZ3 and EBA are defined as a 120m setback from an open watercourse per the DTR. These delineations will need to be changed if the proposed project results in the creation, relocation or removal of drains and/or other open watercourses and sewers.



We ask that you notify the Essex Region Source Protection staff once the drainage works are complete and provide updated mapping of drainage features so that the delineation of vulnerable areas can be adjusted appropriately. Any changes to these delineations would need to be included in formal updates to the Source Protection Plan and Assessment Report using the provisions of the *Clean Water Act* (s.34 or s. 36) or its Regulations (s.51).

#### Drinking Water Issues

Microcystin, the toxin produced by the cyanobacteria present in the Harmful Algal Blooms (HABs) experienced in both Lake Erie and Lake St. Clair, was identified as a drinking water issue for all of the Essex Region's Lake Erie drinking water intakes. The intensity and severity of HABs are influenced by the contribution of nutrients (e.g. phosphorus and nitrogen) from the tributaries of Lake Erie, which includes the Detroit River. We encourage the developers on this project to consider contributions of phosphorus to receiving water bodies (i.e. Lake St. Clair and the Detroit River) that may be affected by changing overland or sanitary sewer drainage. This project is an excellent opportunity to incorporate Low Impact Develop tools that could help to reduce phosphorus inputs and, at a minimum, should be used to ensure that phosphorus inputs will not be increased as a result of this project.

Again, we thank you for the opportunity to provide comments on this project and look forward to hearing more as it progresses.

Sincerely,



Katie Stammler, PhD  
Source Water Protection Project Manager





## Liz Michaud

---

**From:** Alain Michaud  
**Sent:** April 7, 2021 3:23 PM  
**To:** John Henderson; Liz Michaud; Antanios Farah  
**Subject:** 19-010: Meeting Minutes RE: Potential Property Needs for Stormwater Storage Facilities

Hello All:

Below are minutes of yesterday's meeting, Tuesday, April 6<sup>th</sup>, 2021 @2pm.

Father Tony: I kindly request that you forward these minutes to your fellow Council Members. Thank you.

Attendees:

John Henderson – Town of Tecumseh  
Alain Michaud – Landmark Engineers Inc.  
Liz Michaud – Landmark Engineers Inc.  
Father Tony – St. Charbel Parish  
Max Tanous – St. Charbel Parish Church Council Member  
Fwaz Bador – St. Charbel Parish Church Council Member

The following items were discussed:

- John Henderson gave a brief overview of the background and objectives of the project.
- Alain Michaud presented the stormwater issues in the area and how the Church's property may be affected.
- At this time the project team does not have a specific plan for the size/shape of the pond required. We are reaching out to determine the needs of the property owners.
- Father Tony expressed that the Church is intending to expand with a community centre development on their property. At this time, the Church do not have specific plans. They believe that the expansion will require approximate 3 hectare of the property.
- John confirmed that in this situation, the Town would buy the property from the Church.
- The impacts to the community was discussed. Based on the size of the 'pond', this area will only hold stormwater during infrequent heavy rainfall events for maximum 24 hours. At this time we are not proposing a wet pond that holds water all the time. This area could still be used as a lawn area the majority of the time. The 'pond' would be owned and maintained by the town.
- We understand that Father Tony must present to plans to their head office. Landmark will provide the Church with information to explain what is being proposed on the lands.

Please notify the undersigned of any errors or omissions.

Best regards,

Alain Michaud, P.Eng.

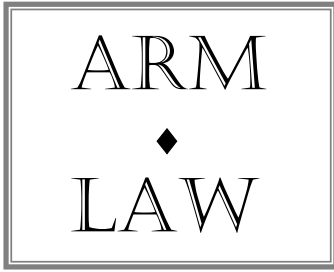


**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4

p (519) 972-8052 x227

f (519) 972-8644

e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)



# Anthony Robert Mariotti

*Barrister, Solicitor, Notary Public*

870 Tecumseh Road East

Windsor, Ontario N8X 2S5

Tel: 519-258-1931

Fax: 519-973-7575

Email: [arm.law@sympatico.ca](mailto:arm.law@sympatico.ca)

April 26, 2021

Sent VIA EMAIL: [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)

Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, Ontario  
N9C 4E4

**ATTENTION: ALAIN MICHAUD, P.Eng**

Dear Sir:

**RE: Storm Water Storage Facilities**

---

I am the solicitor for the Congregation of the Order Antonin Maronite in Ontario (the "Congregation") and your email dated April 22, 2021 has been referred to me for my attention respecting the above matter.

In response to your email, kindly be advised that after the Reverend Father Antanios Farah (Father Tony) met with his superiors, it was decided that the plan for the property going forward is to construct a Catholic Maronite Lebanese Centre, which Centre will include, in addition to the existing structures, the following edifices:

- i) Community Hall
- ii) School
- iii) Retirement Home/Long-term Care Facilities

In order to accomplish the foregoing, the Congregation requires all of the land that the Congregation now owns.

Accordingly, in view of the future plans aforesaid, the Congregation is not in a position to assist you with your storm water project.

Best regards,

A handwritten signature in black ink, appearing to read "ARM", is written over a horizontal line.

**ANTHONY R. MARIOTTI**

ARM;ap

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** June 1, 2021 3:14 PM  
**To:** sean.pound@fedex.com  
**Cc:** Phil Bartnik; Alain Michaud; Liz Michaud  
**Subject:** FedEx Ground Terminal - 5600 Roscon Industrial Drive - Town of Tecumseh (Oldcastle)  
**Attachments:** Oldcastle Stormwater Master Plan - Wolfe Drain Watershed - Letter to 1000 Fedex Dr.pdf; Oldcastle Stormwater Master Plan - Wolfe Drain Watershed - Letter to 5600 Roscon.pdf

**Importance:** High

Good afternoon Sean,

My name is John Henderson and I am the Manager of Engineering Services at the Town of Tecumseh. The Town has initiated a Stormwater Master Plan for the Oldcastle Hamlet Area. Your property at 5600 Roscon Industrial Drive is located within the study area.

Please find attached two letters that were mailed to the companies/addresses the Town has on file for this property. To date we have not received a response to this correspondence, however, I called a FedEx 1-800 number today and, with the assistance of a very helpful FedEx representative, was able to obtain your contact information.

Accordingly, I am reaching out to you to discuss the potential property needs for a stormwater storage facility being considered on a portion of this property (please refer to the conceptual plan included in the attached correspondence).

It would be greatly appreciated if you would give me a call to discuss the project and the potential components that relate to your property. I can be reached at 519-791-0836 (cell).

I look forward to hearing from you regarding this matter.

Best regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)



**John Henderson**  
**Manager Engineering Services**  
jhenderson@tecumseh.ca  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

\*\*\* DISCLAIMER \*\*\*

This e-mail and any attachment(s) are confidential and may be privileged.  
If you are not the intended recipient please notify me immediately by return



## The Corporation of the Town of Tecumseh

---

March 4, 2021

Westco Windsor Inc.  
Attn: Lease Admin 6149  
1000 Fedex Drive  
Moon Township, PA USA  
15108

Re: Oldcastle Stormwater Master Plan  
Potential Property Needs for Stormwater Storage Facilities  
Town of Tecumseh - 5600 Roscon Industrial Dr., Oldcastle, ON

Dear Sir/Madam:

The Town of Tecumseh has initiated a Stormwater Master Plan for the Oldcastle Hamlet. The Stormwater Master Plan includes a capacity review of the current storm sewer system and drains in consideration of both current and future development. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act.

Public Information Centers (PICs) were previously held on Thursday, October 17, 2019 and Wednesday, January 29, 2020 [at the Ciociaro Club] to obtain feedback from local residents, property owners and community groups. All project-related information, including displays from the two PICs, is available for review on the Town of Tecumseh's website:

<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

At this time, the study has progressed to the point of finalizing a Draft Report that outlines the recommended improvements. However, feedback from the neighbouring municipalities, the Ministry of Transportation and affected land owners have led the Project Team to re-evaluate potential improvement options within the Wolfe Drain watershed.

**You are receiving this letter as one of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.**

The attached Figure 1 illustrates the properties being considered for storage areas. It is necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We hope to achieve this objective with the least amount of hardship possible. We also wish to clarify that:

- the proposed storage is intended to be a dry pond (i.e., a depressed grass area);
- the dry pond would only provide temporary storage during larger, infrequent events; and,
- the infrequent ponding would be limited to less than 24 hours.

**At this time, we are asking each of you, as potentially affected landowners, to advise of any current plans for development and/or to raise any concerns with the potential acquisition or use of your undeveloped land.**

Naturally, all necessary property acquisitions will include due compensation for same. Trust that you will be kept informed and advised of our proposed recommendations prior to finalizing the Draft Report.

Based on the above, we would greatly appreciate having the opportunity to review this project with you. Please contact me directly at 519-735-2184, ext. 166 to discuss this matter.





Sincerely,

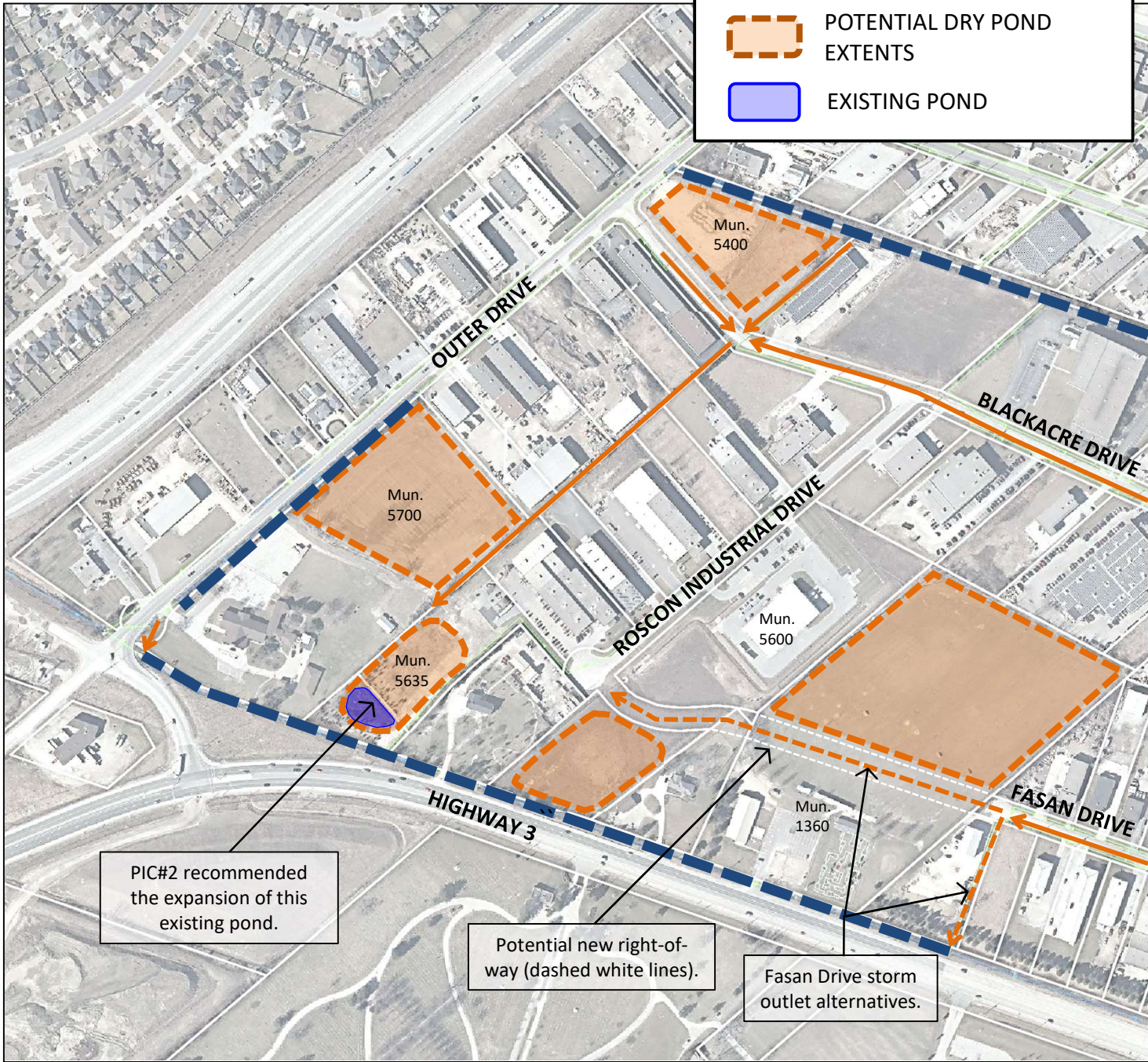
A handwritten signature in blue ink, appearing to read "John Henderson", with a stylized flourish at the end.

John Henderson, P.Eng.  
Manager, Engineering Services

Attachment: Figure 1 – Stormwater Storage Potential Locations

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND



Title	STORMWATER STORAGE POTENTIAL LOCATIONS	
	Project	
OLDCASTLE STORMWATER MASTER PLAN		Date
		FEB. 2021
		Scale
		NTS
		Project No.
		19-010

**FIGURE**  
**1**



## The Corporation of the Town of Tecumseh

---

March 4, 2021

Westco Windsor Inc.  
5600 Roscon Industrial Dr.  
Oldcastle, ON  
N0R 1L0

Re: Oldcastle Stormwater Master Plan  
Potential Property Needs for Stormwater Storage Facilities  
Town of Tecumseh - 5600 Roscon Industrial Dr., Oldcastle, ON

Dear Sir/Madam:

The Town of Tecumseh has initiated a Stormwater Master Plan for the Oldcastle Hamlet. The Stormwater Master Plan includes a capacity review of the current storm sewer system and drains in consideration of both current and future development. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act.

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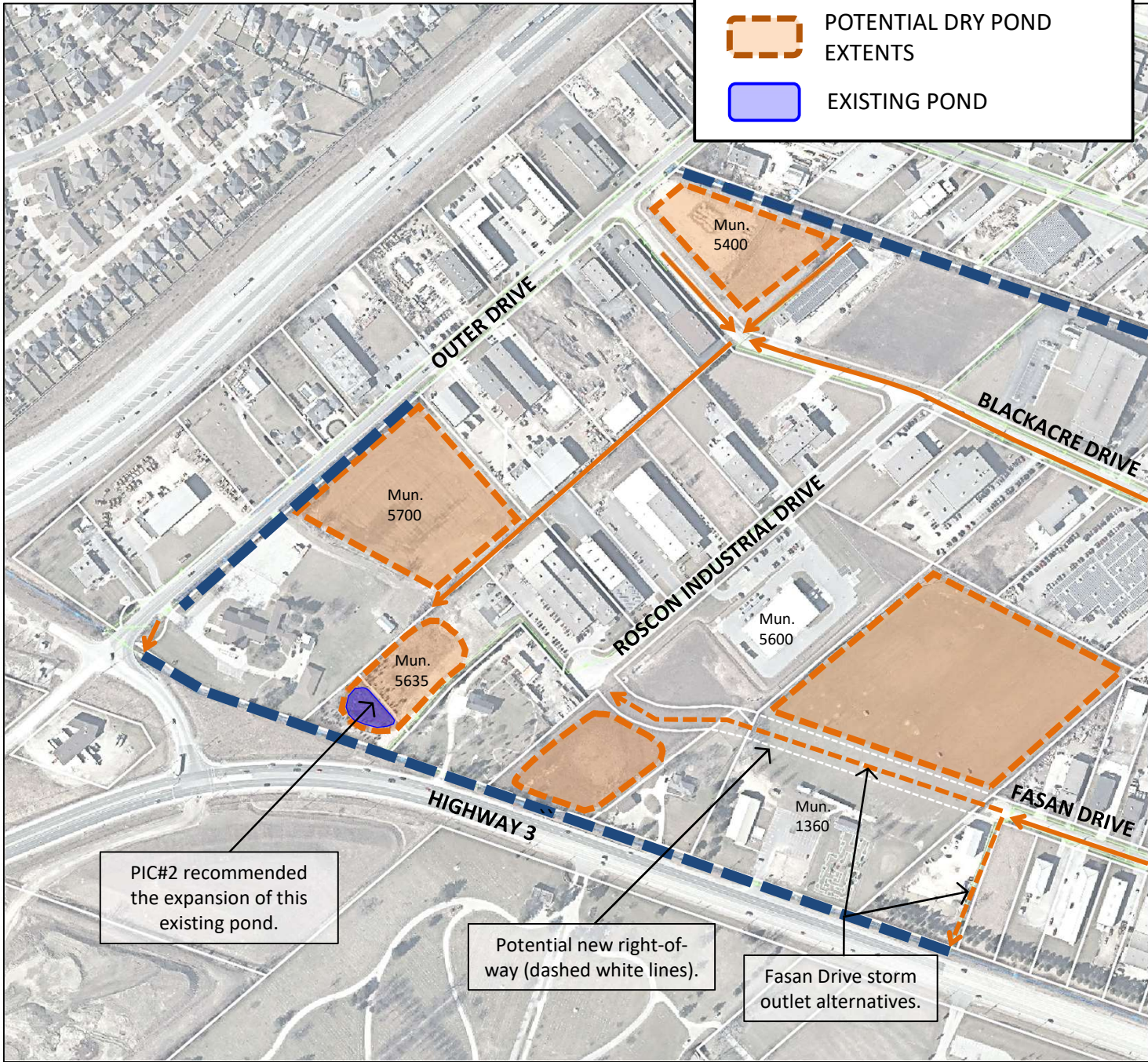
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John Henderson, P.Eng.  
Manager, Engineering Services

Attachment: Figure 1 – Stormwater Storage Potential Locations

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND



Title	STORMWATER STORAGE POTENTIAL LOCATIONS	
	Project	
OLDCASTLE STORMWATER MASTER PLAN		Date
		FEB. 2021
		Scale
		NTS
		Project No.
		19-010

**FIGURE**  
**1**

## Liz Michaud

---

**Subject:** FW: Westmoreland Company Inc. Mailing Address - Owner of 5600 Roscon Industrial Drive

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** June 23, 2021 2:04 PM  
**To:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Cc:** Alain Michaud <amichaud@landmarkengineers.ca>  
**Subject:** Westmoreland Company Inc. Mailing Address - Owner of 5600 Roscon Industrial Drive

Hi Liz,

Please add their mailing address to the contact list.

Thank you,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

---

**From:** Andy Kerr <[andy.kerr@westco.us](mailto:andy.kerr@westco.us)>  
**Sent:** June 23, 2021 1:52 PM  
**To:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Cc:** Jada Leo <[jada.leo@westco.us](mailto:jada.leo@westco.us)>; Jared McCalpin <[jared.mccalpin@westco.us](mailto:jared.mccalpin@westco.us)>; Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>; Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>  
**Subject:** Re: 5600 Roscon Industrial Drive - Tecumseh FedEx Ground Facility - Stormwater Master Plan

John,

Thank you for the follow up. Our street address / mailing address is below in my signature block.

Thanks,  
**Andy Kerr**  
**Project Manager**  
**The Westmoreland Company, Inc.**  
**200 Randolph Avenue**  
**Huntsville, AL 35801**  
**256-539-5533 (O)**  
**256-539-2053 (F)**  
[andy.kerr@westco.us](mailto:andy.kerr@westco.us)

On Wed, Jun 23, 2021 at 12:37 PM John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)> wrote:

Good afternoon Gentlemen,

It was a pleasure speaking with you this morning.

As requested, I have provided your e-mail addresses to our consultant (Landmark Engineers Inc.) and asked them to include you on future project notifications.

In addition, it would be appreciated if you would provide your full mailing address for our files.

Regards,

John Henderson, P.Eng.

Manager Engineering Services

The Corporation of the Town of Tecumseh

T: (519) 735-2184, ext. 166

F: (519) 735-6712

[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**From:** Jared McCalpin <[jared.mccalpin@westco.us](mailto:jared.mccalpin@westco.us)>

**Sent:** June 23, 2021 9:23 AM

**To:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>

**Cc:** Jada Leo <[jada.leo@westco.us](mailto:jada.leo@westco.us)>; Andy Kerr <[andy.kerr@westco.us](mailto:andy.kerr@westco.us)>

**Subject:** Re: Tecumseh FedEx Ground Facility - Stormwater Master Plan

John,

That is our office phone number, but I believe we will give you a call at 10:30am (CT), since I am not sure whose desk we will call you from.

Thank you,

*Jared McCalpin*

**Project Manager**

**THE WESTMORELAND COMPANY, INC.**

(256) 539-5533 - Office

(256) 539-2053 - Fax

[jared.mccalpin@westco.us](mailto:jared.mccalpin@westco.us)

On Wed, Jun 23, 2021 at 8:11 AM John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)> wrote:

Good morning Jared,

I received your voice message and I am available for a call today at 10:30 am (your time).

Should I call you at 256-539-5533?

Please let me know.

Thank you,

John Henderson, P.Eng.

Manager Engineering Services

The Corporation of the Town of Tecumseh

T: (519) 735-2184, ext. 166

F: (519) 735-6712

[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**From:** Jared McCalpin <[jared.mccalpin@westco.us](mailto:jared.mccalpin@westco.us)>  
**Sent:** June 9, 2021 5:03 PM  
**To:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Cc:** Andy Kerr <[andy.kerr@westco.us](mailto:andy.kerr@westco.us)>  
**Subject:** Tecumseh FedEx Ground Facility - Stormwater Master Plan

John,

Thank you for taking the time to talk with us, and discuss some of the details surrounding this.

Myself and Andy Kerr will be your main points of contact for any further discussions we have. My email is below, and Andy is CC'd as well.

We would like to be added to that email list you mentioned for notification when the Municipal Class and Environment Assessment goes to the 30-day public review.

Let me know if you have any questions.

Thank you,

*Jared McCalpin*

**Project Manager**

**THE WESTMORELAND COMPANY, INC.**

(256) 539-5533 - Office

(256) 539-2053 - Fax

[jared.mccalpin@westco.us](mailto:jared.mccalpin@westco.us)

---

**John Henderson**  
**Manager Engineering Services**  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

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e-mail, delete this e-mail and do not copy, use or disclose it.  
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## Liz Michaud

---

**Subject:** FW: 19-010: OSMP - Drainage Improvements affecting MTO Corridor  
**Attachments:** 19-010\_Drainage Improvement Impacts to MTO\_14July2021.pdf

**From:** "Lucente, Jodie (MTO)" <[Jodie.Lucente@ontario.ca](mailto:Jodie.Lucente@ontario.ca)>  
**Date:** July 15, 2021 at 8:38:39 AM EDT  
**To:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>  
**Cc:** "Robertson, Andrew T. (MTO)" <[Andrew.Robertson2@ontario.ca](mailto:Andrew.Robertson2@ontario.ca)>, "Mentley, Ryan (MTO)" <[Ryan.Mentley@ontario.ca](mailto:Ryan.Mentley@ontario.ca)>, "Corridor Admin (MTO)" <[Corridor.Admin@ontario.ca](mailto:Corridor.Admin@ontario.ca)>, John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>, Phil Bartnik <[pbartnik@tecumseh.ca](mailto:pbartnik@tecumseh.ca)>, James Bryant <[JBryant@erca.org](mailto:JBryant@erca.org)>, Tian Martin <[TMartin@erca.org](mailto:TMartin@erca.org)>, Liz Michaud <[michaudliz@yahoo.ca](mailto:michaudliz@yahoo.ca)>  
**Subject:** RE: 19-010: OSMP - Drainage Improvements affecting MTO Corridor

Good morning Alain,

Thank you for your submission. I will circulate the attached brief to our functional sections for their review and comment, however, please note that as identified during our January 6, 2021 meeting MTO requires fulsome and comprehensive information to be provided regarding the OSMP for MTO review, prior to an alternative being advanced which MTO may be unable to support. Any proposed works within or adjacent to a provincial highway will require MTO technical review, approval, and permits, and project timing should allow for MTO to exercise due diligence in our investigations and reviews.

Once the attached brief has been reviewed, I will provide you with comments and additional information as to what may be deemed appropriate.

Regards,

*Jodie*

Jodie Lucente | Senior Project Manager  
Ministry of Transportation  
☎ Phone: 226.984.7853 | ✉ Email: [jodie.lucente@ontario.ca](mailto:jodie.lucente@ontario.ca)

---

**From:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>  
**Sent:** July 14, 2021 11:51 AM  
**To:** Lucente, Jodie (MTO) <[Jodie.Lucente@ontario.ca](mailto:Jodie.Lucente@ontario.ca)>  
**Cc:** Mentley, Ryan (MTO) <[Ryan.Mentley@ontario.ca](mailto:Ryan.Mentley@ontario.ca)>; Corridor Admin (MTO) <[Corridor.Admin@ontario.ca](mailto:Corridor.Admin@ontario.ca)>; John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>; Phil Bartnik <[pbartnik@tecumseh.ca](mailto:pbartnik@tecumseh.ca)>; James Bryant <[JBryant@erca.org](mailto:JBryant@erca.org)>; Tian Martin <[TMartin@erca.org](mailto:TMartin@erca.org)>; Liz Michaud <[michaudliz@yahoo.ca](mailto:michaudliz@yahoo.ca)>  
**Subject:** 19-010: OSMP - Drainage Improvements affecting MTO Corridor

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good Morning Jodie,

Please find attached letter in reference to the Oldcastle Stormwater Master Plan (OSMP), more specifically, our recommended drainage improvements affecting the MTO corridor.

Best regards,

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052 x227

f (519) 972-8644

e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)





July 14, 2021

Project No.: 19-010

Ministry of Transportation  
659 Exeter Road  
London, ON N6E 1L3

Attention: Ms. Jodie Lucente  
Senior Project Manager – Highway Corridor Management

**Re: Oldcastle Stormwater Master Plan  
Drainage Improvements affecting the Highway 3 MTO Corridor**

Dear Ms. Lucente:

Following up from our meeting of 6 January 2021, this letter is intended to update you on our progress in finalizing the Town of Tecumseh's Oldcastle Stormwater Master Plan (OSMP) – which includes a portion of the MTO's Highway 3 corridor.

***a) Project Review Meeting***

The primary purpose of our 6 January 2021 meeting was to provide the MTO with context and technical details regarding the improvements being proposed along the Highway 3 corridor as part of the Oldcastle Stormwater Master Plan (OSMP), which is being completed as part of a Municipal Class Environment Assessment process. In providing these details, it was our intention to solicit initial feedback from the MTO regarding the drainage improvement options that were under consideration.

The following is a brief summary of the items discussed at this meeting:

***i) OSMP Objectives – Overview***

The primary objective of the OSMP is to improve drainage and reduce flood risks in the Oldcastle area of the Town of Tecumseh – without adversely impacting the downstream receiving bodies. As such, the general hydraulic approach to the OSMP involves striking a balance between providing conveyance and storage capacity. More specifically, the increase in flow from improvements to the local conveyance system is combined with improved storage within the sub-watersheds to attenuate the increase in flows and ensure that the downstream receivers are not adversely impacted. This is typically achieved by ensuring that the existing condition flows are maintained.

2280 Ambassador Drive  
Windsor, Ontario  
Canada  
N9C 4E4

Phone:  
(519) 972-8052  
Fax:  
(519) 972-8644

[www.landmarkengineers.ca](http://www.landmarkengineers.ca)



Professional Engineers  
Ontario

While the scope of the OSMP involves several sub-watersheds, the focus of our discussions was primarily on the Wolfe Drain sub-watershed and the proposed improvements affecting the Wolfe Drain and the Collins Drain within the MTO corridor. Our discussions also briefly acknowledged that the OSMP intends to maintain existing condition flows for the Highway 401 crossings at 6<sup>th</sup> Concession, 7<sup>th</sup> Concession, 8<sup>th</sup> Concession, Hurley Relief and 9<sup>th</sup> Concession Drains. A key plan and sub-watershed plan highlighting the relevant components of the drainage system have been provided in Figures 1 and 2 (attached).

*ii) Issues and Opportunities*

The existing 1050mm-diameter culvert crossing Outer Drive on the Wolfe Drain is currently undersized and creates a significant hydraulic bottleneck. This is limiting the outlet capacity for the Wolfe Drain sub-watershed – resulting in a sub-standard level of drainage for approximately 230 hectares of primarily industrial property.

Conversely, the downstream segment of the Collins Drain (including the 3.0m x 1.5m box culvert crossing Outer Drive) and the open-channel segment of the Wolfe Drain between Outer Drive and Highway 401 both have ample capacity to convey 100-year flows (for both existing and proposed conditions). This was demonstrated via comprehensive hydrologic and hydraulic modelling as part of the OSMP and validated by field observations during recent major rainfall events between September 2018 and August 2020.

In the OSMP, it is proposed to increase conveyance capacity for the existing drainage system within the Oldcastle area by establishing a new auxiliary Wolfe Drain. This auxiliary drain would run parallel to Outer Drive, between the rear yards of the properties fronting Outer Drive and Roscon Drive. The increase in conveyance would be offset by the construction of new storage facilities, designed to dampen the increase in peak flows and maintain existing peak flow condition in the downstream receivers.

Over the course of the 6 January 2021 project review meeting, a proposal to establish a new flow-control structure on the downstream reach of the Wolfe Drain was discussed. Such a structure would be designed to raise the hydraulic grade line along the steeply graded (i.e., >1%) segment of the Wolfe Drain between Outer Drive and Highway 401, which in turn would mobilize additional storage in the new dry pond proposed along the Collins Drain (see Figure 1).

The proposed flow-control structure would also reduce flow velocities along this segment of the Wolfe Drain. Images and videos, illustrating the existing erosion issues that are occurring along this overly-steep section of the Wolfe Drain, were presented and discussed. Nevertheless, the MTO expressed reservations regarding the flow-control structure proposal, and questioned whether alternative solutions were (or could be) considered to achieve the objectives of the OSMP.

*iii) Consensus Moving Forward*

By the conclusion of our 6 January 2021 meeting with the MTO, there was general consensus that the OSMP should be revised to ensure that the recommended solution to the drainage issues

within the Wolfe Drain sub-watershed would maintain the existing outflows from the Wolfe Drain. Over the course of our discussions it was agreed, however, that the OSMP could also include recommendations for a potential alternative solution with increased outflow from the Wolfe Drain. Approval of this potential alternative would be conditional on the outcomes of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Modeling Study* (hereafter *Turkey Creek Study*) - as well as agreement from all affected stakeholders.

The objective of the *Turkey Creek Study* is to provide updates to the hydrologic and hydraulic models for the main channels within the Turkey Creek watershed. These are required to better represent the current watershed and stream characteristic, identify the residential, commercial and industrial areas that are at risk of flooding and to allow the prediction of future water levels affected by climate change, future land-use changes, and future channel improvements (including infill of existing floodplain areas under a two-zone floodway concept).

The potential for the *Turkey Creek Study* to identify a greater outlet capacity than what had previously been allocated through the design of the Rt. Hon. Herb Gray Parkway was noted – primarily due to its consideration of the existing stormwater management ponds in the nearby Southwood Lakes subdivision (located within the neighbouring City of Windsor). It was also noted that the Town of Tecumseh may not need to install storage facilities that would not be needed in the long-term if greater downstream outlet capacity is confirmed.

Notwithstanding the above, it is presumed that the City of Windsor will want to utilize any additional downstream outlet capacity that is identified through the *Turkey Creek Study*. It was also noted that the cost of any new conveyance improvements on Turkey Creek through the Town of LaSalle are unknown at this time and that establishing additional storage in the Oldcastle area may be preferable to providing additional conveyance through LaSalle when evaluating improvements holistically at the watershed scale.

***b) Reconsideration of Recommended Solutions***

Shortly after our meeting in early January 2021, we were made aware of a new development proposal in the area of the Wolfe Drain that conflicted with the recommended solution that had been previously presented. In response to this conflict and in keeping with the MTO's request for reconsideration, we explored several new potential drainage improvement alternatives for the affected area. Please note that our revised list of recommended options for drainage improvements no longer include a flow-control structure within the Wolfe Drain.

It is our intention to finalize the OSMP with a number of recommended options that could potentially be implemented, depending on the feedback received from stakeholders - as well as the outcome of the ongoing *Turkey Creek Study*. These options are summarized in Appendix A, which includes Figures A1 to A4 – as well as a summary matrix, identifying the specific improvements associated with each option.

In reviewing the list of recommended options, we note that Option 1a and Option 2 will both maintain flows below the existing 100-year peak flow rate of 7.7 m<sup>3</sup>/s - whereas Option 1b will limit the flow to the allocated flow rate of 6.1 m<sup>3</sup>/s (as specified in the design of the Rt. Hon.

Herb Gray Parkway). Options 3 & 4 would both exceed this existing flow condition and would only be considered as valid options if the *Turkey Creek Study* were to confirm that these additional flows could be released from the Oldcastle area – and that all stakeholders (including the MTO) were in agreement with this increase in flow rate from Oldcastle.

c) **Potential Impacts to the MTO Corridor**

The solutions presented herein include alterations to the existing Collins and Wolfe Drains, which are municipal drains constructed under the provisions of the *Drainage Act*. The Collins Drain is located immediately adjacent to the Highway 3 road infrastructure and within the highway's corridor. As discussed in our meeting, it remains our position that the revised recommended solutions provide a mutual benefit to both the Town of Tecumseh and the MTO. Based on our analyses and the outcomes of our hydraulic modeling, we are of the opinion that the recommended solutions will:

- meet the objectives of the Oldcastle Stormwater Master Plan (OSMP) to improve the level of service for drainage and reduce the associated flood risk within the study area; and,
- significantly reduce the potential for surface flooding on Highway 3.

Appendix B depicts hydraulic modeling results (plans, hydraulic grade line profiles and hydrographs) that demonstrate the benefit from each of the recommended options as compared to the existing condition.

The key area of concern is located along the low point of Highway 3, just east of Mun. No. 1100 (i.e., between model Junction J302 and J303) – where the new Collins Drain Pond has been proposed. At this location, the predicted 100-year water level for the existing condition extends to the edge of pavement on Highway 3, as shown in Figure B1. As depicted in Figures B2 and B3, the recommended improvements associated with Option 1B result in a 0.2 metre (m) reduction to the high-water level at this location. This option does not provide the largest reduction in water level, but it does limit the flow from the Oldcastle area to allocated flow rate of 6.1 m<sup>3</sup>/s (as specified in the design of the Rt. Hon. Herb Gray Parkway).

A reduction in the high-water level at the Highway 3 low point of as much as 0.35m could be achieved with the implementation of either Option 1a or Option 2 – both of which result in a flow of approximately 7.4 m<sup>3</sup>/s, which less than the existing flow rate of 7.7 m<sup>3</sup>/s (see Figure B4 for flow hydrographs).

Also shown in Figure B4 are flow hydrographs for Options 3 and 4. Again, these two options would only be valid if the findings of the ongoing *Turkey Creek Study* determine that the downstream receivers can safely convey these peak flows. As shown in Figure B3, the high-water levels associated with Options 3 and 4 are similar to Option 1B at the key area of concern (i.e., low point of Highway 3, adjacent to new Collins Drain Pond).

It should be noted that all of the options under consideration result in a net improvement (i.e., a decrease) to the hydraulic grade line, as compared to existing conditions.

d) **Erosion Concerns – Wolfe Drain**

As noted during our 6 January 2021 meeting, the existing steep segment of the Wolfe Drain between Outer Drive and Highway 401 is experiencing notable downcutting due to the high, erosive flow velocities that are occurring in the channel. Concurrent with the OSMP, we note that Landmark has also been appointed under the *Drainage Act* to update the current drainage report for the Wolfe Drain. This report will incorporate the recommended improvements of the OSMP, including details for remedial works to address the foregoing erosion concerns.

e) **Closing**

We wish to emphasize that this letter is primarily intended to keep you informed of the changes to the OSMP recommendations. It is acknowledged that MTO review of the final detailed designs and the acquisition of applicable approvals and permits will need to follow the OSMP finalization before any works can be completed within the affected MTO corridor. We further acknowledge the requirements under the *Public Transportation and Highway Improvement Act* and will include reference to these requirements in the final version of the OSMP.

We are now in the process of completing our draft OSMP report, and will soon publish a Notice of Completion to begin the requisite 30-day public review period. This draft report, as well as all subsequent drainage reports for any of the proposed improvements on the subject municipal drains (i.e., the Wolfe Drain and the Collins Drain), will be made available for your review and comment prior to their adoption.

We trust that the foregoing has demonstrated the mutual benefit of the recommended options and that at least one (or possibly more) of the recommended options presented herein can be supported by the MTO at this time - with the potential for additional options to be supported based on the findings of the ongoing *Turkey Creek Study*.

If you have any questions or concerns regarding the above, please do not hesitate to call.

Respectfully,

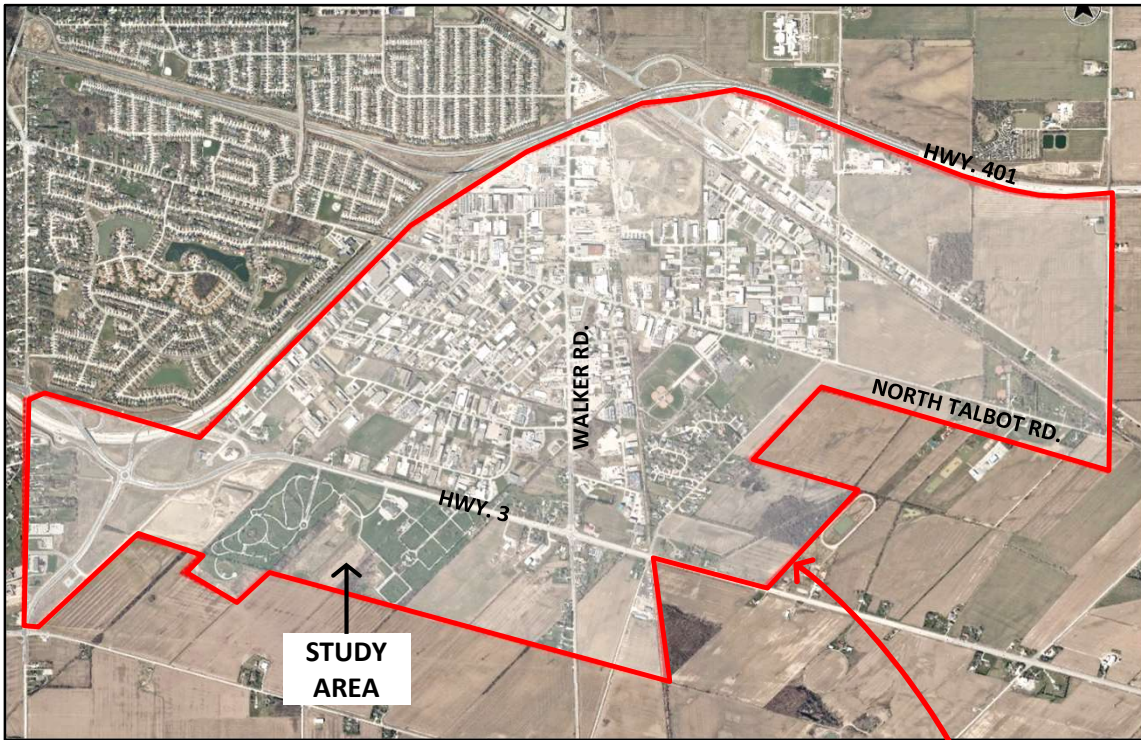
**Landmark Engineers Inc.**



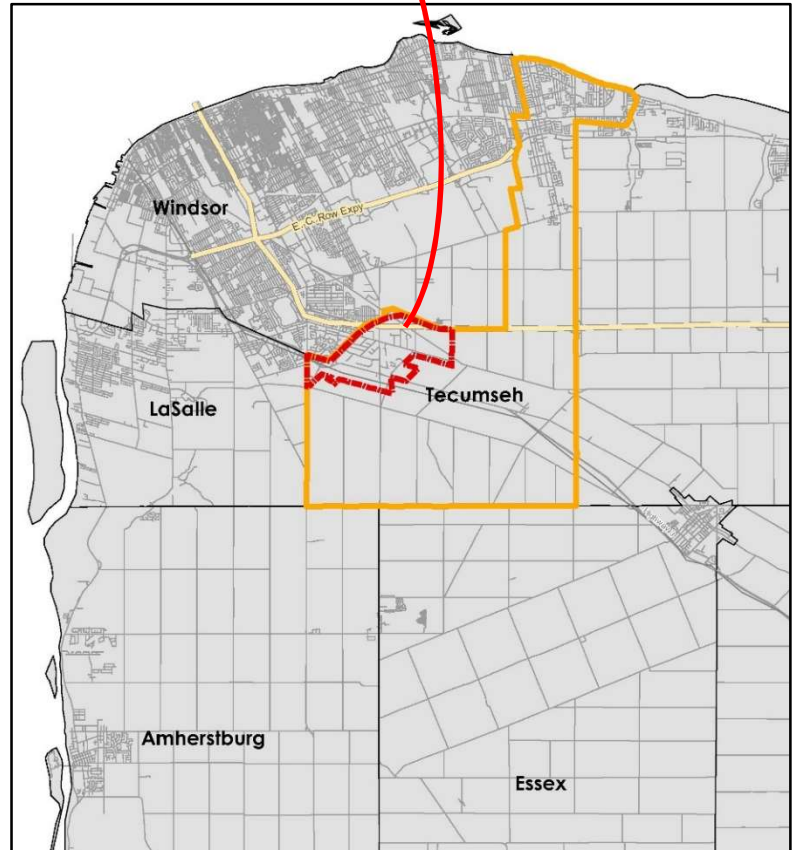
Alain Michaud, P.Eng.

Attachments: Figure 1 – Key Plan  
 Figure 2 – Watershed & Subwatershed Boundary Map  
 Appendix A – Recommended Improvement Options  
 Appendix B – Model Results (Plans, Profiles and Graphs)

C: Ryan Mentley, Corridor Administration – Ministry of Transportation  
 John Henderson, Phil Bartnik – Town of Tecumseh  
 James Bryant, Tian Martin – ERCA



Oldcastle Business Park, Tecumseh



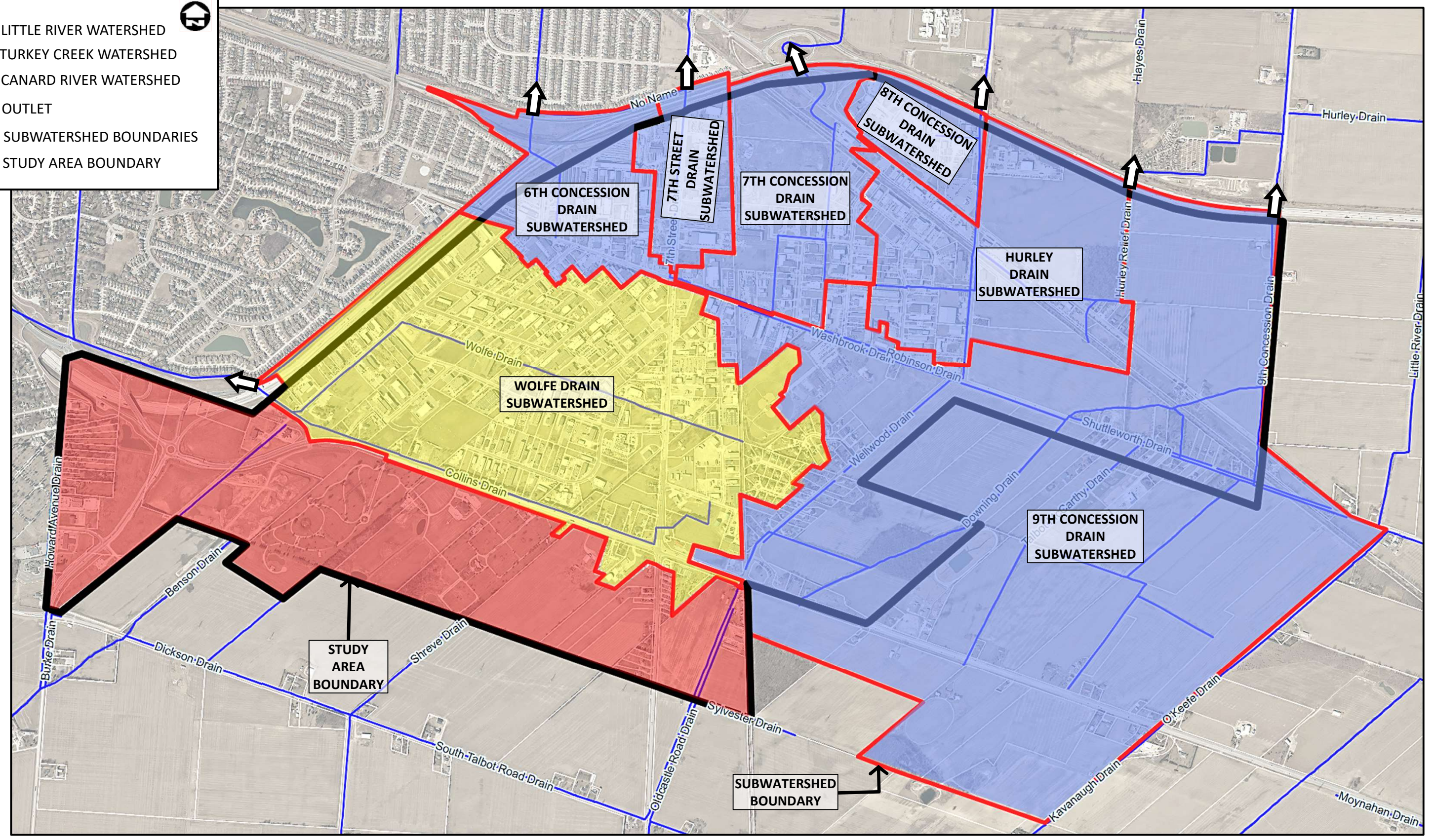
Title	STUDY AREA LOCATION MAP
	Project

Date	OCT. 2020
Scale	NTS
Project No.	19-010

FIGURE 1

**LEGEND**

- LITTLE RIVER WATERSHED
- TURKEY CREEK WATERSHED
- CANARD RIVER WATERSHED
- OUTLET
- SUBWATERSHED BOUNDARIES
- STUDY AREA BOUNDARY



Title  
**WATERSHED & SUBWATERSHED BOUNDARY MAP**

Project  
**OLDCASTLE STORMWATER MASTER PLAN**

Date  
OCT. 2020

Scale  
NTS

Project No.  
19-010

**FIGURE**  
**2**

# APPENDIX

## A








## WOLFE DRAIN WATERSHED IMPROVEMENT OPTIONS

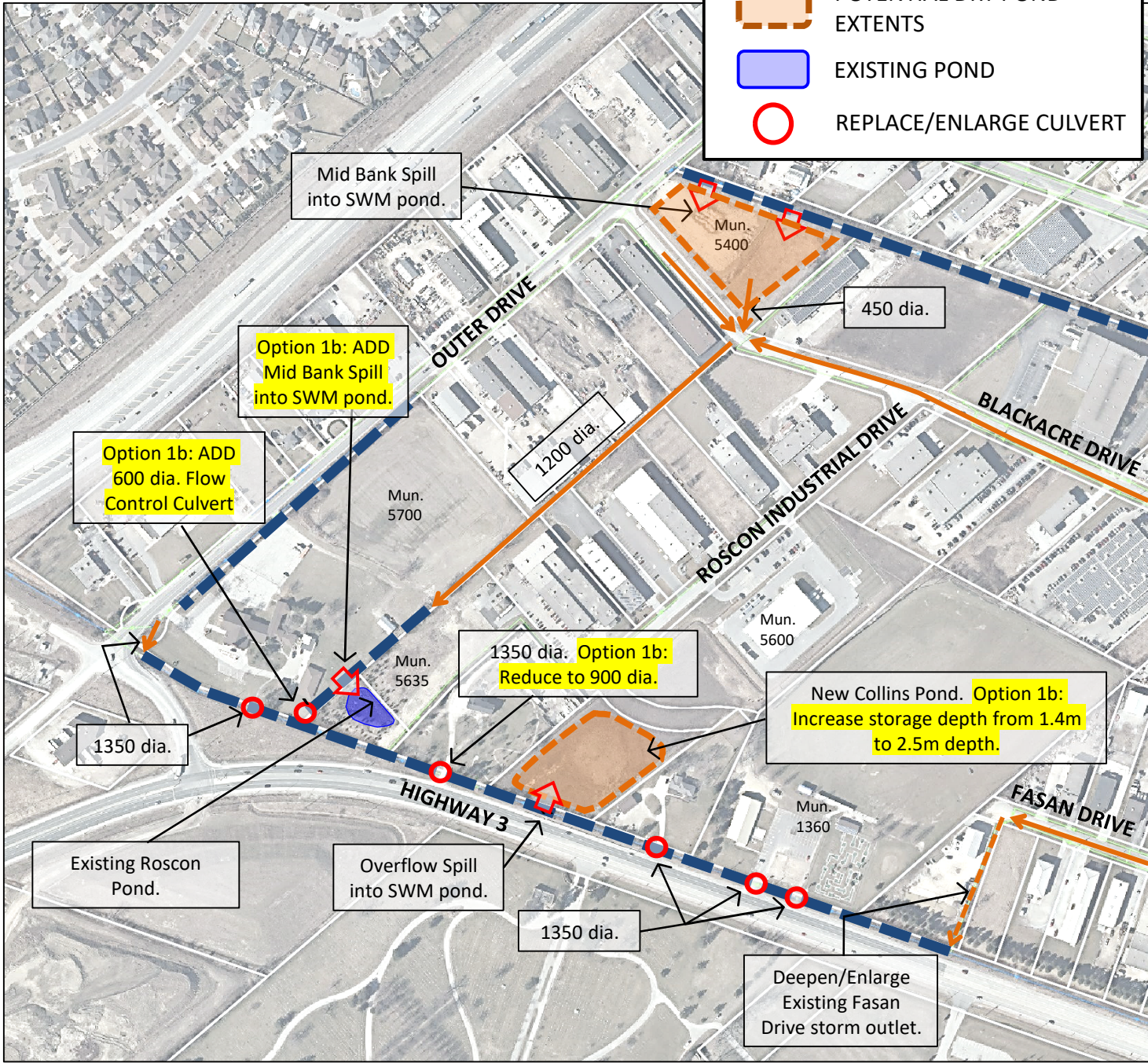
OPTION	Re-route Fasan Drive storm sewer to new Collins Pond	Deepen/Enlarge Collins Drain	New Blackacre Pond	New Collins Pond (1.5m Deep Storage)	New Collins Pond (2.5m Deep Storage Below Existing Drain)	Roscon Pond Expansion	Flow Control on Wolfe Drain	Flow Control on proposed new Auxiliary Wolfe Drain	Re-route Roscon storm sewer to new Collins Pond	<b>1:100 Year Peak Flow to City (m<sup>3</sup>/s)<sup>1</sup></b>
<b>1a</b>		x	x	x					<b>7.36</b>	
<b>1b</b>		x	x		x			x	<b>6.04</b>	
<b>2</b>	x		x	x				x	<b>7.38</b>	
<b>3*</b>		x	x						<b>8.67</b>	
<b>4*</b>		x							<b>10.12</b>	

Note 1: Existing 1:100 Year Peak Flow to City is 7.7 m<sup>3</sup>/s. Parkway Design Flow is 6.1 m<sup>3</sup>/s.

\* Option is only valid if the ongoing Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate.

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



**WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING:**






- Option 1a = 7.36 m<sup>3</sup>/s.
- Option 1b = 6.04 m<sup>3</sup>/s.

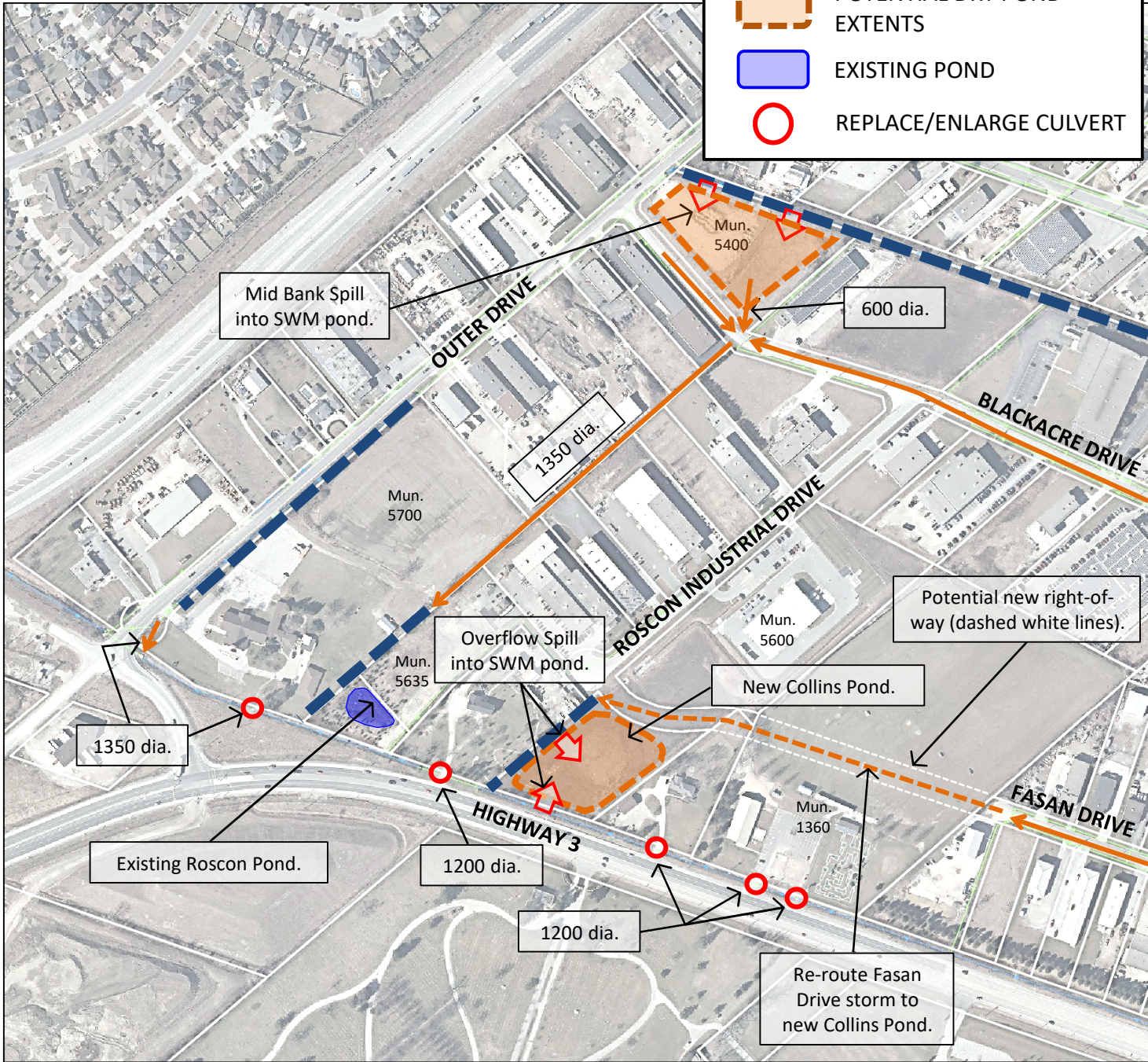


Title	WOLFE DRAIN IMPROVEMENTS – OPTIONS 1A & 1B	
	Project	
OLDCASTLE STORMWATER MASTER PLAN		Date
		JUNE 2021
		Scale
		NTS
		Project No.
		19-010

**FIGURE**  
**A1**

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 7.38 m<sup>3</sup>/s.



Title  
**WOLFE DRAIN IMPROVEMENTS – OPTION 2**

Project  
**OLDCASTLE STORMWATER MASTER PLAN**

Date  
JUNE 2021






Scale  
NTS

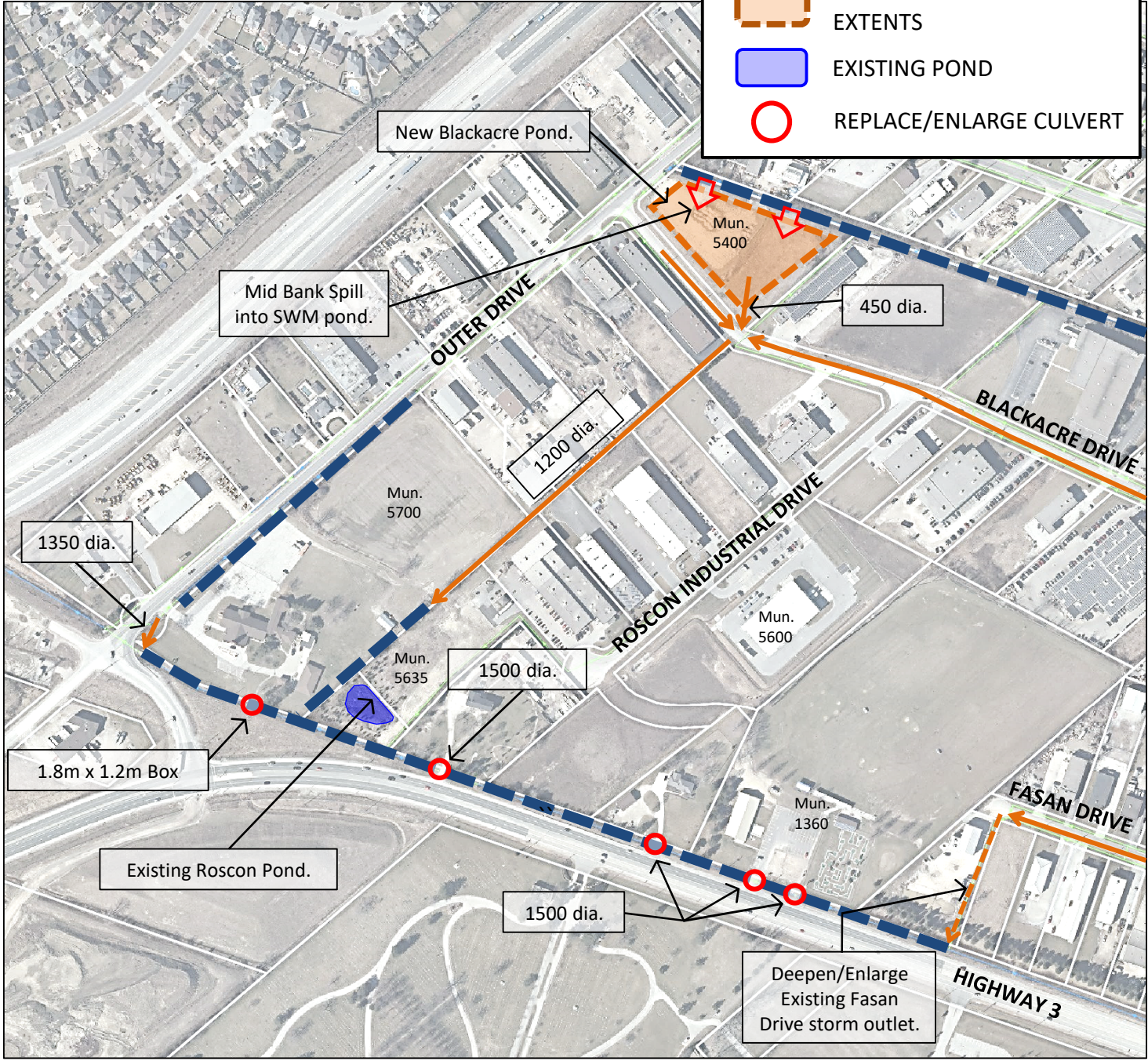
Project No.  
19-010

FIGURE

**A2**

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT








WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 8.67 m<sup>3</sup>/s.

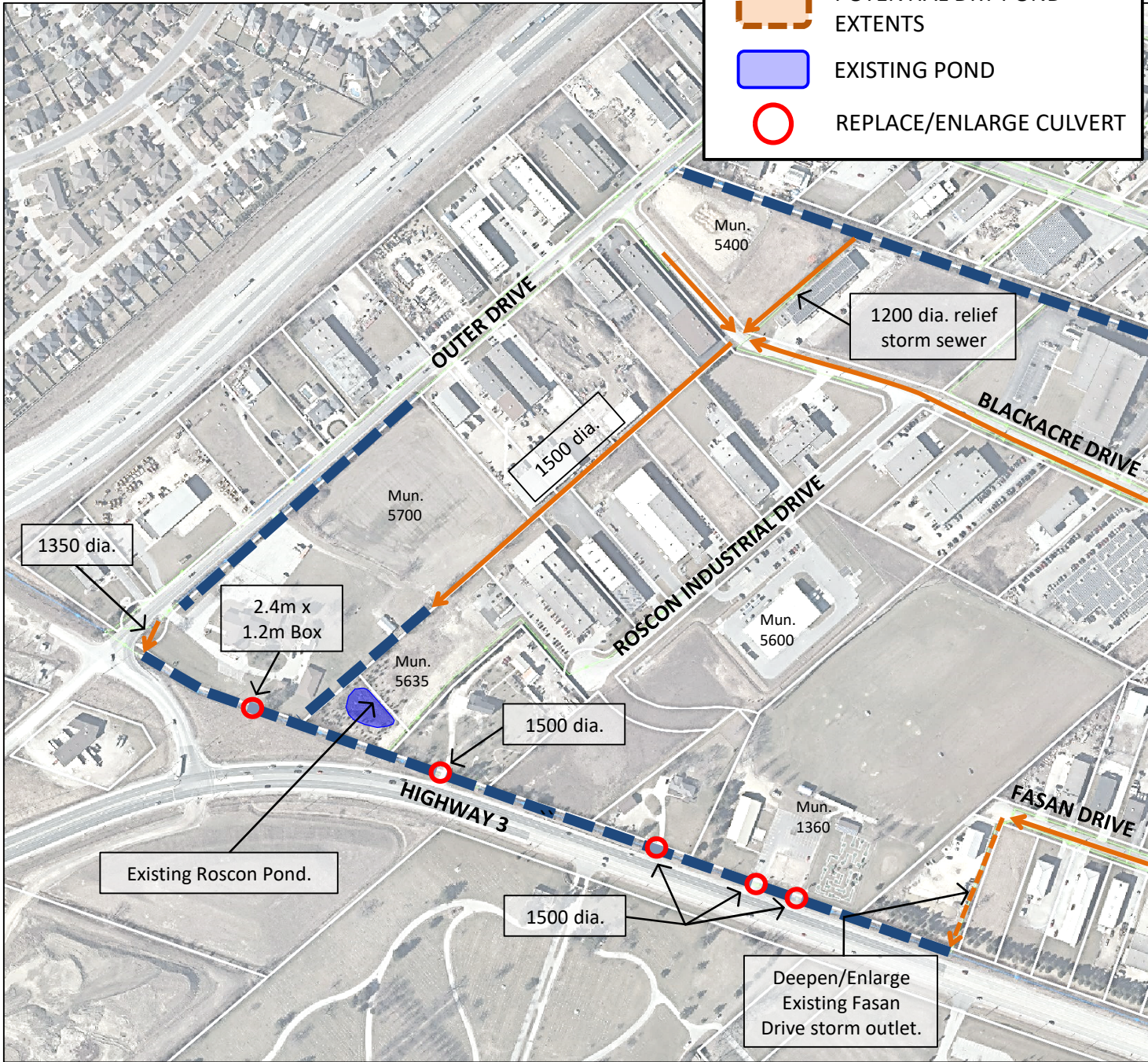


\* Option 3 is only valid if the ongoing 2021 Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate of 8.67 m<sup>3</sup>/s.

Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 3*</b>	Date JUNE 2021	<b>FIGURE A3</b>
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>	Scale NTS	
	Project No. 19-010	

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



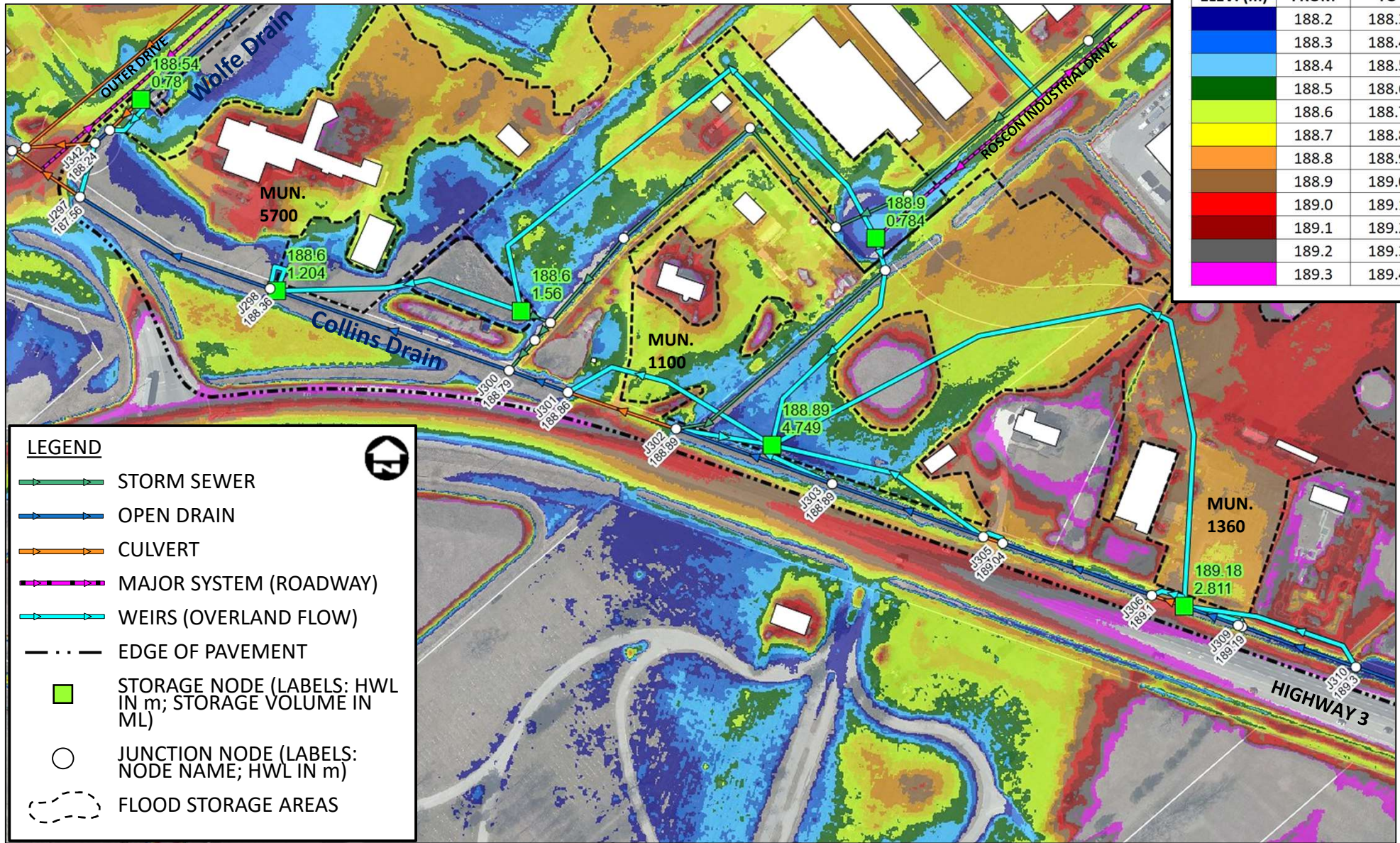
WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 10.12 m<sup>3</sup>/s.



\* Option 4 is only valid if the ongoing 2021 Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate of 10.12 m<sup>3</sup>/s.

Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 4*</b>	Date	JUNE 2021	<b>FIGURE A4</b>
	Scale	NTS	
	Project No.	19-010	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>			

# APPENDIX B



**TOPO LEGEND**

ELEV. (m)	FROM	TO
Dark Blue	188.2	188.3
Blue	188.3	188.4
Light Blue	188.4	188.5
Green	188.5	188.6
Light Green	188.6	188.7
Yellow	188.7	188.8
Orange	188.8	188.9
Brown	188.9	189.0
Red	189.0	189.1
Dark Red	189.1	189.2
Grey	189.2	189.3
Pink	189.3	189.4

**LEGEND**

- STORM SEWER
- OPEN DRAIN
- CULVERT
- MAJOR SYSTEM (ROADWAY)
- WEIRS (OVERLAND FLOW)
- EDGE OF PAVEMENT
- STORAGE NODE (LABELS: HWL IN m; STORAGE VOLUME IN ML)
- JUNCTION NODE (LABELS: NODE NAME; HWL IN m)
- FLOOD STORAGE AREAS



Title  
**EXISTING CONDITION: 100-YEAR STORM**

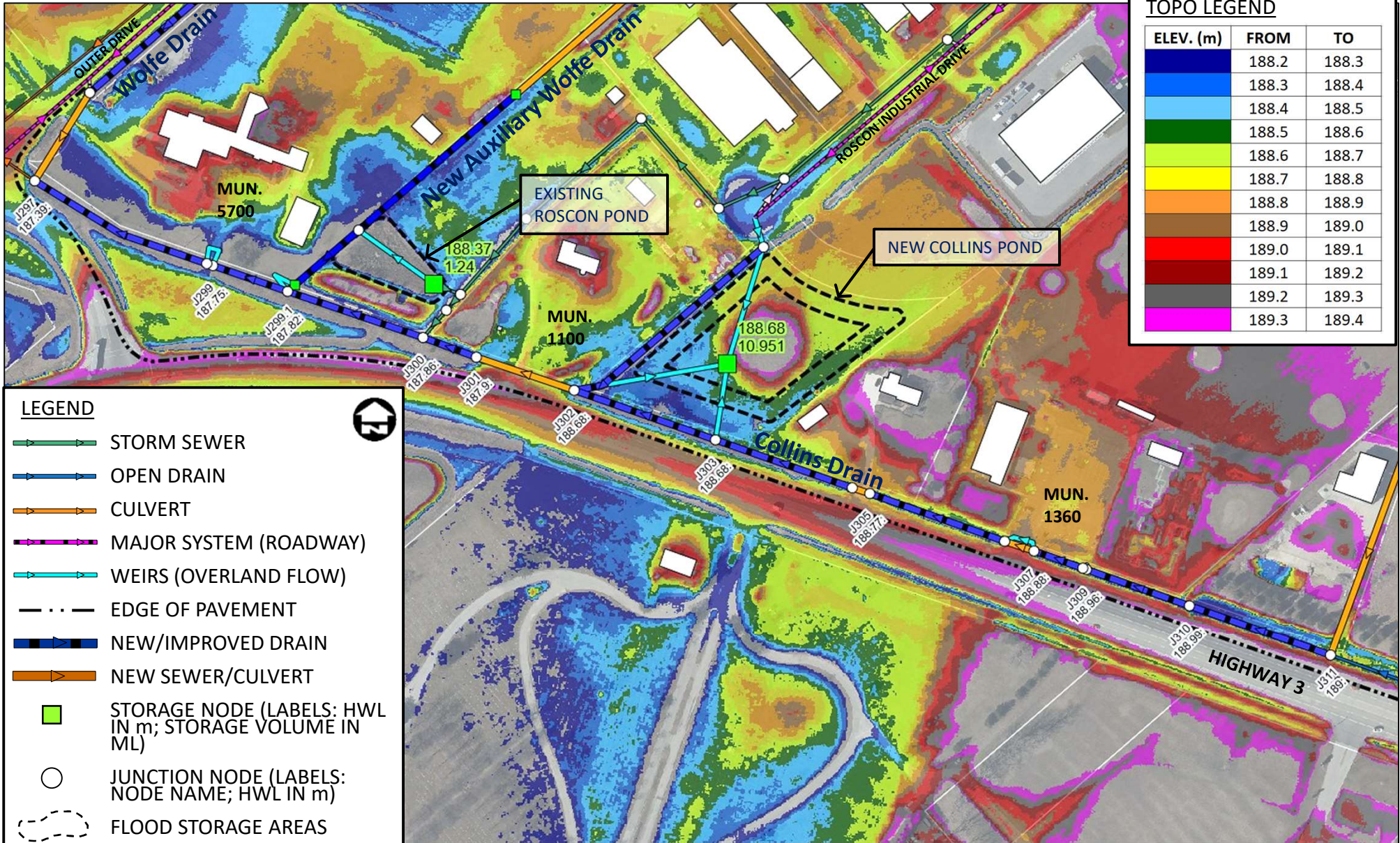
Project  
**OLDCASTLE STORMWATER MASTER PLAN**

Date  
JUNE 2021

Scale  
NTS

Project No.  
19-010

**FIGURE**  
**B1**



**TOPO LEGEND**

ELEV. (m)	FROM	TO
Dark Blue	188.2	188.3
Blue	188.3	188.4
Light Blue	188.4	188.5
Green	188.5	188.6
Light Green	188.6	188.7
Yellow	188.7	188.8
Orange	188.8	188.9
Brown	188.9	189.0
Red	189.0	189.1
Dark Red	189.1	189.2
Grey	189.2	189.3
Magenta	189.3	189.4

**LEGEND**

- STORM SEWER
- OPEN DRAIN
- CULVERT
- MAJOR SYSTEM (ROADWAY)
- WEIRS (OVERLAND FLOW)
- EDGE OF PAVEMENT
- NEW/IMPROVED DRAIN
- NEW SEWER/CULVERT
- STORAGE NODE (LABELS: HWL IN m; STORAGE VOLUME IN ML)
- JUNCTION NODE (LABELS: NODE NAME; HWL IN m)
- FLOOD STORAGE AREAS



Title  
**RECOMMENDED OPTION 1B: 100-YEAR STORM**

Project  
**OLDCASTLE STORMWATER MASTER PLAN**

Date  
JUNE 2021

Scale  
NTS

Project No.  
19-010

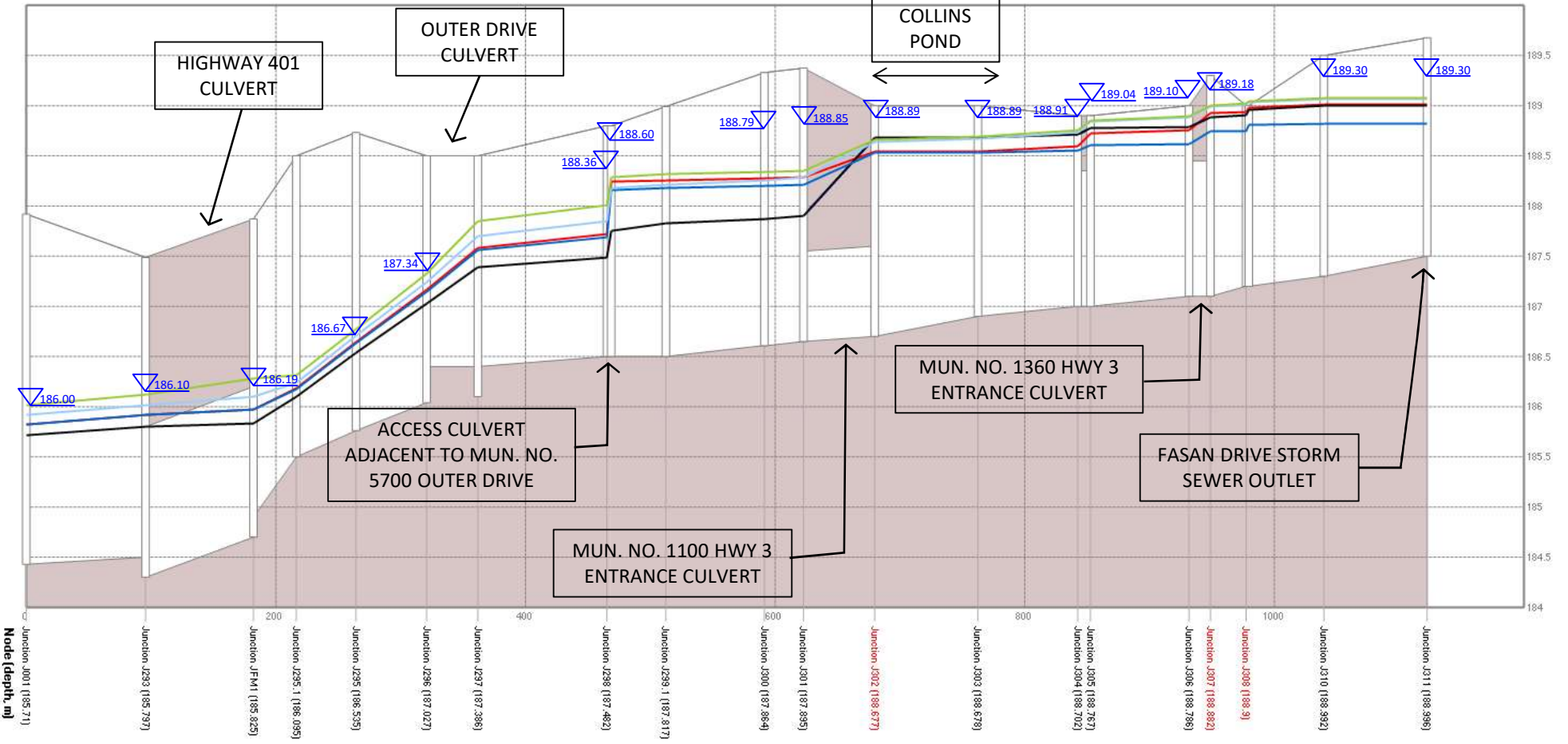
**FIGURE**  
**B2**



EXISTING CONDITION HWL (m)

- Opt1b Conduit C293 (6.035)
- Opt1a Conduit CFM1 (5.48)
- Opt2 Conduit C295\_2 (5.378)
- Opt3 Conduit C295\_1 (5.378)
- Opt4 Conduit C296 (5.378)
- Conduit C297 (5.135)
- Conduit C298 (2.402)
- Conduit C299 (2.402)
- Conduit C300\_2 (2.403)
- Conduit C300\_1 (1.711)
- Conduit C301 (1.62)
- Conduit C302 (1.619)
- Conduit C303 (1.122)
- Conduit C304 (2.563)
- Conduit C305 (2.577)
- Conduit C306 (2.562)
- Conduit C308 (1.875)
- Conduit C308 (2.469)
- Conduit C307 (2.586)
- Conduit C310 (2.48)
- Conduit C311 (2.075)

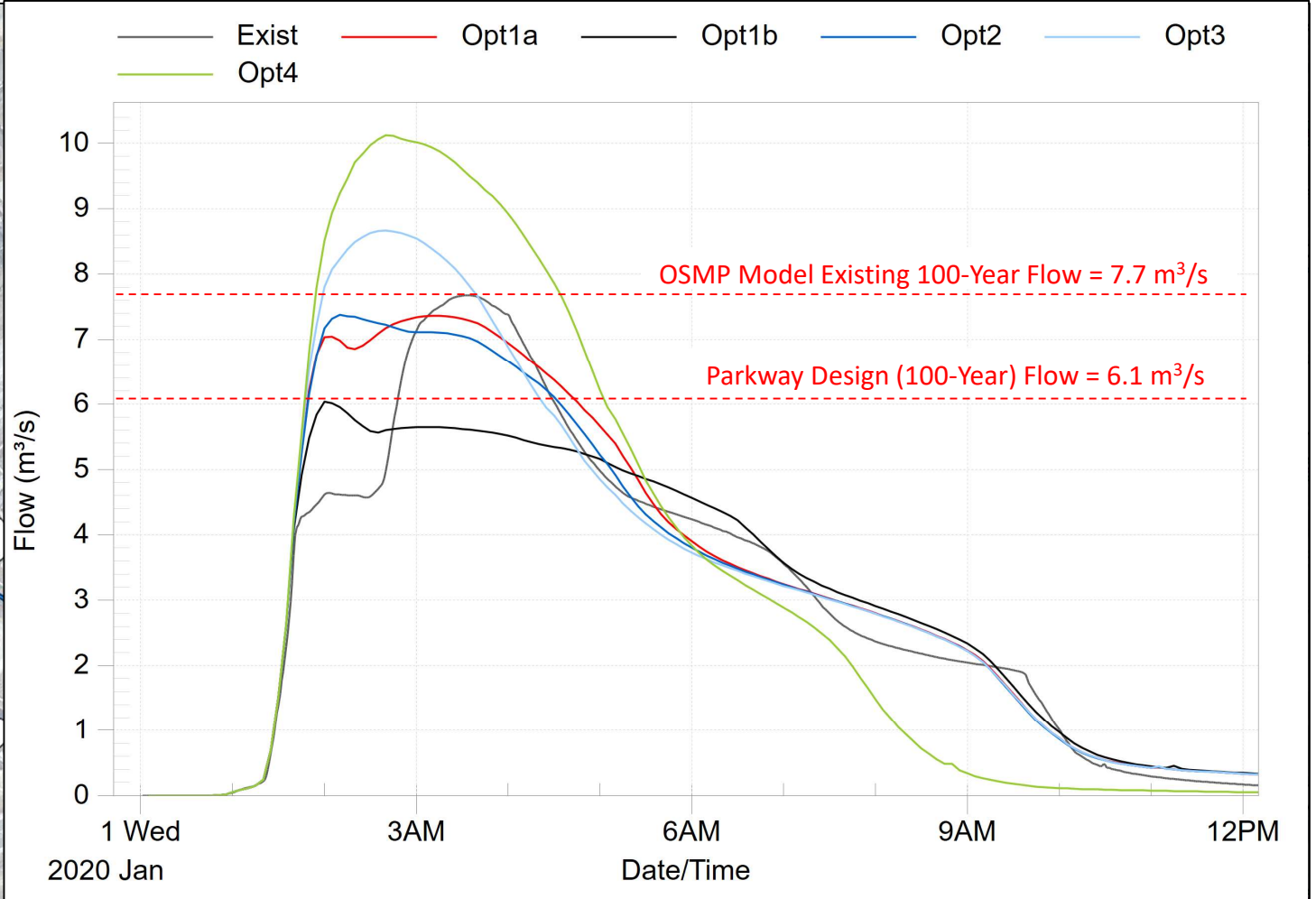
Peak values



NOTES:  
1. PROFILE SHOWN, INCLUDING VALUES NOTED ARE BASED ON OPTION 1B.

Title <b>COLLINS DRAIN 100-YEAR HGL PROFILES</b>	Date JUNE 2021	<b>FIGURE B3</b>
	Scale NTS	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>	Project No. 19-010	

**Flow Reference Location.** This flow represents Oldcastle's flow contribution to the Wolfe Drain. The Windsor/Essex Parkway allocated a 100-Year peak flow of 6.1 m<sup>3</sup>/s at this location. The OSMP modelling estimates an existing condition 100-Year peak flow of 7.7 m<sup>3</sup>/s.



Title <b>WOLFE DRAIN 100-YEAR OUTFLOW HYDROGRAPHS</b>	Date JUNE 2021	<b>FIGURE B4</b>
	Scale NTS	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>	Project No. 19-010	

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** July 19, 2021 7:55 PM  
**To:** jleng1955@gmail.com  
**Cc:** Phil Bartnik; Liz Michaud; Alain Michaud  
**Subject:** Oldcastle Stormwater Master Plan - 1360 Hwy 3 - Silver Tee  
**Attachments:** Oldcastle Stormwater Master Plan - Preliminary Options for Wolfe Drain Watershed.pdf

Good evening Mr. Lengyel,

It was nice speaking with you today. As discussed, due to questions/comments raised by the Ministry of Transportation Ontario and the Town of LaSalle, we have recently been investigating additional stormwater management options for the Collins Drain and Wolfe Drain watersheds. Your property at 1360 Hwy 3, in addition to a number of other properties, have been considered for potential pond locations. The attached Figure 1 shows options that have been considered for future open drain improvements, storm sewers and ponds. Due to the existing topography of your site, however, other properties have been the focus of our attention for potential pond locations.

That being said, drainage options still being considered include the extension of the Fasan Drive storm sewer across your property in a future road right of way that would connect Fasan Drive to Roscon Industrial Drive.

We are hoping to finalize the Oldcastle Stormwater Master Plan in the near future at which time it will be placed on the 30 day public and agency review period.

By copy of this e-mail, I am requesting that Landmark Engineers Inc. include you on the project mailing list to ensure you are notified of future project activities.

Mr. Jim Lengyel  
1360 Hwy 3  
[jleng1955@gmail.com](mailto:jleng1955@gmail.com)

Please do not hesitate to contact me if you have any questions.

Regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)







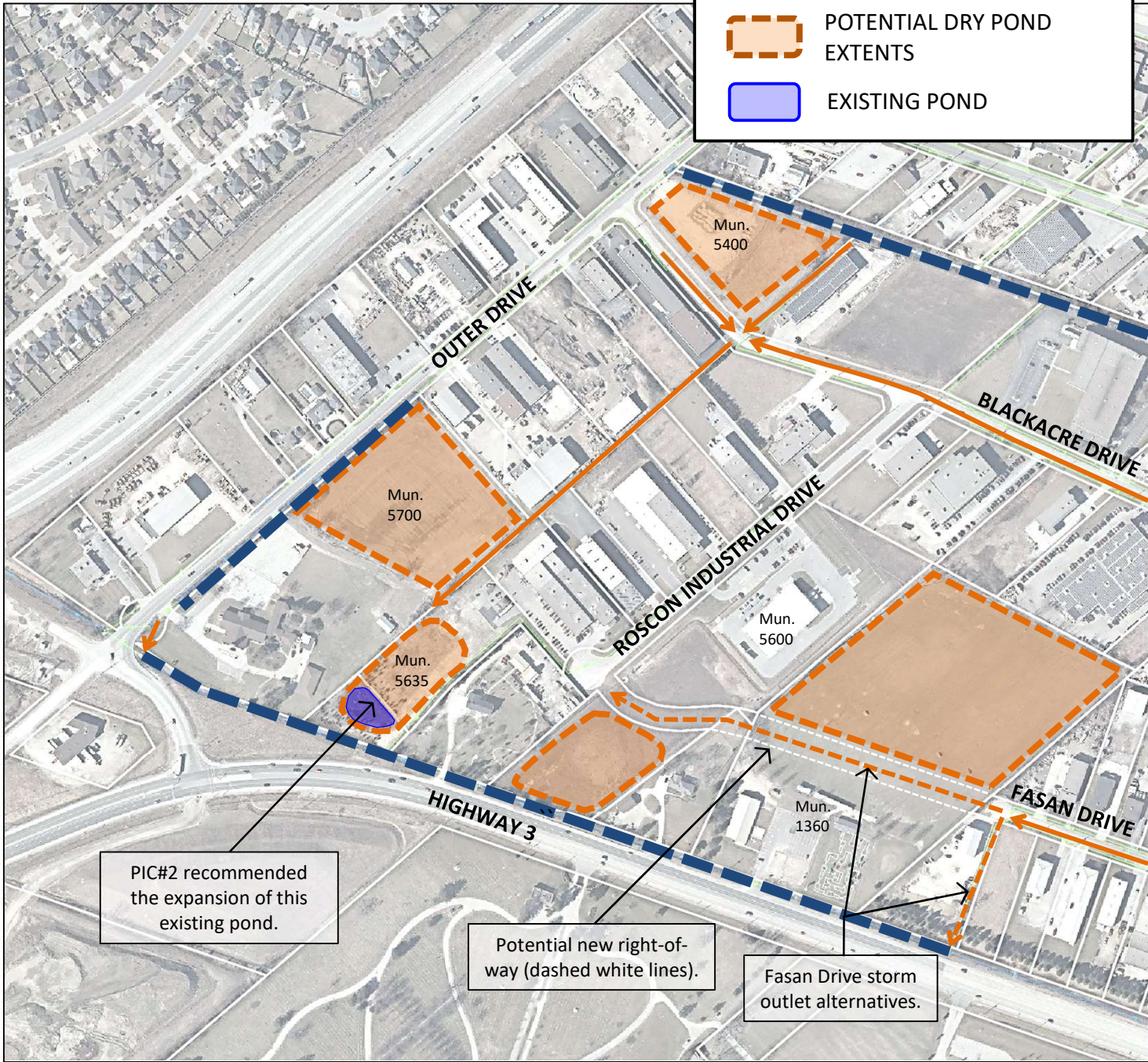
**John Henderson**  
**Manager Engineering Services**  
jhenderson@tecumseh.ca  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

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**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND



Title	STORMWATER STORAGE POTENTIAL LOCATIONS
	Project
OLDCASTLE STORMWATER MASTER PLAN	

Date	FEB. 2021
Scale	NTS
Project No.	19-010

**FIGURE**  
**1**

## Liz Michaud

---

**From:** Diane Pisani <Diane.Pisani@enbridge.com>  
**Sent:** October 4, 2021 9:42 PM  
**To:** James Cartier; Justin Cook; Alain Michaud; Chantelle Rodger; Jim Harradine  
**Cc:** Liz Michaud; John Henderson  
**Subject:** RE: 19-010: Oldcastle Stormwater Master Plan - Update

Good evening Alain, I too am transitioning into a new role, but until they find a replacement for my current role I just wanted to provide an update. I have reviewed the previous correspondence regarding this request. While this site does fall within the area that I look after within the Windsor region, the actual site is a Storage and Transmission signed that is managed by a different group within the organization. I have copied Jim Harradine on this email who I hope can help with the information you need or can put in you in touch with the right people who can help.

If there is anything I can do to help in the meantime, please let me know. Thank you.

Diane Pisani

---

**From:** James Cartier <James.Cartier@enbridge.com>  
**Sent:** Friday, October 1, 2021 8:14 AM  
**To:** Justin Cook <Justin.Cook@enbridge.com>; Alain Michaud <amichaud@landmarkengineers.ca>; Diane Pisani <Diane.Pisani@enbridge.com>; Chantelle Rodger <Chantelle.Rodger@enbridge.com>  
**Cc:** Liz Michaud <lmichaud@landmarkengineers.ca>; John Henderson <jhenderson@tecumseh.ca>  
**Subject:** RE: 19-010: Oldcastle Stormwater Master Plan - Update

Good morning Alain,

I too have moved on with a different area of coverage. Chantelle Roger has taken over the Windsor/Chatham districts as Land Advisor.

Please include her with further communications.

Thank you,

James

---

**From:** Justin Cook <[Justin.Cook@enbridge.com](mailto:Justin.Cook@enbridge.com)>  
**Sent:** Wednesday, September 29, 2021 4:39 PM  
**To:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>; James Cartier <[James.Cartier@enbridge.com](mailto:James.Cartier@enbridge.com)>; Diane Pisani <[Diane.Pisani@enbridge.com](mailto:Diane.Pisani@enbridge.com)>  
**Cc:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>; John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Subject:** RE: 19-010: Oldcastle Stormwater Master Plan - Update

Hi Alain,

Thanks for sending this along. I have since moved on to a new role but have included Diane Pisani on this email who will be able to direct this email to the correct individual looking after the Tecumseh area.

Thanks again,

**Justin Cook**, M.E.Sc, P.Eng,  
Supervisor QA/OQ  
Quality Management

**ENBRIDGE**

CELL: 519-551-0066 | [Justin.Cook@enbridge.com](mailto:Justin.Cook@enbridge.com)

50 Keil Drive North, Chatham, ON, N7M 5J5

enbridge.com

**Safety. Integrity. Respect. Inclusion.**

---

**From:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>

**Sent:** Wednesday, September 29, 2021 10:02 AM

**To:** James Cartier <[James.Cartier@enbridge.com](mailto:James.Cartier@enbridge.com)>

**Cc:** Justin Cook <[Justin.Cook@enbridge.com](mailto:Justin.Cook@enbridge.com)>; Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>; John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>

**Subject:** [External] 19-010: Oldcastle Stormwater Master Plan - Update

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

It has been some time since we last had correspondence on this project. Please confirm receipt of the attached letter and do not hesitate to call with any questions or concerns.

Alain

**Alain Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052 x227

f (519) 972-8644

e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)



September 29, 2021

Project No. 19-010

Enbridge Inc.  
Via e-mail

Attention: Mr. James Cartier

**Re: Oldcastle Stormwater Master Plan Class Environmental Assessment Preferred Solution - Impacts to 5100 8<sup>th</sup> Concession Road**

Dear Mr. Cartier,

As you are aware, Landmark was retained by the Town of Tecumseh to undertake a Stormwater Master Plan for the Oldcastle area. Since our last correspondence, the study has progressed to the point where preferred solutions have been identified for the project.

At this time, we are reaching out to present the proposed improvements on the Enbridge property at Mun. No. 5100, 8<sup>th</sup> Concession Road. The proposed improvements have been shown based on the outcome of our meeting on 18 February 2020. A figure which illustrates the proposed improvements has been attached for your reference.

The proposed stormwater pond, referred to as the Hurley Pond, has been re-located along the southern property line and extends up to include the triangular east portion of the site. This shape was determined based on the discussions of Enbridge's potential expansion needs on the site. The pond location allows Enbridge to expand their plan to the south if desired in the future without restriction.

A new drainage corridor is also proposed on the site. The proposed location extends along the west side of the site and turns east along the south property line to meet the proposed Hurley Pond. This drainage corridor will bring flows from the west side of 8<sup>th</sup> Concession Road to the pond. The pond will have a primary outlet downstream to the Washbrook Drain, and more importantly, **a secondary outlet which is proposed to cross the gas main easement and connect to the existing 900mm-dia. culvert crossing the railway** – providing a drainage outlet via the Upper Part of Hurley Relief Drain.

We ask that you please review the provided material. If the proposed improvements have not been depicted as per our understanding in the February meeting, please reach out as soon as possible to discuss.

Finally, we kindly request that you provide us with as-constructed information of the foregoing gas main as well as minimum clearance requirements so that we can provide specific design criteria as part of this Master Plan to guide the future detailed design process.

2280 Ambassador Drive  
Windsor, Ontario  
Canada  
N9C 4E4

Phone:  
(519) 972-8052  
Fax:  
(519) 972-8644

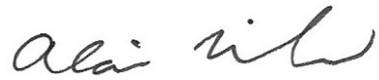
[www.landmarkengineers.ca](http://www.landmarkengineers.ca)



Professional Engineers  
Ontario

Respectfully,

**Landmark Engineers Inc.**

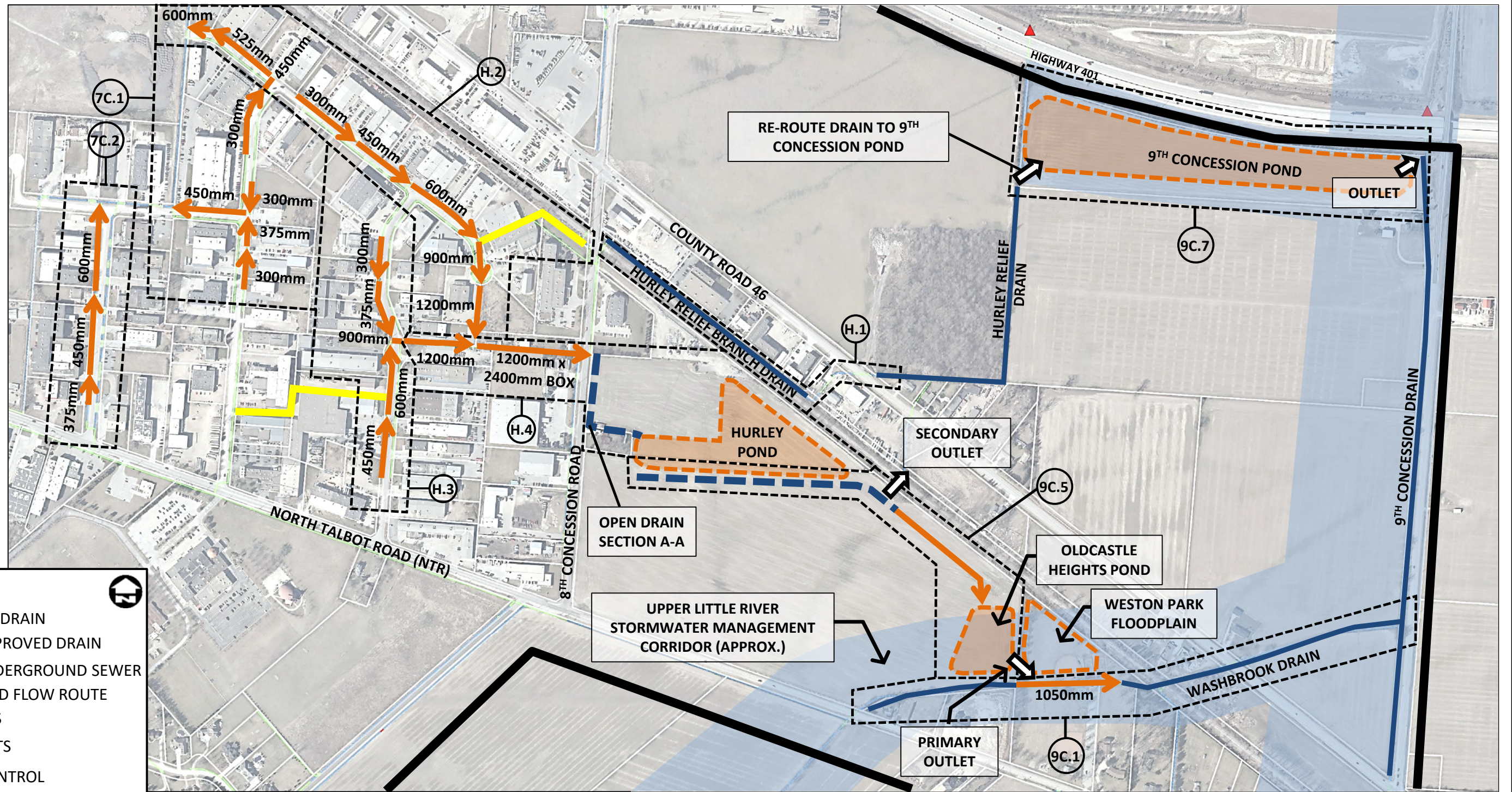
A handwritten signature in black ink, appearing to read "Alain Michaud". The signature is written in a cursive, flowing style.

Alain Michaud, P.Eng.






Attachments: Figure H4

c.c.: Justin Cook, Enbridge Inc.  
John Henderson P.Eng., Town of Tecumseh  
Liz Michaud P.Eng., Landmark Engineers Inc.

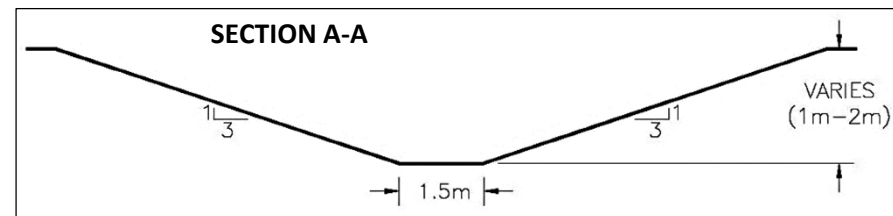




**LEGEND**

-  EXISTING DRAIN
-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  OVERLAND FLOW ROUTE
-  CULVERTS
-  CURB CUTS
-  FLOW CONTROL STRUCTURE
-  APPROXIMATE POND EXTENTS
-  PHASING EXTENTS
-  STUDY AREA BOUNDARY

**OPEN DRAIN CROSS SECTION:**



Title: PROPOSED IMPROVEMENTS: HURLEY & 9<sup>TH</sup> CONCESSION DRAIN AREAS – NORTH OF NTR  
 Project: OLDCASTLE STORMWATER MASTER PLAN

Date: OCT. 2020  
 Scale: NTS  
 Project No.: 19-010

FIGURE  
**H4**



October 27, 2021

Project No. 19-010

Address  
Street  
City, Province  
Postal Code

**Re: Oldcastle Stormwater Master Plan Class Environmental Assessment  
Wolfe Drain Improvements and Potential Property Impacts  
Street Number, Oldcastle, Ontario**

Dear Sir/Madam:

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh commenced the **Oldcastle Stormwater Master Plan** in 2018. This study intends to evaluate the current stormwater system capacity of the Oldcastle Hamlet and develop a strategy to implement proposed improvements. To date, the study has included two Public Information Centers to obtain input from the public on the identified drainage issues and potential solutions. The study has now progressed to the point where preferred solutions have been identified.

Please be advised that part of the preferred solution includes widening of the Wolfe Drain along the north side of your property. The study findings have identified the need for an 8-metre widening of the drain along the south side to increase stormwater storage within the drain. The attached figures illustrate the proposed impacts to your property. The preferred solution has been determined in coordination with the Wolfe Drain Drainage Report study which is proceeding in conjunction with this EA.

At this time, we are contacting all affected land owners to extend an invitation to discuss the impacts to your property. It should be acknowledged that the solution provides much needed storage capacity to address existing drainage issues, most notably the excessive surface ponding at the roadway sag along Blackacre Drive between Outer Drive and Roscon Industrial Drive during significant rainfall events. In addition, the drain widening is a critical component of several improvements within the watershed that will ultimately reduce the amount of on-site storage required to address stormwater management criteria for development. The widening will also serve to lower water levels in the drain and reduce the susceptibility to flooding as a result of overflow spill out of the drain.

2280 Ambassador Drive  
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Canada  
N9C 4E4

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(519) 972-8052  
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[www.landmarkengineers.ca](http://www.landmarkengineers.ca)



Professional Engineers  
Ontario

All project-related information is available for review on the Town of Tecumseh's website:  
<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

If you have any questions or require further details, please contact the undersigned.

Respectfully,

**Landmark Engineers Inc.**



Liz Michaud, P.Eng.

Enclosures

**Liz Michaud, P.Eng.**

Project Manager

Landmark Engineers Inc.

Phone: (519) 972-8052

Fax: (519) 972-8644

Email: [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**John Henderson, P,Eng.**

Manager, Engineering Services

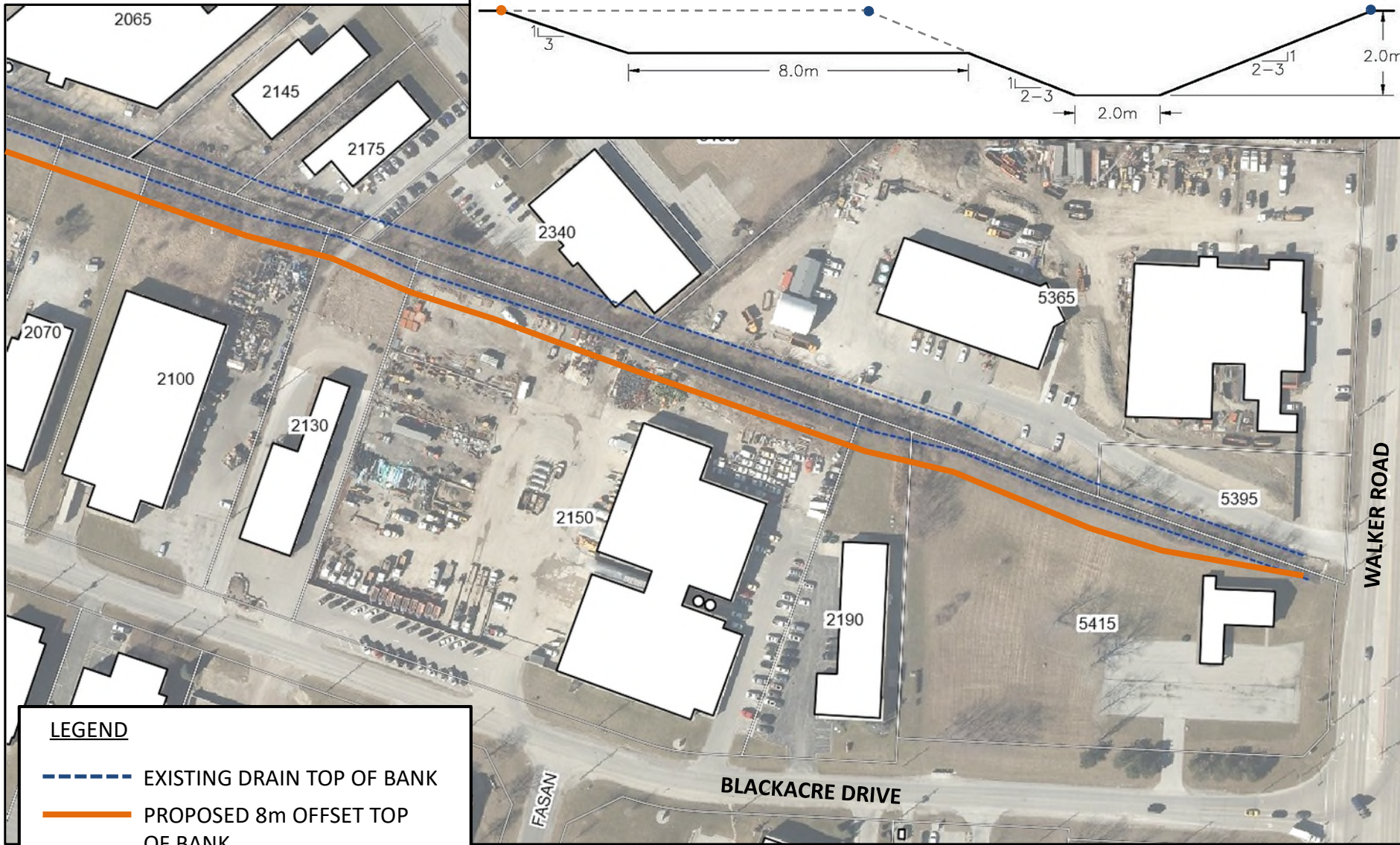
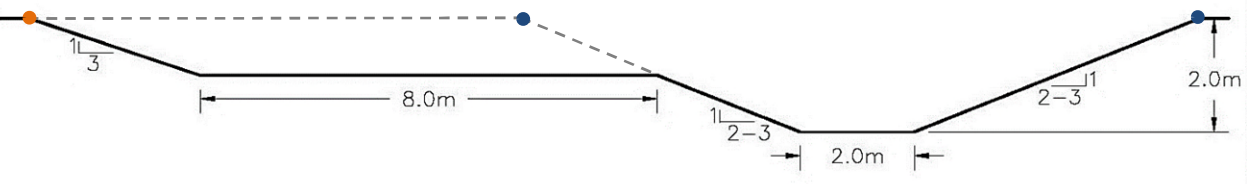
Town of Tecumseh

Phone: (519) 735-2184 ext. 166

Fax: (519)735-6712

Email: [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**PROPOSED WOLFE DRAIN CROSS SECTION**



**LEGEND**

- - - - EXISTING DRAIN TOP OF BANK
- PROPOSED 8m OFFSET TOP OF BANK

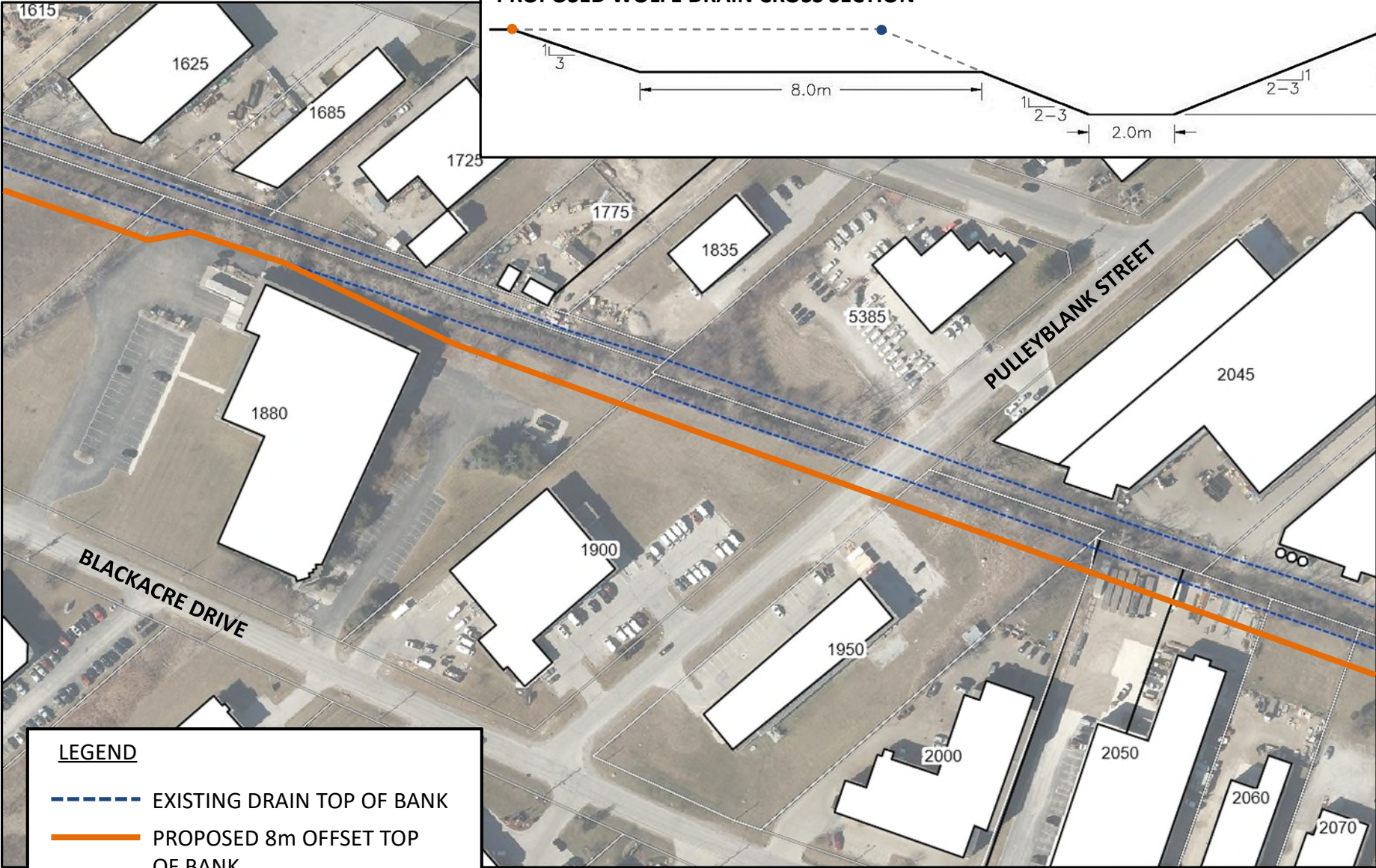
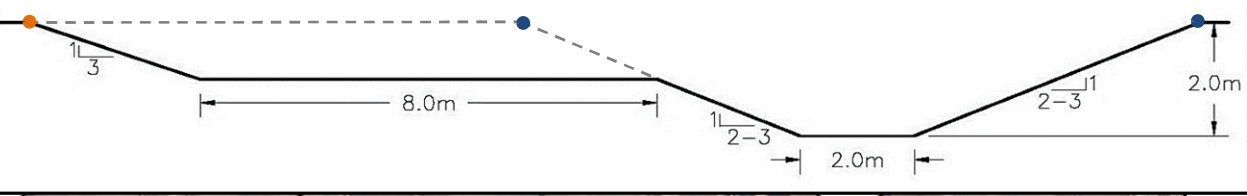


Title	WOLFE DRAIN PROPOSED IMPROVEMENTS
	Project
OLDCASTLE STORMWATER MASTER PLAN	

Date	MARCH 2021
Scale	NTS
Project No.	19-010

**FIGURE**  
**1**

**PROPOSED WOLFE DRAIN CROSS SECTION**



**LEGEND**

- EXISTING DRAIN TOP OF BANK
- PROPOSED 8m OFFSET TOP OF BANK

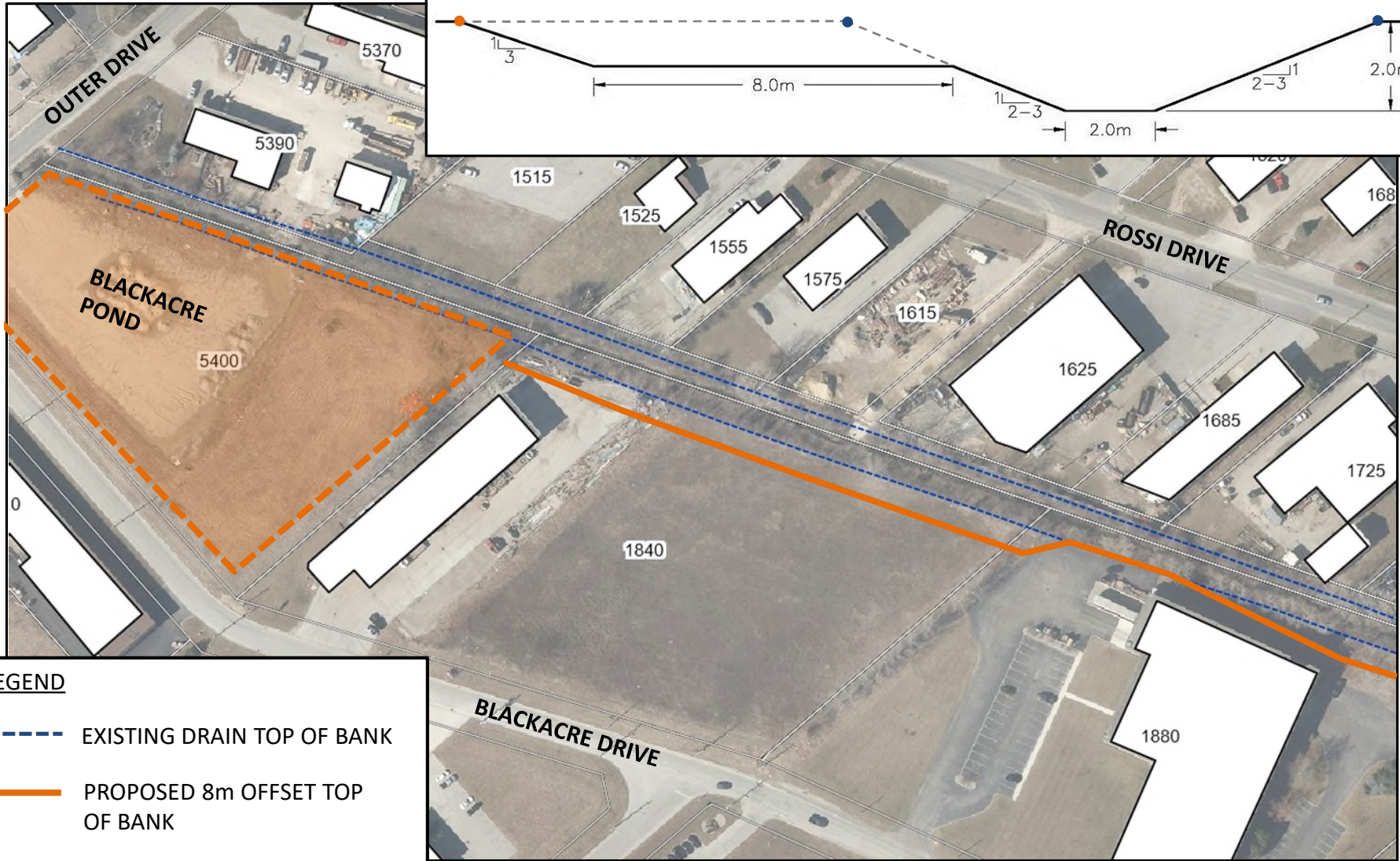
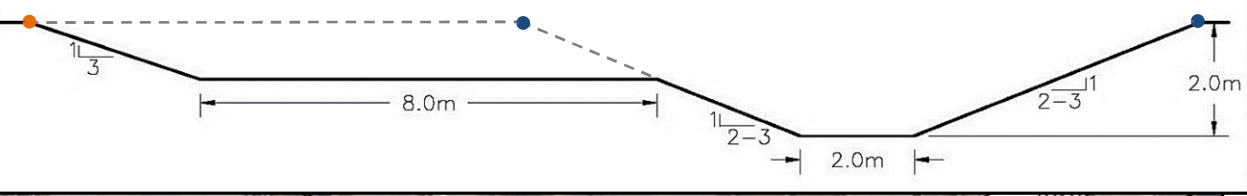


Title	WOLFE DRAIN PROPOSED IMPROVEMENTS	
	Project	
Project		OLDCASTLE STORMWATER MASTER PLAN

Date	MARCH 2021
Scale	NTS
Project No.	19-010

**FIGURE**  
**2**

**PROPOSED WOLFE DRAIN CROSS SECTION**



**LEGEND**

- - - EXISTING DRAIN TOP OF BANK
- PROPOSED 8m OFFSET TOP OF BANK
- APPROXIMATE POND EXTENTS



Title <b>WOLFE DRAIN PROPOSED IMPROVEMENTS</b>	Date MARCH 2021	<b>FIGURE 3</b>
	Scale NTS	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>	Project No. 19-010	

Address List of Affected Properties

**5400 Outer Dr.**

470698 Ontario Ltd Trustee  
5590 Outer Dr., RR 1  
Windsor, ON N9A 6J3

**1840 Blackacre Dr.**

Carlesimo Holdings Inc.  
c/o Adriano Carlesimo  
688 Gauthier Dr.  
Windsor, ON N8N 3P8

**1880 Blackacre Dr.**

Proto-Plastic Holdings Ltd.  
1880 Blackacre Dr.  
Oldcastle, ON N0R 1L0

**1900 Blackacre Dr.**

Dalp Holdings Ltd.  
5055 Riverside Drive E, Unit 404  
Windsor, ON N8Y 5A6

**1950 Blackacre Dr.**

957474 Ontario Limited and 1099100 Ontario Limited  
1780 North Talbot Road, RR#1  
Windsor, ON N9A 6J3

**2000 Blackacre Dr.**

Loler Enterprises Inc.  
2000 Blackacre Dr.  
Oldcastle, ON N0R 1L0

**2050 Blackacre Dr.**

2661475 Ontario Limited  
2050 Blackacre Drive  
Oldcastle, ON N0R 1L0

**2060 Blackacre Dr.**

2661480 Ontario Limited  
2060 Blackacre Drive  
Oldcastle, ON N0R 1L0

**2070 Blackacre Dr.**

Tri-D Investment Inc.  
29 James Court  
Leamington, ON N8H 4T9

**2100 Blackacre Dr.**

2446126 Ontario Limited  
4000 DeIDuca Drive

Oldcastle, ON N0R 1L0

**2130 Blackacre Dr.**

Masciotra Management Service Inc.  
6620 St. Michaels Drive  
LaSalle, ON N9J 3G7

**2150 Blackacre Dr.**

Amicone Holdings Limited  
2199 Blackacre Dr.  
Oldcastle, ON N0R 1L0

**2190 Blackacre Dr.**

Ramstar Carbide Tool Inc.  
2190 Blackacre Dr.  
Oldcastle, ON N0R 1L0

**5415 Walker Rd.**

Evangelical Pentecostal Church  
5415 Walker Rd.  
Oldcastle, ON N0R 1L0





## The Corporation of the Town of Tecumseh

---

October 28, 2021

470698 Ontario Ltd. Trustee  
5590 Outer Drive, RR 1  
Windsor ON  
N9A 6J3

Attention: Mr. Franz Dalla Bona

Re: Oldcastle Stormwater Master Plan  
Preferred Property Needs for Stormwater Storage Facility  
Town of Tecumseh – 5400 Outer Dr., Oldcastle, ON

Dear Mr. Dalla Bona:

As per our previous discussions, the Town of Tecumseh commenced a Stormwater Master Plan for the Oldcastle Hamlet in 2018. The Stormwater Master Plan includes a capacity review of the current storm sewer system and drains in consideration of both current and future development. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment, which is an approved process under the Environmental Assessment Act (EA Act). To date, the study has included two Public Information Centers to obtain input from the public on the identified drainage issues and potential solutions.

On March 4, 2021, a letter was sent to you advising of potential impacts to your property at 5400 Outer Drive as this property was being considered as a possible location for a future stormwater storage facility to address drainage needs in the area during major storm events. The study has now progressed to the point where preferred solutions have been identified. Based on the evaluation, your property at 5400 Outer Drive has been determined to be a preferred site for a potential stormwater storage facility.

With regard to drainage solutions in the Wolfe Drain drainage area, four viable Options have been developed as recommended solutions (please refer to attached Table 1 and Figures H2.1 – H2.4). As shown in Table 1, these Options are based on different allowable release rates from the Wolfe Drain into the downstream portions of the Turkey Creek watershed. Currently, there is an on-going study for the Turkey Creek Watershed, which is titled the “Turkey Creek Watershed Hydrologic and Hydraulic Study”. The ultimate preferred solution for the Wolfe Drain drainage area will be selected based on the future findings of the Turkey Creek Watershed study, which will determine how much flow can be safely conveyed to the downstream receiving watercourses in the City of Windsor and Town of LaSalle. Please note that your property is identified as a preferred location for a stormwater storage facility in three of the recommended Options. If, at the completion of the Turkey Creek Watershed study, it is determined that your property is required as part of the preferred solution, please be assured that standard land acquisition procedures would be followed and that a land appraisal would be undertaken to determine a fair compensation value.

Information related to the Oldcastle Stormwater Master Plan is available for review on the Town of Tecumseh website at <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

It is anticipated that the Oldcastle Stormwater Master Plan will be finalized in the near future, at which time a Notice of Completion will be issued and the Project File will be placed on the mandatory 30-day public/agency review period. Through the review period, interested parties can submit questions/comment regarding the preferred solutions. If concerns regarding the project cannot be resolved with the Municipality, any member of the public may request that the Minister of Environment, Conservation and Parks make an order for the project to comply with Part II of the EA Act. (Note: A Part II Order can only be requested for individual Schedule B projects identified in the Master Plan.)

We would be please to discuss any questions you may have with regard to the above information.

Please do not hesitate to contact me.

Sincerely,



John Henderson, P.Eng.  
Manager, Engineering Services  
519-735-2184, Ext. 166 (office)  
519-791-0836 (cell)  
jhenderson@tecumseh.ca

Attachments: Table 1 – Wolfe Drain Watershed Improvement Options  
Figure H2.1, Figure H2.2, Figure H2.3, Figure H2.4






**TABLE 1 - WOLFE DRAIN WATERSHED IMPROVEMENT OPTIONS**

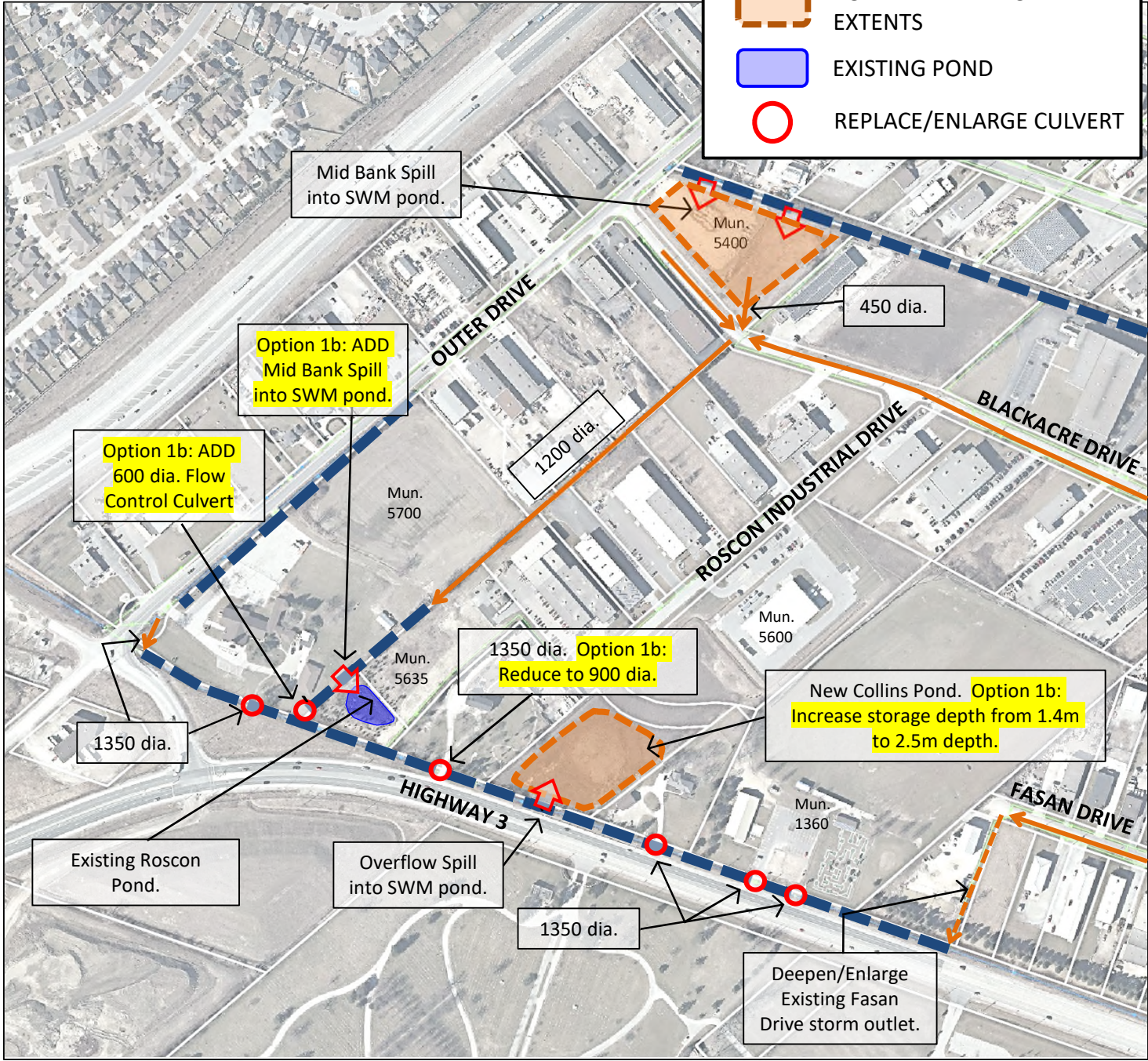
OPTION	Re-route Fasan Drive storm sewer to new Collins Pond	Deepen/Enlarge Collins Drain	New Blackacre Pond	New Collins Pond (1.5m Deep Storage)	New Collins Pond (2.5m Deep Storage Below Existing Drain)	Flow Control on proposed new Auxiliary Wolfe Drain	1:100 Year Peak Flow to City (m <sup>3</sup> /s) <sup>1</sup>
<b>1a</b>		X	X	X			<b>7.36</b>
<b>1b</b>		X	X		X	X	<b>6.04</b>
<b>2</b>	X		X	X		X	<b>7.38</b>
<b>3*</b>		X	X				<b>8.67</b>
<b>4*</b>		X					<b>10.12</b>

Note 1: Existing 1:100 Year Peak Flow to City is 7.7 m<sup>3</sup>/s. Parkway Design Flow is 6.1 m<sup>3</sup>/s.

\* Option is only valid if the ongoing Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate.

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



**WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING:**

- Option 1a = 7.36 m<sup>3</sup>/s.
- Option 1b = 6.04 m<sup>3</sup>/s.








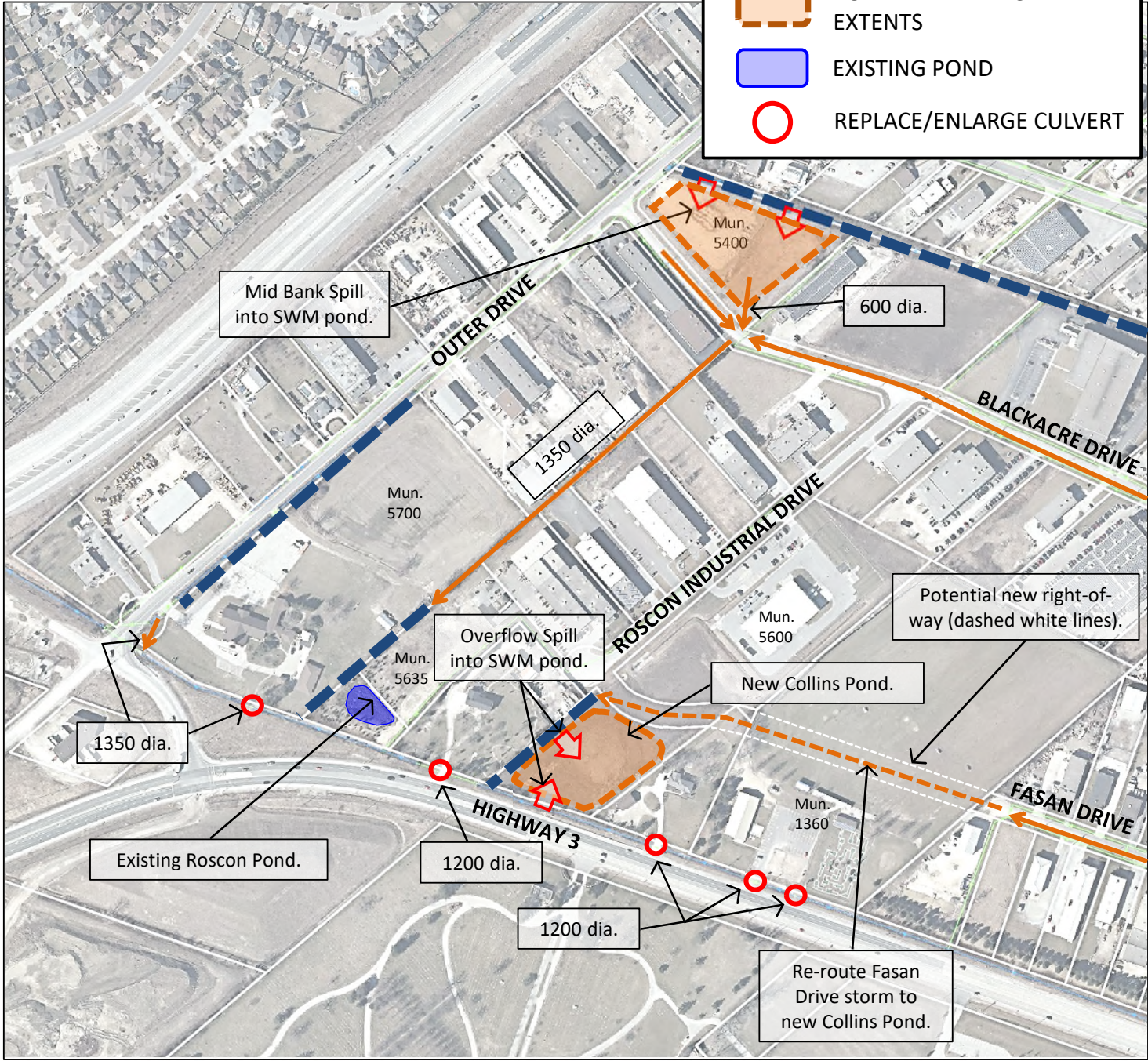
Title	WOLFE DRAIN IMPROVEMENTS – OPTIONS 1A & 1B	
	Project	OLDCASTLE STORMWATER MASTER PLAN

Date	JUNE 2021
Scale	NTS
Project No.	19-010

**FIGURE  
H2.1**

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 7.38 m<sup>3</sup>/s.



Title  
**WOLFE DRAIN IMPROVEMENTS – OPTION 2**

Project  
**OLDCASTLE STORMWATER MASTER PLAN**






Date  
JUNE 2021

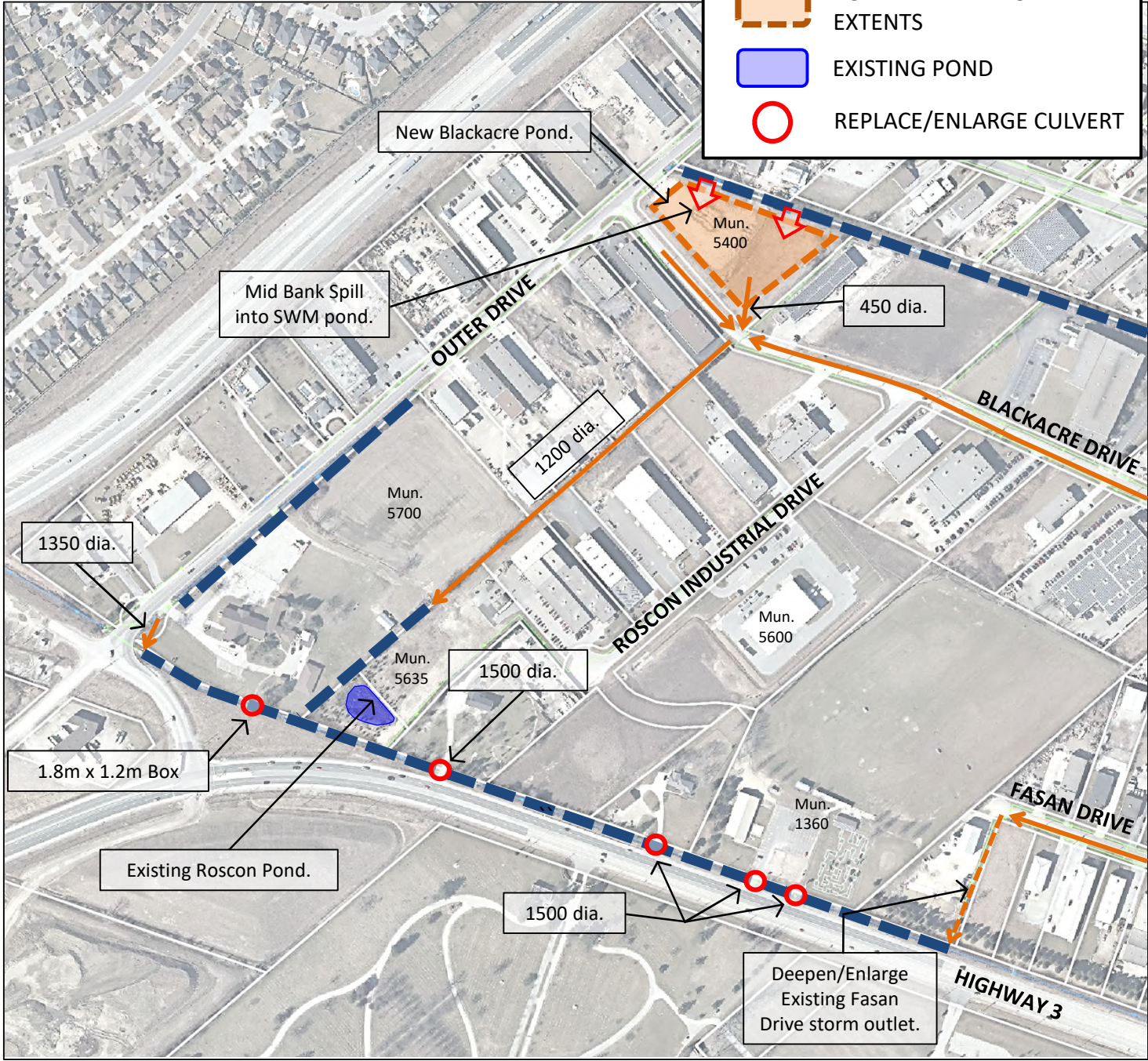
Scale  
NTS

Project No.  
19-010

**FIGURE  
H2.2**

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT








WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 8.67 m<sup>3</sup>/s.

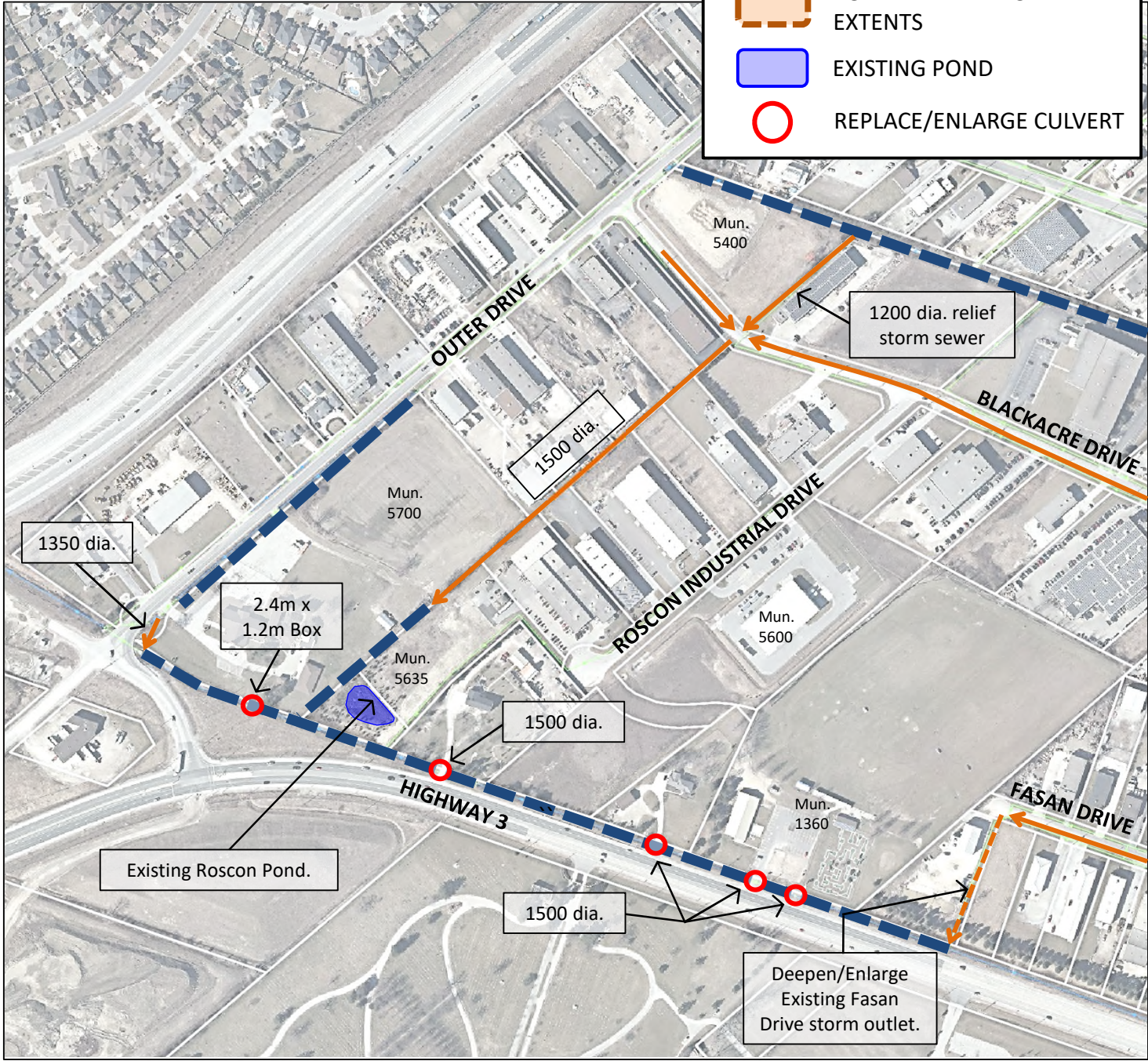


\* Option 3 is only valid if the ongoing 2021 Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate of 8.67 m<sup>3</sup>/s.

Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 3*</b>	Date	JUNE 2021	<b>FIGURE H2.3</b>
	Scale	NTS	
	Project No.	19-010	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>			

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 10.12 m<sup>3</sup>/s.



\* Option 4 is only valid if the ongoing 2021 Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate of 10.12 m<sup>3</sup>/s.

Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 4*</b>	Date	JUNE 2021	<b>FIGURE</b>  <b>H2.4</b>
	Scale	NTS	
	Project No.	19-010	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>			



## The Corporation of the Town of Tecumseh

---

November 1, 2021

The Westmoreland Company Inc.  
200 Randolph Avenue  
Huntsville, AL  
35801

Attention: Mr. Jada Leo

Re: Oldcastle Stormwater Master Plan  
Preferred Property Needs for Stormwater Storage Facility  
Town of Tecumseh – 5600 Roscon Industrial Drive, Oldcastle, ON

Dear Mr. Leo:

As per our previous discussions, the Town of Tecumseh commenced a Stormwater Master Plan for the Oldcastle Hamlet in 2018. The Stormwater Master Plan includes a capacity review of the current storm sewer system and drains in consideration of both current and future development. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment, which is an approved process under the Environmental Assessment Act (EA Act). To date, the study has included two Public Information Centers to obtain input from the public on the identified drainage issues and potential solutions.

On March 4, 2021, the attached letters were sent advising of potential impacts to your property at 5600 Roscon Industrial Drive as this property was being considered as a possible location for a future stormwater storage facility to address drainage needs in the Wolfe Drain drainage area during major storm events. Unfortunately, you did not receive this information until June 2021 after which a number of phone conversations occurred between the Town and your organization (including yourself, Andy Kerr and Jared McCalpin) regarding the study and potential impacts to your property. The study has now progressed to the point where preferred solutions have been identified. Based on the evaluation, the portion of your property at 5600 Roscon Industrial Drive, located between Highway 3 and the unopened right of way, has been determined to be a preferred site for a potential stormwater storage facility.

With regard to drainage solutions in the Wolfe Drain drainage area, four viable Options have been developed as recommended solutions (please refer to attached Table 1 and Figures H2.1 – H2.4). As shown in Table 1, these Options are based on different allowable release rates from the Wolfe Drain into the downstream portions of the Turkey Creek watershed. Currently, there is an on-going study for the Turkey Creek Watershed, which is titled the “Turkey Creek Watershed Hydrologic and Hydraulic Study”. The ultimate preferred solution for the Wolfe Drain drainage area will be selected based on the future findings of the Turkey Creek Watershed study, which will determine how much flow can be safely conveyed to the downstream receiving watercourses in the City of Windsor and Town of LaSalle. Please note that your property is identified as a preferred location for a stormwater storage facility in two of the recommended Options.



Information related to the Oldcastle Stormwater Master Plan is available for review on the Town of Tecumseh website at <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

It is anticipated that the Oldcastle Stormwater Master Plan will be finalized in the near future, at which time a Notice of Completion will be issued and the Project File will be placed on the mandatory 30-day public/agency review period. Through the review period, interested parties can submit questions/comment regarding the preferred solutions. If concerns regarding the project cannot be resolved with the Municipality, any member of the public may request that the Minister of Environment, Conservation and Parks make an order for the project to comply with Part II of the EA Act. (Note: A Part II Order can only be requested for individual Schedule B projects identified in the Master Plan.)

Approval of the Oldcastle Stormwater Master Plan through the EA process would allow the Town to commence an acquisition process if it is determined that your property is required as part of the preferred solution following the completion of the Turkey Creek Watershed Study. Please be assured that, if your property is required as part of the preferred solution, standard land acquisition procedures would be followed and that a land appraisal would be undertaken to determine a fair compensation value for consideration in any future land acquisition procedures.

We would be please to discuss any questions you may have with regard to the above information.

Please do not hesitate to contact me.

Sincerely,



John Henderson, P.Eng.  
Manager, Engineering Services  
519-735-2184, Ext. 166 (office)  
519-791-0836 (cell)  
jhenderson@tecumseh.ca

Attachments: Table 1 – Wolfe Drain Watershed Improvement Options  
Figure H2.1, Figure H2.2, Figure H2.3, Figure H2.4  
March 4, 2021 Correspondence (2 letters)






**TABLE 1 - WOLFE DRAIN WATERSHED IMPROVEMENT OPTIONS**

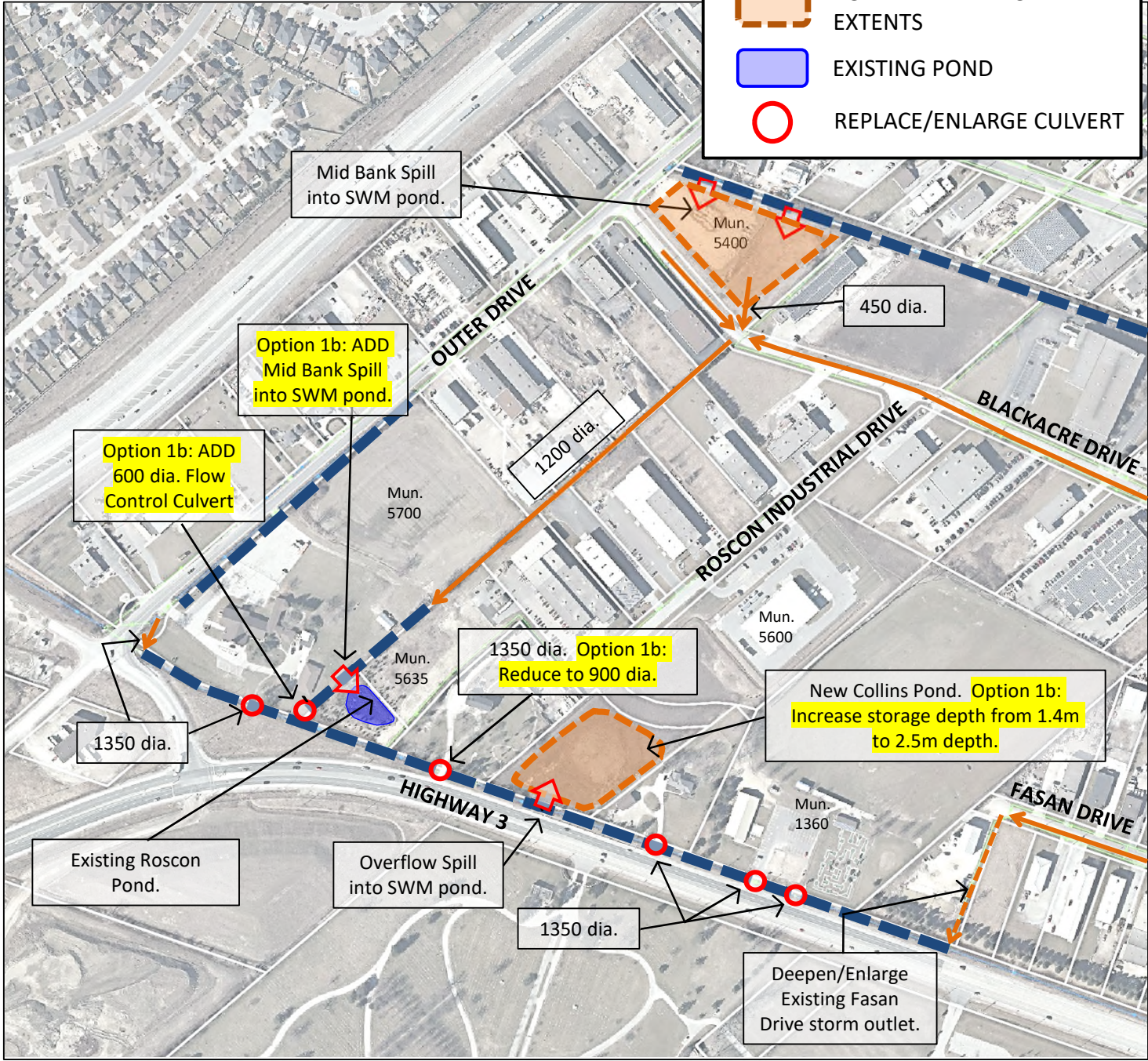
OPTION	Re-route Fasan Drive storm sewer to new Collins Pond	Deepen/Enlarge Collins Drain	New Blackacre Pond	New Collins Pond (1.5m Deep Storage)	New Collins Pond (2.5m Deep Storage Below Existing Drain)	Flow Control on proposed new Auxiliary Wolfe Drain	1:100 Year Peak Flow to City (m <sup>3</sup> /s) <sup>1</sup>
<b>1a</b>		X	X	X			<b>7.36</b>
<b>1b</b>		X	X		X	X	<b>6.04</b>
<b>2</b>	X		X	X		X	<b>7.38</b>
<b>3*</b>		X	X				<b>8.67</b>
<b>4*</b>		X					<b>10.12</b>

Note 1: Existing 1:100 Year Peak Flow to City is 7.7 m<sup>3</sup>/s. Parkway Design Flow is 6.1 m<sup>3</sup>/s.

\* Option is only valid if the ongoing Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate.

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



**WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING:**

- Option 1a = 7.36 m<sup>3</sup>/s.
- Option 1b = 6.04 m<sup>3</sup>/s.








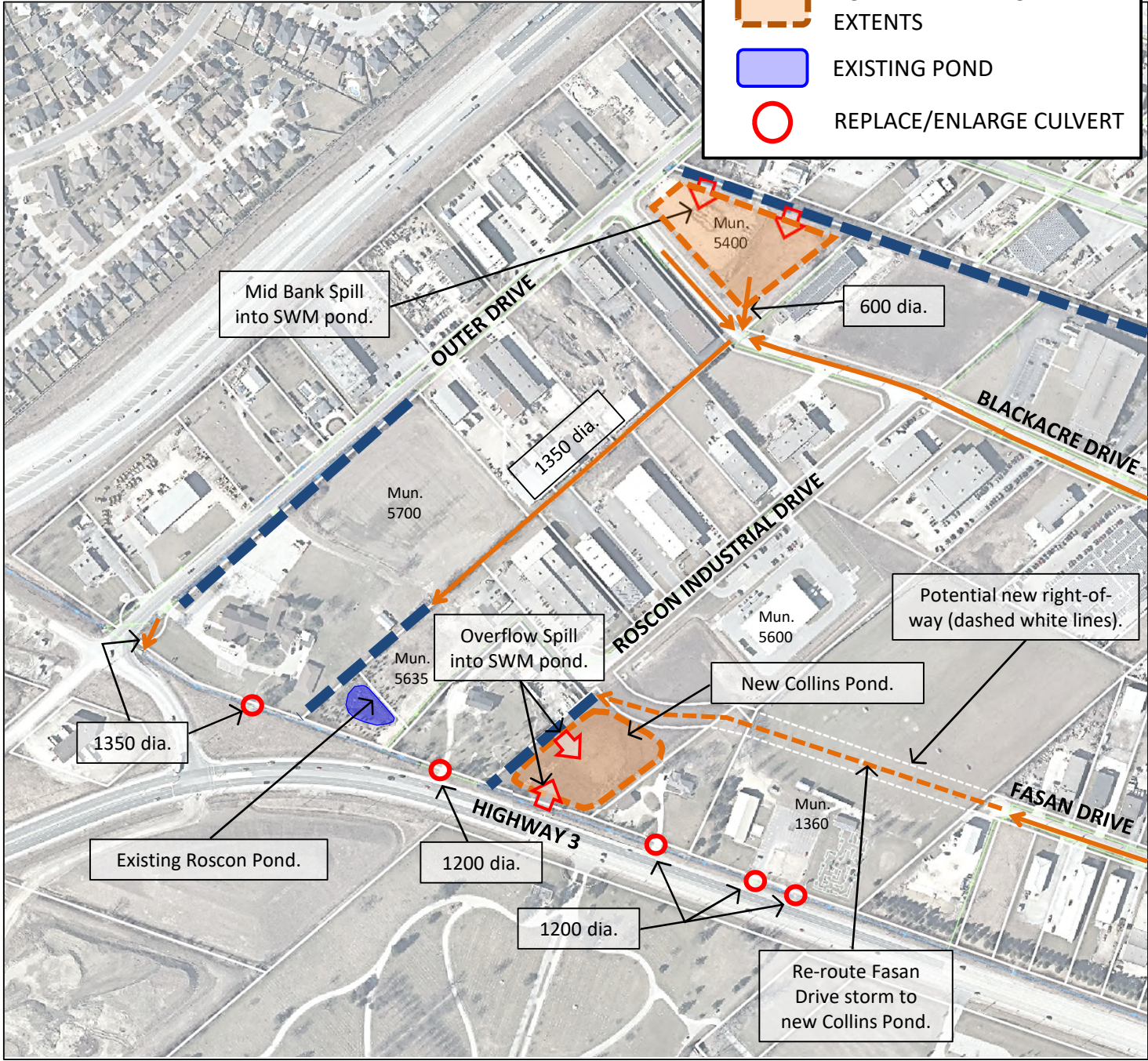
Title	WOLFE DRAIN IMPROVEMENTS – OPTIONS 1A & 1B	
	Project	OLDCASTLE STORMWATER MASTER PLAN

Date	JUNE 2021
Scale	NTS
Project No.	19-010

**FIGURE  
H2.1**

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT








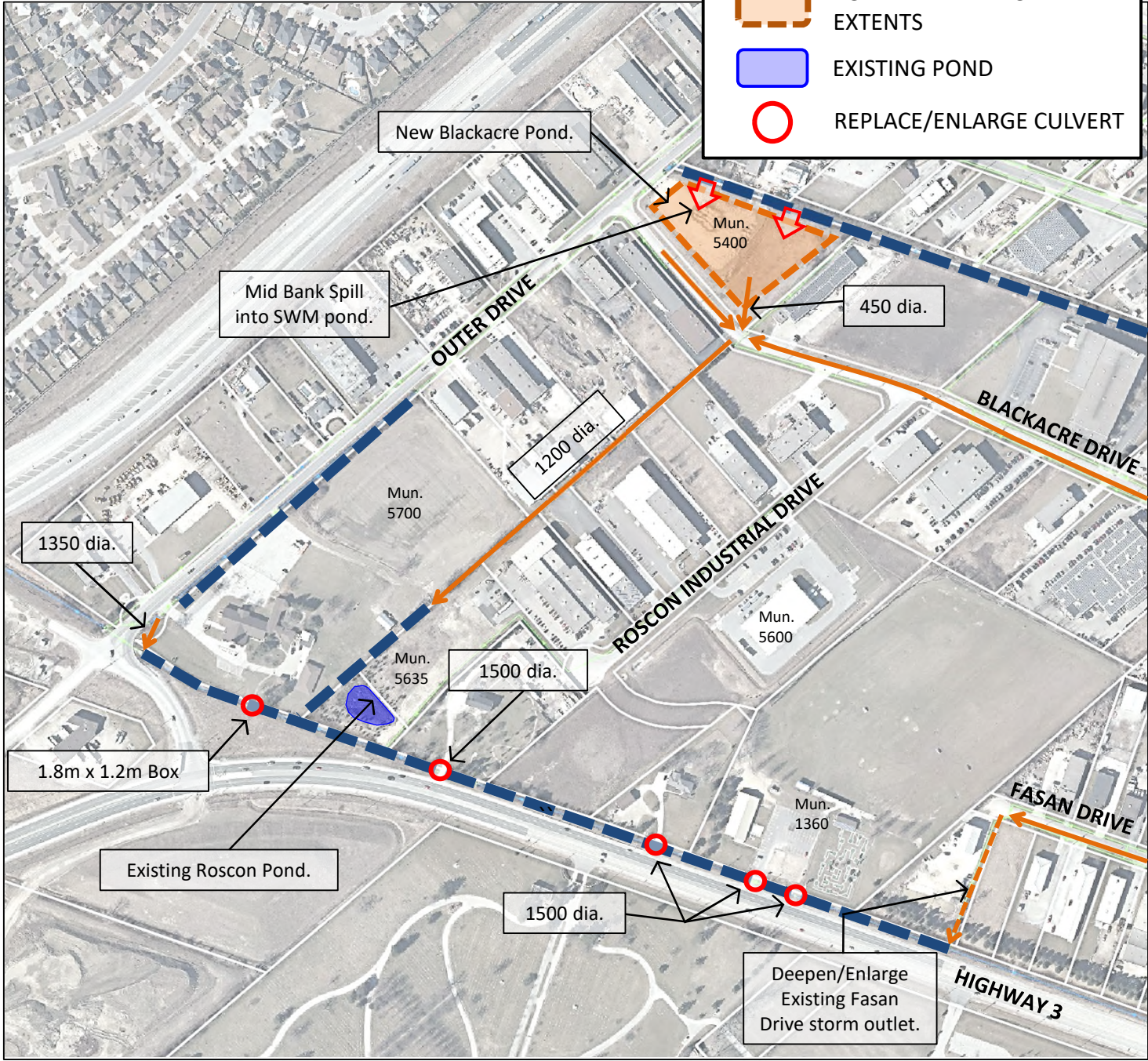
WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 7.38 m<sup>3</sup>/s.



Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 2</b>	Date JUNE 2021	<b>FIGURE H2.2</b>
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>	Scale NTS	
Project No. 19-010		

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT








WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 8.67 m<sup>3</sup>/s.

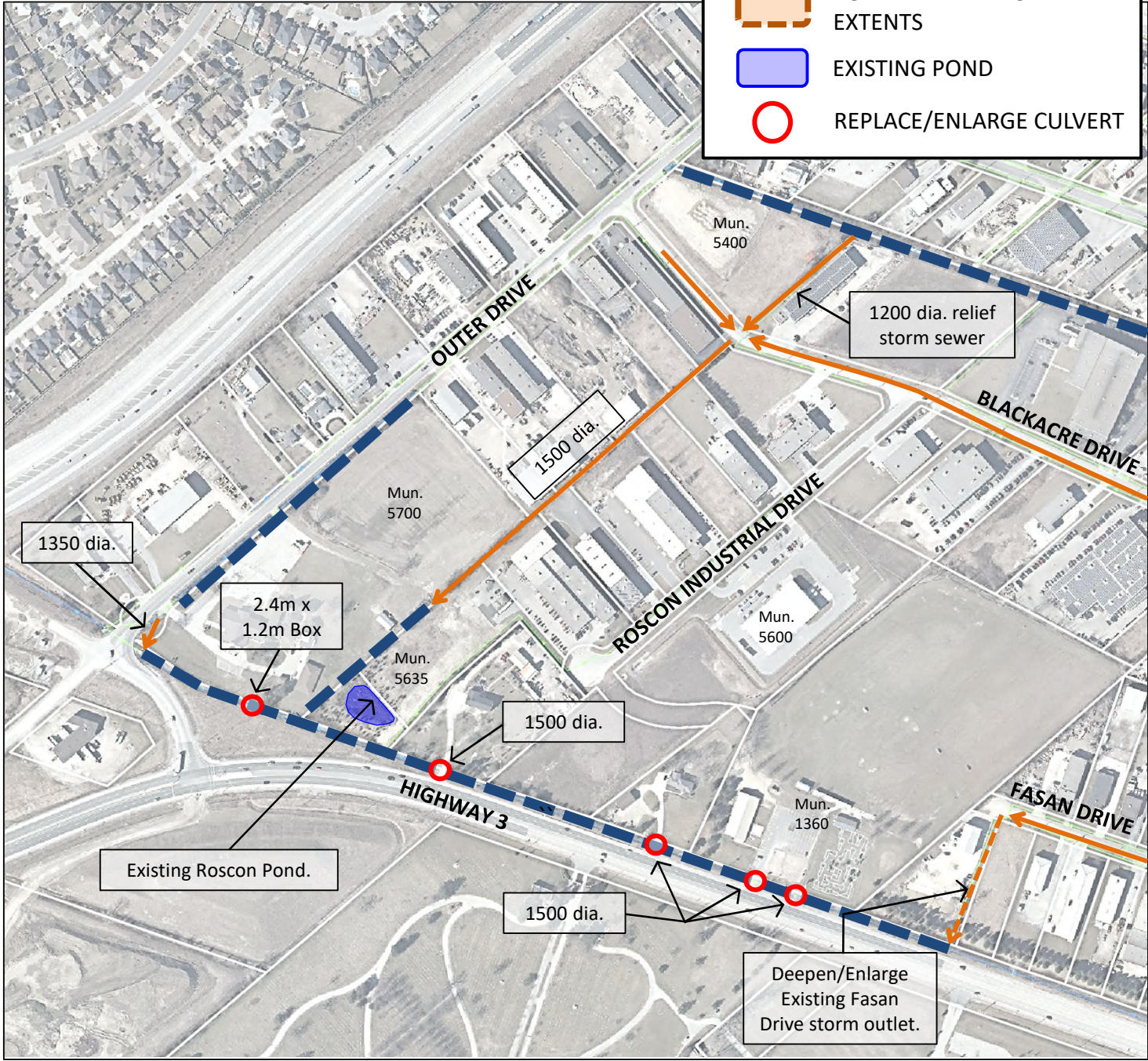


\* Option 3 is only valid if the ongoing 2021 Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate of 8.67 m<sup>3</sup>/s.

Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 3*</b>	Date	JUNE 2021	<b>FIGURE H2.3</b>
	Scale	NTS	
	Project No.	19-010	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>			

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 10.12 m<sup>3</sup>/s.



\* Option 4 is only valid if the ongoing 2021 Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate of 10.12 m<sup>3</sup>/s.

Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 4*</b>	Date	JUNE 2021	<b>FIGURE H2.4</b>
	Scale	NTS	
	Project No.	19-010	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>			



## The Corporation of the Town of Tecumseh

---

March 4, 2021

Westco Windsor Inc.  
Attn: Lease Admin 6149  
1000 Fedex Drive  
Moon Township, PA USA  
15108

Re: Oldcastle Stormwater Master Plan  
Potential Property Needs for Stormwater Storage Facilities  
Town of Tecumseh - 5600 Roscon Industrial Dr., Oldcastle, ON

Dear Sir/Madam:

The Town of Tecumseh has initiated a Stormwater Master Plan for the Oldcastle Hamlet. The Stormwater Master Plan includes a capacity review of the current storm sewer system and drains in consideration of both current and future development. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act.

Public Information Centers (PICs) were previously held on Thursday, October 17, 2019 and Wednesday, January 29, 2020 [at the Ciociaro Club] to obtain feedback from local residents, property owners and community groups. All project-related information, including displays from the two PICs, is available for review on the Town of Tecumseh's website:

<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

At this time, the study has progressed to the point of finalizing a Draft Report that outlines the recommended improvements. However, feedback from the neighbouring municipalities, the Ministry of Transportation and affected land owners have led the Project Team to re-evaluate potential improvement options within the Wolfe Drain watershed.

**You are receiving this letter as one of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.**

The attached Figure 1 illustrates the properties being considered for storage areas. It is necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We hope to achieve this objective with the least amount of hardship possible. We also wish to clarify that:

- the proposed storage is intended to be a dry pond (i.e., a depressed grass area);
- the dry pond would only provide temporary storage during larger, infrequent events; and,
- the infrequent ponding would be limited to less than 24 hours.

**At this time, we are asking each of you, as potentially affected landowners, to advise of any current plans for development and/or to raise any concerns with the potential acquisition or use of your undeveloped land.**

Naturally, all necessary property acquisitions will include due compensation for same. Trust that you will be kept informed and advised of our proposed recommendations prior to finalizing the Draft Report.

Based on the above, we would greatly appreciate having the opportunity to review this project with you. Please contact me directly at 519-735-2184, ext. 166 to discuss this matter.

Sincerely,





A handwritten signature in blue ink, appearing to read "John Henderson", with a stylized flourish at the end.

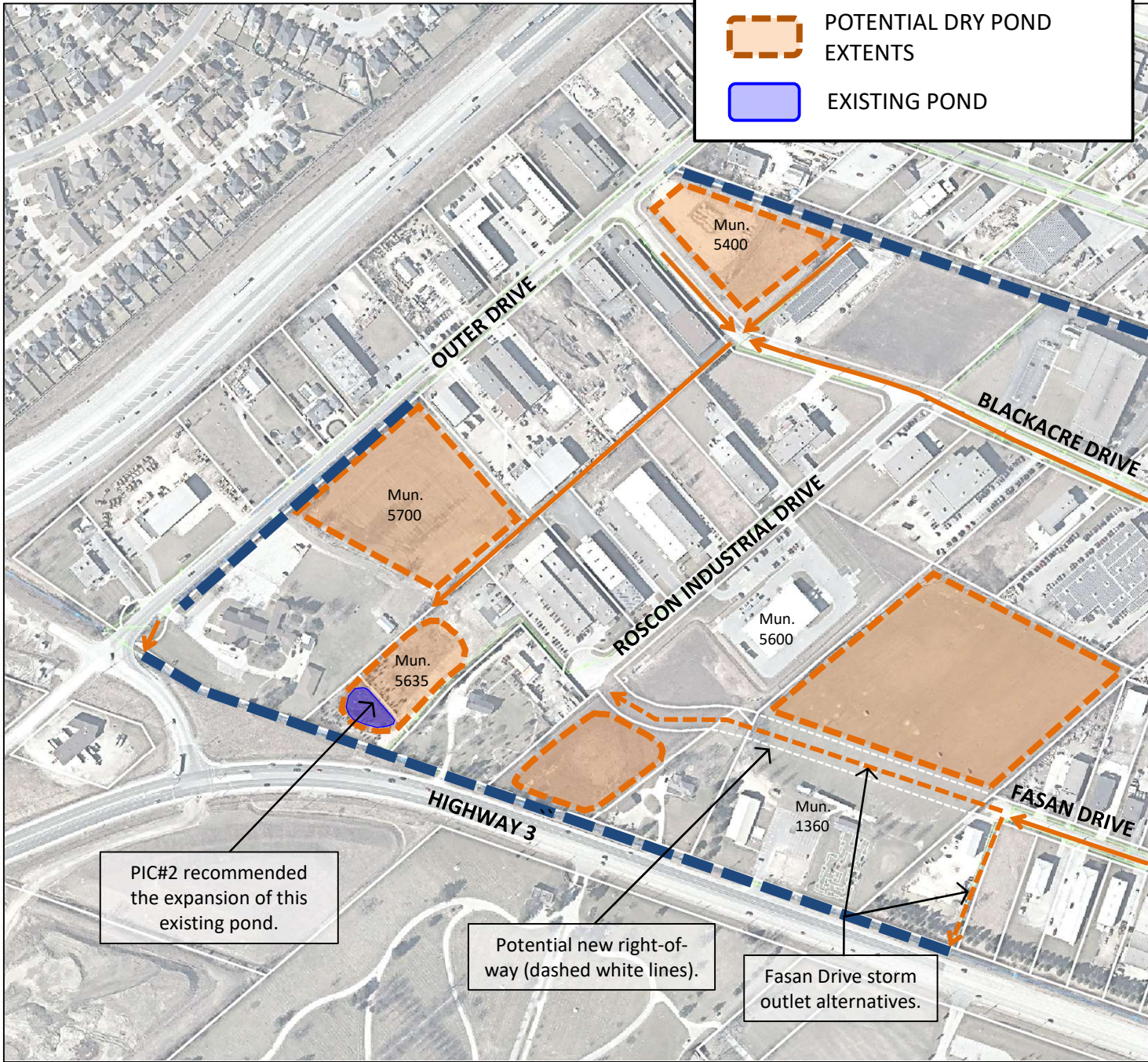
John Henderson, P.Eng.  
Manager, Engineering Services

Attachment: Figure 1 – Stormwater Storage Potential Locations



**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND



Title	STORMWATER STORAGE POTENTIAL LOCATIONS	
	Project	
OLDCASTLE STORMWATER MASTER PLAN		Date
		FEB. 2021
		Scale
		NTS
		Project No.
		19-010

**FIGURE**  
**1**



## The Corporation of the Town of Tecumseh

---

March 4, 2021

Westco Windsor Inc.  
5600 Roscon Industrial Dr.  
Oldcastle, ON  
N0R 1L0

Re: Oldcastle Stormwater Master Plan  
Potential Property Needs for Stormwater Storage Facilities  
Town of Tecumseh - 5600 Roscon Industrial Dr., Oldcastle, ON

Dear Sir/Madam:

The Town of Tecumseh has initiated a Stormwater Master Plan for the Oldcastle Hamlet. The Stormwater Master Plan includes a capacity review of the current storm sewer system and drains in consideration of both current and future development. This study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act.

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<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

At this time, the study has progressed to the point of finalizing a Draft Report that outlines the recommended improvements. However, feedback from the neighbouring municipalities, the Ministry of Transportation and affected land owners have led the Project Team to re-evaluate potential improvement options within the Wolfe Drain watershed.

**You are receiving this letter as one of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.**

The attached Figure 1 illustrates the properties being considered for storage areas. It is necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We hope to achieve this objective with the least amount of hardship possible. We also wish to clarify that:

- the proposed storage is intended to be a dry pond (i.e., a depressed grass area);
- the dry pond would only provide temporary storage during larger, infrequent events; and,
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**At this time, we are asking each of you, as potentially affected landowners, to advise of any current plans for development and/or to raise any concerns with the potential acquisition or use of your undeveloped land.**

Naturally, all necessary property acquisitions will include due compensation for same. Trust that you will be kept informed and advised of our proposed recommendations prior to finalizing the Draft Report.

Based on the above, we would greatly appreciate having the opportunity to review this project with you. Please contact me directly at 519-735-2184, ext. 166 to discuss this matter.





Sincerely,

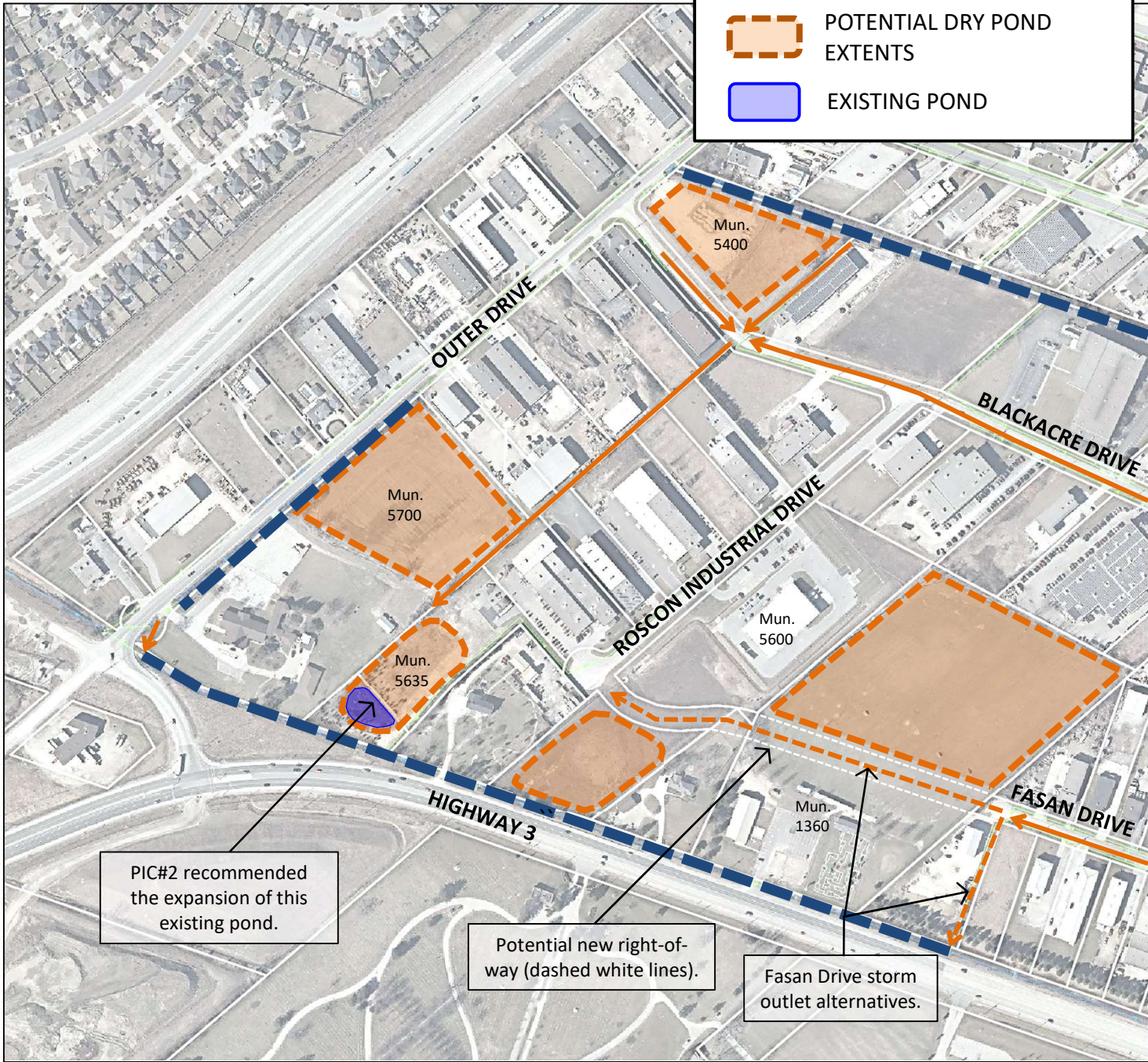
A handwritten signature in blue ink, appearing to read "John Henderson", with a long horizontal flourish extending to the right.

John Henderson, P.Eng.  
Manager, Engineering Services

Attachment: Figure 1 – Stormwater Storage Potential Locations

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND



Title	STORMWATER STORAGE POTENTIAL LOCATIONS	
	Project	OLDCASTLE STORMWATER MASTER PLAN

Date	FEB. 2021
Scale	NTS
Project No.	19-010

**FIGURE**  
**1**

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** November 2, 2021 9:42 PM  
**To:** Liz Michaud  
**Subject:** FW: 2070 Blackacre Drive - Oldcastle Stormwater Master Plan - Wolfe Drain

Hi Liz,

Mr. Bavetta's first name is Vince.

Also, please ensure that Mr. Bavetta is included on our mailing list for OSMP project notifications including the Notice of Completion.

Thank you,

John

---

**From:** John Henderson  
**Sent:** November 2, 2021 9:39 PM  
**To:** 'vince5014@gmail.com' <vince5014@gmail.com>  
**Cc:** Alain Michaud <amichaud@landmarkengineers.ca>; 'Liz Michaud' <lmichaud@landmarkengineers.ca>; Phil Bartnik <pbartnik@tecumseh.ca>  
**Subject:** 2070 Blackacre Drive - Oldcastle Stormwater Master Plan - Wolfe Drain

Good evening Mr. Bavetta,

It was a pleasure speaking with you this afternoon.

Thank you for reaching out with your questions regarding the letter you received about the Oldcastle Stormwater Master Plan and potential widening of the Wolfe Drain across the back of your property at 2070 Blackacre Drive.

As discussed, the Town has been involved in this study since 2018. To date, the study has included two Public Information Centers to obtain input from the public on the identified drainage issues and potential solutions. The study has now progressed to the point where preferred solutions have been identified.

One of the preferred solutions to reduce flooding within the Wolfe Drain drainage area during major rainfall events is to provide additional storage within the Wolfe Drain. The study findings have identified the need for an 8-metre widening of the drain along the south side to increase stormwater storage within the drain.

The focus of the Master Plan is to develop sound drainage solutions that consider socio-economic issues, cultural heritage, natural environment, estimated costs of recommended works, etc. with public consultation at key points throughout the process. Implementation planning, including timing of works, approvals, land acquisition, how the works are paid for, etc., is not part of the Master Plan process and is typically part of the next steps after the Master Plan process is completed and the study approved. Please note that implementation planning will be subject to future approval from Town Council.

It is anticipated that the Oldcastle Stormwater Master Plan will be finalized in the near future, at which time a Notice of Completion will be issued and the Project File will be placed on the mandatory 30-day public/agency review period. Through the review period, you will have the opportunity to submit questions/comment regarding the preferred

solutions. If your concerns regarding the project cannot be resolved with the Town, you can request that the Minister of Environment, Conservation and Parks make an order for the project to comply with Part II of the EA Act. (Note: A Part II Order can only be requested for individual Schedule B projects identified in the Master Plan.)

As discussed, a drainage report for the Wolfe Drain (under the provisions of the Drainage Act) is being prepared concurrently with this Master Plan. The Drainage Act process is also a public process that involves all of the properties that drain into the Wolfe Drain. It is anticipated that there will be a public meeting in the near future as part of the Drainage Act process regarding the Wolfe Drain widening that is being proposed as part of the Oldcastle Stormwater Master Plan. Notifications for this future meeting will be provided to all affected property owners. As discussed, the Drainage Act process provides a mechanism to implement drainage works, assess costs to properties that benefit from drainage works and can provide allowances for lands that are required to construct and maintain the drainage works. Drainage Act works are also subject to Council approval and the Drainage Act procedures give property owners the ability to appeal proposed drainage works and/or cost assessments.

By copy of this e-mail, I am requesting Landmark Engineers Inc. to include you on future notifications related to the Oldcastle Stormwater Master Plan.

Please do not hesitate to contact me if you have any questions.

Regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)



**John Henderson**  
**Manager Engineering Services**  
jhenderson@tecumseh.ca  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

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Please consider the environment before printing this e-mail.

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** November 4, 2021 12:00 PM  
**To:** Liz Michaud; Alain Michaud  
**Subject:** FW: Wolfe Drain Improvements and Potential Property Impacts; October 27, 2021 letter

Hi Liz,

I left voice messages with both Dino and Paul. Once I have a chance to speak with them, we can determine if a meeting is required.

John

---

**From:** Nela Radakovic-Karanovic <nelarada@bravowindsor.com>  
**Sent:** November 4, 2021 11:07 AM  
**To:** lmichaud@landmarkengineers.ca; John Henderson <jhenderson@tecumseh.ca>  
**Cc:** Dino Bravo <dinobra@bravowindsor.com>; Paul Bravo <pbravo@bravocement.com>  
**Subject:** Wolfe Drain Improvements and Potential Property Impacts; October 27, 2021 letter

Good morning,

Dino Bravo, the owner of property at 1900 Blackacre Drive, would like to set up a meeting to discuss potential impact of the Wolfe Drain improvement project to the property.

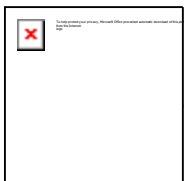
Please contact Dino Bravo at 519-791-4623 or Paul Bravo at 519-791-4624 to set up the meeting.

Thanks

Nela Radakovic-Karanovic  
Bookkeeper/Accountant



Cement Contracting Inc.  
2627 Temple Drive, Windsor, Ontario N8W 5E5  
519-944-6100 fax 519-944-2802  
bravocement.com



**John Henderson**  
**Manager Engineering Services**  
jhenderson@tecumseh.ca  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

\*\*\* DISCLAIMER \*\*\*

This e-mail and any attachment(s) are confidential and may be privileged. If you are not the intended recipient please notify me immediately by return e-mail, delete this e-mail and do not copy, use or disclose it. Messages sent to and from us may be monitored.

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** November 26, 2021 3:48 PM  
**To:** Dino Bravo  
**Subject:** RE: Wolfe Drain Improvements and Potential Property Impacts; October 27, 2021 letter

Thank you Dino. I just realized I had typed your last name wrong. I apologize and will update in our project file.

Have a good weekend,

**Liz Michaud, P.Eng.**  
Landmark Engineers Inc.  
p (519) 972-8052

---

**From:** Dino Bravo <dinobra@bravowindsor.com>  
**Sent:** November 26, 2021 3:42 PM  
**To:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Cc:** Paul Bravo <pbravo@bravocement.com>; Nela Radakovic-Karanovic <nelarada@bravowindsor.com>; jhenderson@tecumseh.ca; Alain Michaud <amichaud@landmarkengineers.ca>  
**Subject:** Re: Wolfe Drain Improvements and Potential Property Impacts; October 27, 2021 letter

Thank you for the responding letter, let me know the future plans.

Thanks  
Dalp holdings  
Re 1900 Blackacres

Get [Outlook for iOS](#)

---

**From:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Sent:** Thursday, November 25, 2021 5:03:50 PM  
**To:** Dino Bravo <dinobra@bravowindsor.com>  
**Cc:** Paul Bravo <pbravo@bravocement.com>; Nela Radakovic-Karanovic <nelarada@bravowindsor.com>; jhenderson@tecumseh.ca <jhenderson@tecumseh.ca>; Alain Michaud <amichaud@landmarkengineers.ca>  
**Subject:** RE: Wolfe Drain Improvements and Potential Property Impacts; October 27, 2021 letter

Good Afternoon Mr. Brava,

After speaking with John Henderson, we understand that your septic system is located within the proposed 8m Wolfe Drain offset. Thank you for bringing this to our attention.

At this time we think that the best solution will be the phase the drain widening improvements after the sanitary improvements have been completed along Blackacre Drive. That way there will no longer be a conflict with the septic system along the drain.

Once we have looked into all of the solutions, we will get back to you with the formal recommendation. If you have any questions or further concerns please feel free to contact us.

Thank you,



Liz Michaud, P.Eng.



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Nela Radakovic-Karanovic <[nelarada@bravowindsor.com](mailto:nelarada@bravowindsor.com)>

**Sent:** November 4, 2021 11:07 AM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>; [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**Cc:** Dino Bravo <[dinobra@bravowindsor.com](mailto:dinobra@bravowindsor.com)>; Paul Bravo <[pbravo@bravocement.com](mailto:pbravo@bravocement.com)>

**Subject:** Wolfe Drain Improvements and Potential Property Impacts; October 27, 2021 letter

Good morning,

Dino Bravo, the owner of property at 1900 Blackacre Drive, would like to set up a meeting to discuss potential impact of the Wolfe Drain improvement project to the property.

Please contact Dino Bravo at 519-791-4623 or Paul Bravo at 519-791-4624 to set up the meeting.

Thanks

Nela Radakovic-Karanovic

Bookkeeper/Accountant



Cement Contracting Inc.

2627 Temple Drive, Windsor, Ontario N8W 5E5

519-944-6100 fax 519-944-2802

[bravocement.com](http://bravocement.com)

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** November 25, 2021 3:04 PM  
**To:** Jamie Dilaudo  
**Cc:** Alain Michaud; John Henderson; Cindy Prince; Jeff Rahm  
**Subject:** RE: Message from Konica Accounting

Good Afternoon Jamie,

Thank you for providing your feedback. Alain spoke with Cindy and Jeff last week about this as well, so I just wanted to loop everyone in on this e-mail so we are all on the same page.

At this time we think that the best solution will be the phase the drain widening improvements after the sanitary improvements have been completed along Blackacre Drive. That way there will no longer be a conflict with the septic systems along the drain.

Once we have looked into all of the solutions, we will get back to you with the formal recommendation.

Thank you,

Liz Michaud, P.Eng.



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Jamie Dilaudo <jdilaudo@triamico.com>  
**Sent:** November 23, 2021 8:29 AM  
**To:** Dan Krutsch <dkrutsch@landmarkengineers.ca>; Liz Michaud <lmichaud@landmarkengineers.ca>  
**Subject:** FW: Message from Konica Accounting

Good morning Dan and Liz,

We have received a copy of your report "Oldcastle Stormwater Master Plan Class Environmental Assessment Wolfe Drain Improvements and Potential Impacts" for 2150 Blackacre Drive. I have attached your drawing of the proposed widening of Wolfe Drain at 2150 Blackacre and have indicated where our septic system is located. Please let me know if you would like to discuss other solutions in this area.

Jamie Di Laudo, P. Eng.



November 26, 2021

Project No. 19-010

1690022 Ontario Ltd.  
5455 Riverside Dr. E  
Windsor, ON  
N8S 1A5

**Re: Oldcastle Stormwater Master Plan Class Environmental Assessment  
Potential Property Needs for Stormwater Storage Facility –  
No Longer Being Considered – 1360 Highway 3**

Dear Mr. Lengyel:

This letter is intended as a follow up to the letter from the Town of Tecumseh, dated March 4, 2021, regarding the potential for a stormwater storage facility on your undeveloped property. **Through our assessment, it has been determined that your site is not the preferred site for a stormwater storage facility for the watershed.**

Although your property is no longer being considered for a stormwater storage facility, the preferred solution still identifies potential impacts to your property. With regard to drainage solutions in the Wolfe Drain drainage area, four viable Options have been developed as recommended solutions (please refer to attached Table 1 and Figures H2.1-H2.4). As shown on the attached Figures, three options include an overland flow route along a portion of your southeast property limit and one option includes a future right of way and storm sewer across your property. As presented in Table 1, these Options are based on different allowable release rates from the Wolfe Drain into the downstream portions of the Turkey Creek watershed. Currently, there is an on-going study for the Turkey Creek Watershed, which is titled the “Turkey Creek Watershed Hydrologic and Hydraulic Study”. The ultimate preferred solution for the Wolfe Drain drainage area will be selected based on the future findings of the Turkey Creek Watershed study, which will determine how much flow can be safely conveyed to the downstream receiving watercourses in the City of Windsor and the Town of LaSalle.

2280 Ambassador Drive  
Windsor, Ontario  
Canada  
N9C 4E4

Phone:  
[519] 972-8052  
Fax:  
[519] 972-8644

[www.landmarkengineers.ca](http://www.landmarkengineers.ca)



Professional Engineers  
Ontario

If you have any questions or require further details, please contact the undersigned.

Respectfully,

**Landmark Engineers Inc.**



Liz Michaud, P.Eng.

Enclosures

**Liz Michaud, P.Eng.**

Project Manager

Landmark Engineers Inc.

Phone: (519) 972-8052

Fax: (519) 972-8644

Email: [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**John Henderson, P,Eng.**

Manager, Engineering Services

Town of Tecumseh

Phone: (519) 735-2184 ext. 166

Fax: (519)735-6712

Email: [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**TABLE 1 - WOLFE DRAIN WATERSHED IMPROVEMENT OPTIONS**

OPTION	Re-route Fasan Drive storm sewer to new Collins Pond	Deepen/Enlarge Collins Drain	New Blackacre Pond	New Collins Pond (1.5m Deep Storage)	New Collins Pond (2.5m Deep Storage Below Existing Drain)	Flow Control on proposed new Auxiliary Wolfe Drain	1:100 Year Peak Flow to City (m <sup>3</sup> /s) <sup>1</sup>
<b>1a</b>		X	X	X			<b>7.36</b>
<b>1b</b>		X	X		X	X	<b>6.04</b>
<b>2</b>	X		X	X		X	<b>7.38</b>
<b>3*</b>		X	X				<b>8.67</b>
<b>4*</b>		X					<b>10.12</b>

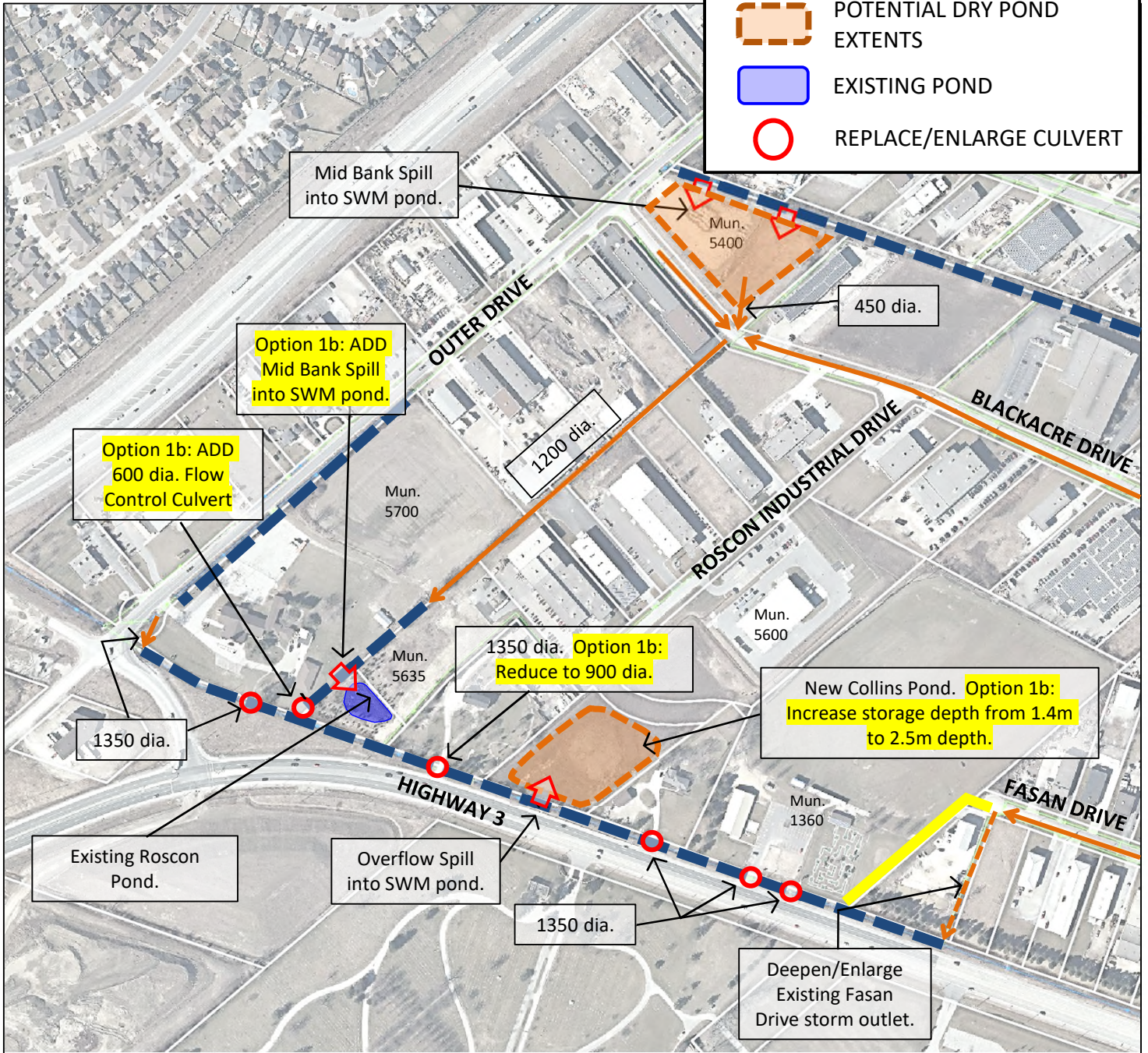
Note 1: Existing 1:100 Year Peak Flow to City is 7.7 m<sup>3</sup>/s. Parkway Design Flow is 6.1 m<sup>3</sup>/s.

\* Option is only valid if the ongoing Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate.

**LEGEND**



- — — NEW/IMPROVED DRAIN
- ← NEW UNDERGROUND SEWER
- — — OVERLAND FLOW ROUTE
- POTENTIAL DRY POND EXTENTS
- EXISTING POND
- REPLACE/ENLARGE CULVERT



**WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING:**

- Option 1a = 7.36 m<sup>3</sup>/s.
- Option 1b = 6.04 m<sup>3</sup>/s.



<b>Title</b>	WOLFE DRAIN IMPROVEMENTS – OPTIONS 1A & 1B
<b>Project</b>	OLDCASTLE STORMWATER MASTER PLAN

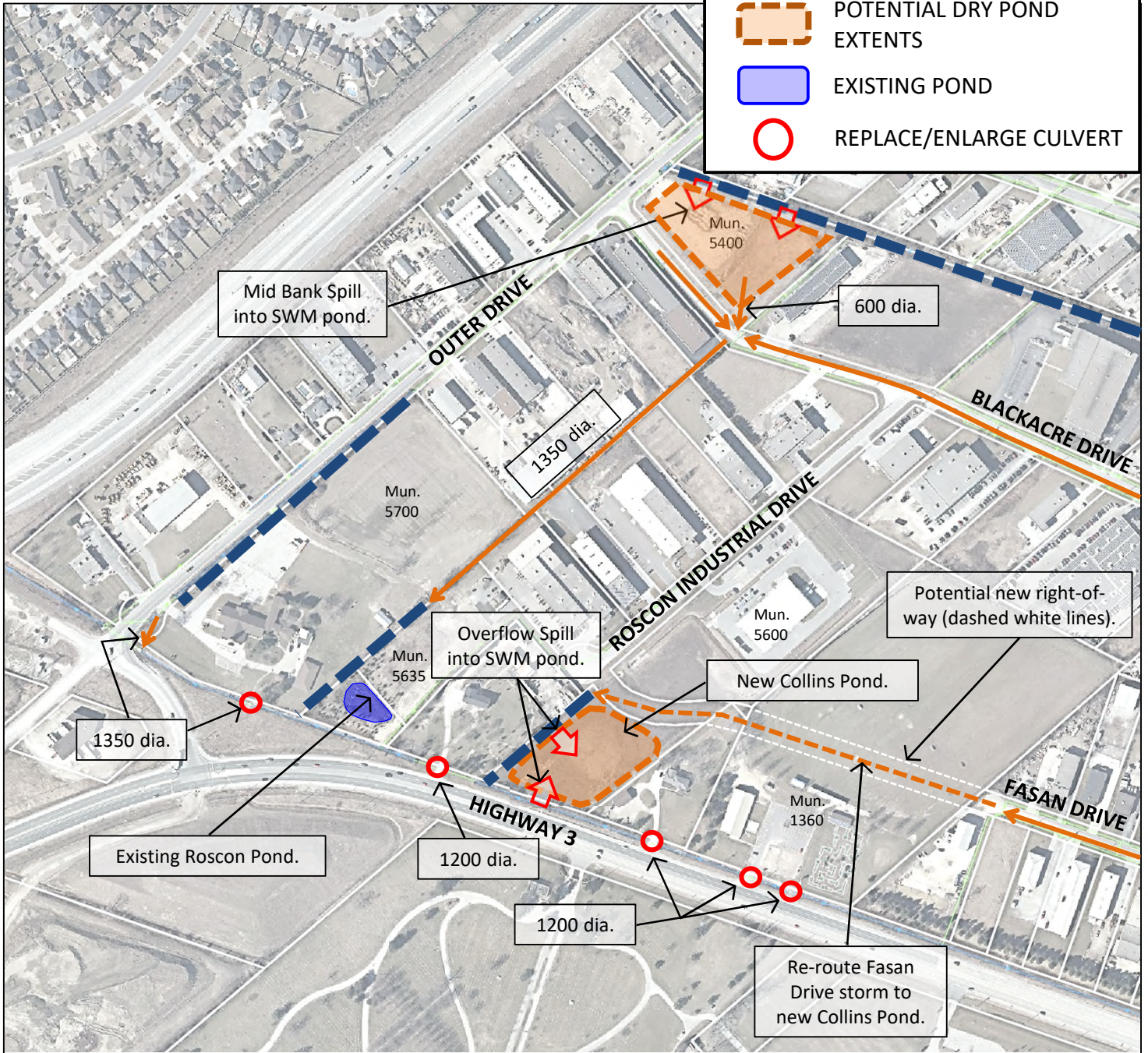
<b>Date</b>	JUNE 2021
<b>Scale</b>	NTS
<b>Project No.</b>	19-010

FIGURE  
H2.1

**LEGEND**



- ▬ NEW/IMPROVED DRAIN
- ← NEW UNDERGROUND SEWER
- ▬ OVERLAND FLOW ROUTE
- POTENTIAL DRY POND EXTENTS
- EXISTING POND
- REPLACE/ENLARGE CULVERT



Title  
**WOLFE DRAIN IMPROVEMENTS – OPTION 2**

Project  
**OLDCASTLE STORMWATER MASTER PLAN**



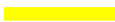



Date  
JUNE 2021

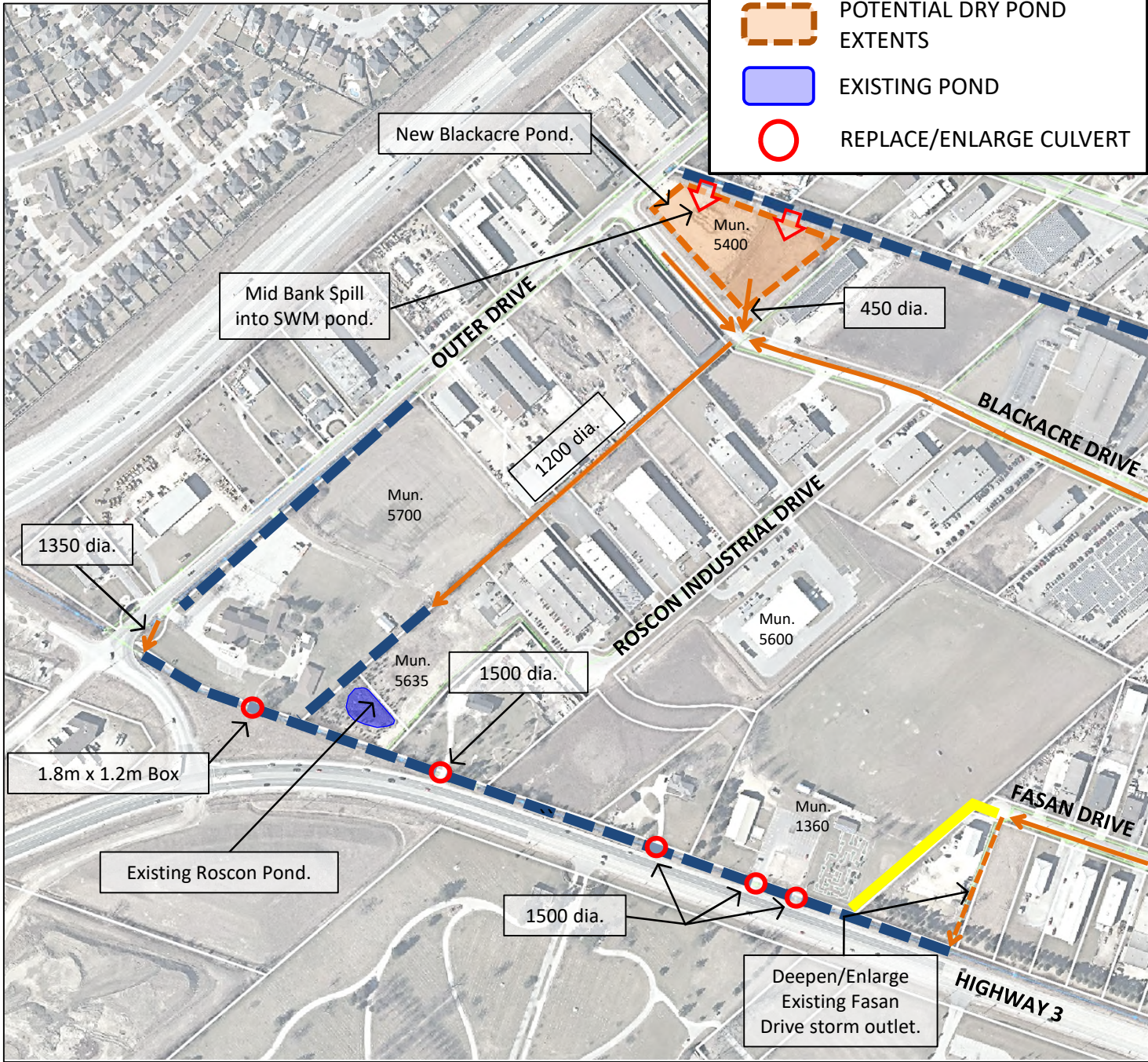
Scale  
NTS

Project No.  
19-010

**FIGURE  
H2.2**

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  OVERLAND FLOW ROUTE
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 8.67 m<sup>3</sup>/s.



\* Option 3 is only valid if the ongoing 2021 Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate of 8.67 m<sup>3</sup>/s.

Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 3*</b>	Date JUNE 2021	<b>FIGURE H2.3</b>
	Scale NTS	
	Project No. 19-010	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>		







November 26, 2021

Project No. 19-010

Congregation of the Order of Antonin Maronite in Ontario  
5700 Outer Drive  
Windsor, ON  
N9A 6J3

**Re: Oldcastle Stormwater Master Plan Class Environmental Assessment  
Potential Property Needs for Stormwater Storage Facility –  
No Longer Being Considered - 5700 Outer Drive**

Dear Father Tony:

This letter is intended as a follow up to the letter from the Town of Tecumseh, dated March 4, 2021, the teleconference held on April 6, 2021 and the response letter received from Mr. Mariotti on April 22, 2021 regarding the potential for a stormwater storage facility on your undeveloped property. **Through our assessment, it has been determined that your site is not the preferred site for a stormwater storage facility for the watershed.**

Although your property is no longer being considered for a stormwater storage facility, the preferred solution still identifies potential impacts to your property. With regard to drainage solutions in the Wolfe Drain drainage area, four viable Options have been developed as recommended solutions (please refer to attached Table 1 and Figures H2.1-H2.4). As shown in Table 1, these Options are based on different allowable release rates from the Wolfe Drain into the downstream portions of the Turkey Creek watershed. Currently, there is an on-going study for the Turkey Creek Watershed, which is titled the “Turkey Creek Watershed Hydrologic and Hydraulic Study”. The ultimate preferred solution for the Wolfe Drain drainage area will be selected based on the future findings of the Turkey Creek Watershed study, which will determine how much flow can be safely conveyed to the downstream receiving watercourses in the City of Windsor and the Town of LaSalle.

For your property, an overland flow corridor/sewer is proposed along your southeast property limit and improvements are recommended to the Wolfe Drain. None of the potential solution options are expected to interfere with the future development plans for the site as were discussed during the April teleconference. It is anticipated that the proposed solutions will be contained within the the property zoning setback requirements and the Wolfe Drain.

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Professional Engineers  
Ontario

If you have any questions or require further details, please contact the undersigned.

Respectfully,

**Landmark Engineers Inc.**



Liz Michaud, P.Eng.

Enclosures

**Liz Michaud, P.Eng.**

Project Manager

Landmark Engineers Inc.

Phone: (519) 972-8052

Fax: (519) 972-8644

Email: [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**John Henderson, P,Eng.**

Manager, Engineering Services

Town of Tecumseh

Phone: (519) 735-2184 ext. 166

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Email: [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**TABLE 1 - WOLFE DRAIN WATERSHED IMPROVEMENT OPTIONS**

OPTION	Re-route Fasan Drive storm sewer to new Collins Pond	Deepen/Enlarge Collins Drain	New Blackacre Pond	New Collins Pond (1.5m Deep Storage)	New Collins Pond (2.5m Deep Storage Below Existing Drain)	Flow Control on proposed new Auxiliary Wolfe Drain	1:100 Year Peak Flow to City (m <sup>3</sup> /s) <sup>1</sup>
<b>1a</b>		X	X	X			<b>7.36</b>
<b>1b</b>		X	X		X	X	<b>6.04</b>
<b>2</b>	X		X	X		X	<b>7.38</b>
<b>3*</b>		X	X				<b>8.67</b>
<b>4*</b>		X					<b>10.12</b>

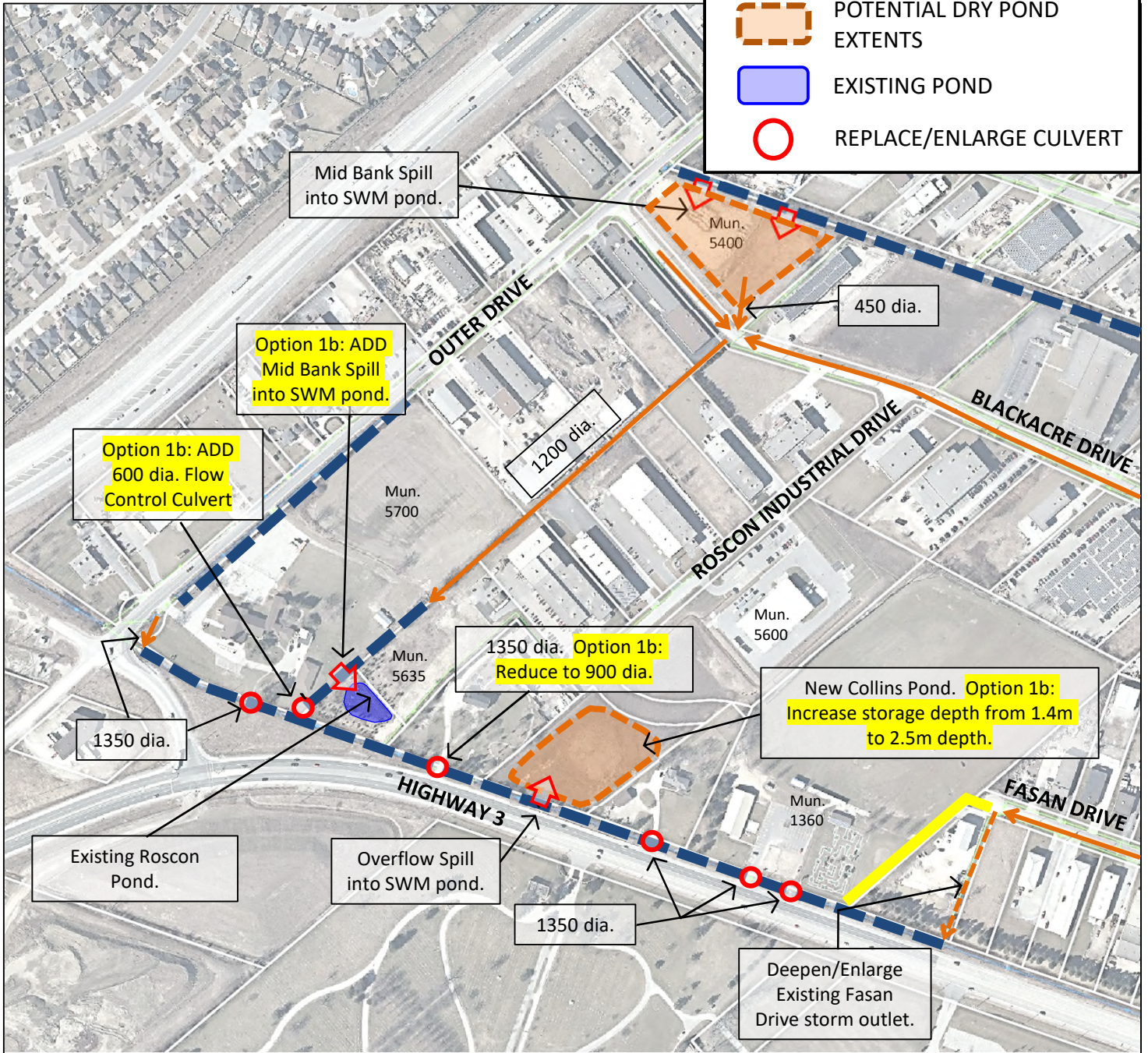
Note 1: Existing 1:100 Year Peak Flow to City is 7.7 m<sup>3</sup>/s. Parkway Design Flow is 6.1 m<sup>3</sup>/s.

\* Option is only valid if the ongoing Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate.

**LEGEND**



- ▬ NEW/IMPROVED DRAIN
- ← NEW UNDERGROUND SEWER
- ▬ OVERLAND FLOW ROUTE
- POTENTIAL DRY POND EXTENTS
- EXISTING POND
- REPLACE/ENLARGE CULVERT



**WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING:**

- Option 1a = 7.36 m<sup>3</sup>/s.
- Option 1b = 6.04 m<sup>3</sup>/s.



<b>Title</b>	WOLFE DRAIN IMPROVEMENTS – OPTIONS 1A & 1B
<b>Project</b>	OLDCASTLE STORMWATER MASTER PLAN

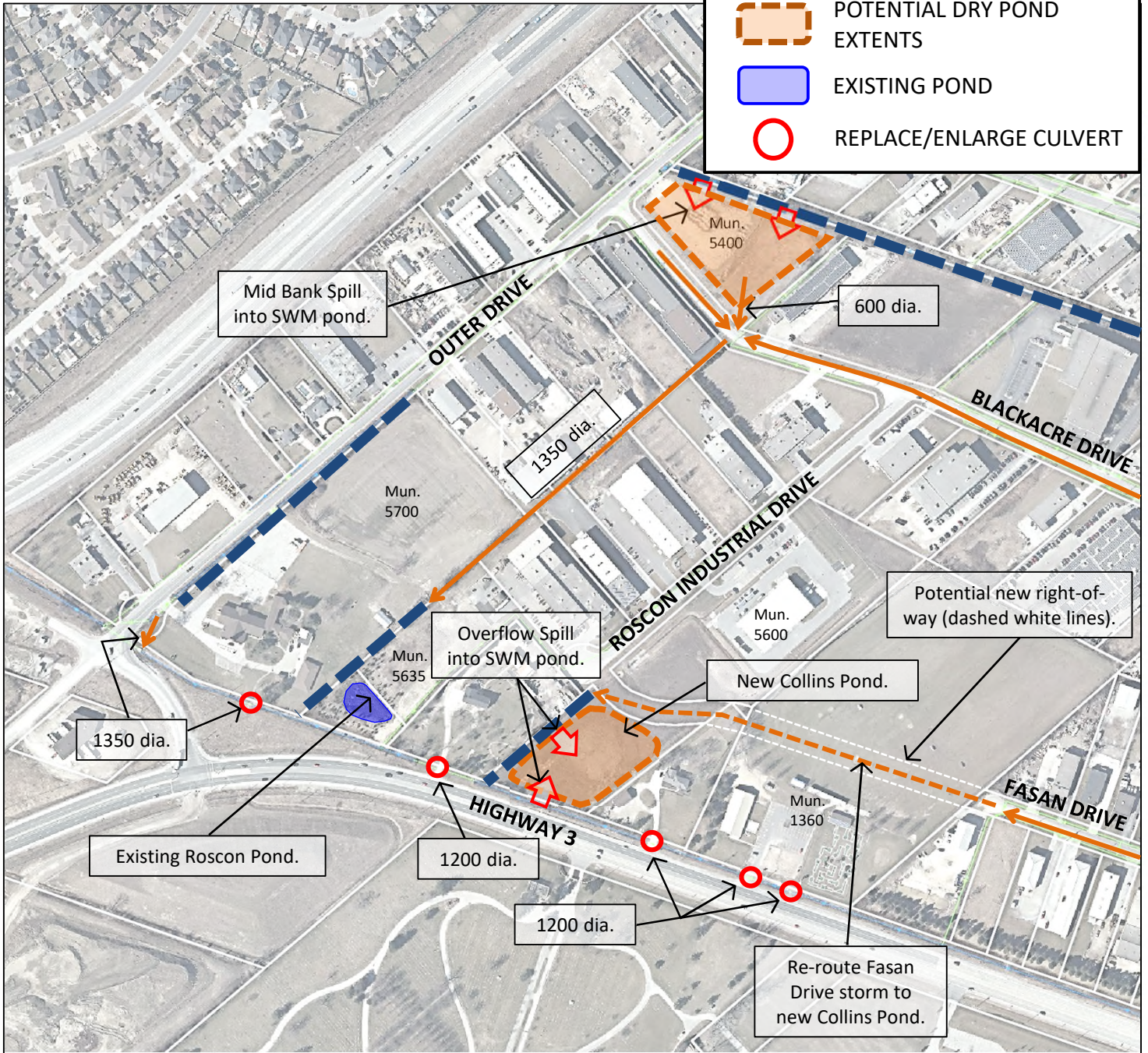
<b>Date</b>	JUNE 2021
<b>Scale</b>	NTS
<b>Project No.</b>	19-010

**FIGURE  
H2.1**

**LEGEND**



- ▬ NEW/IMPROVED DRAIN
- ← NEW UNDERGROUND SEWER
- ▬ OVERLAND FLOW ROUTE
- POTENTIAL DRY POND EXTENTS
- EXISTING POND
- REPLACE/ENLARGE CULVERT



WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 7.38 m<sup>3</sup>/s.



Title  
**WOLFE DRAIN IMPROVEMENTS – OPTION 2**

Project  
**OLDCASTLE STORMWATER MASTER PLAN**



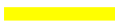



Date  
JUNE 2021

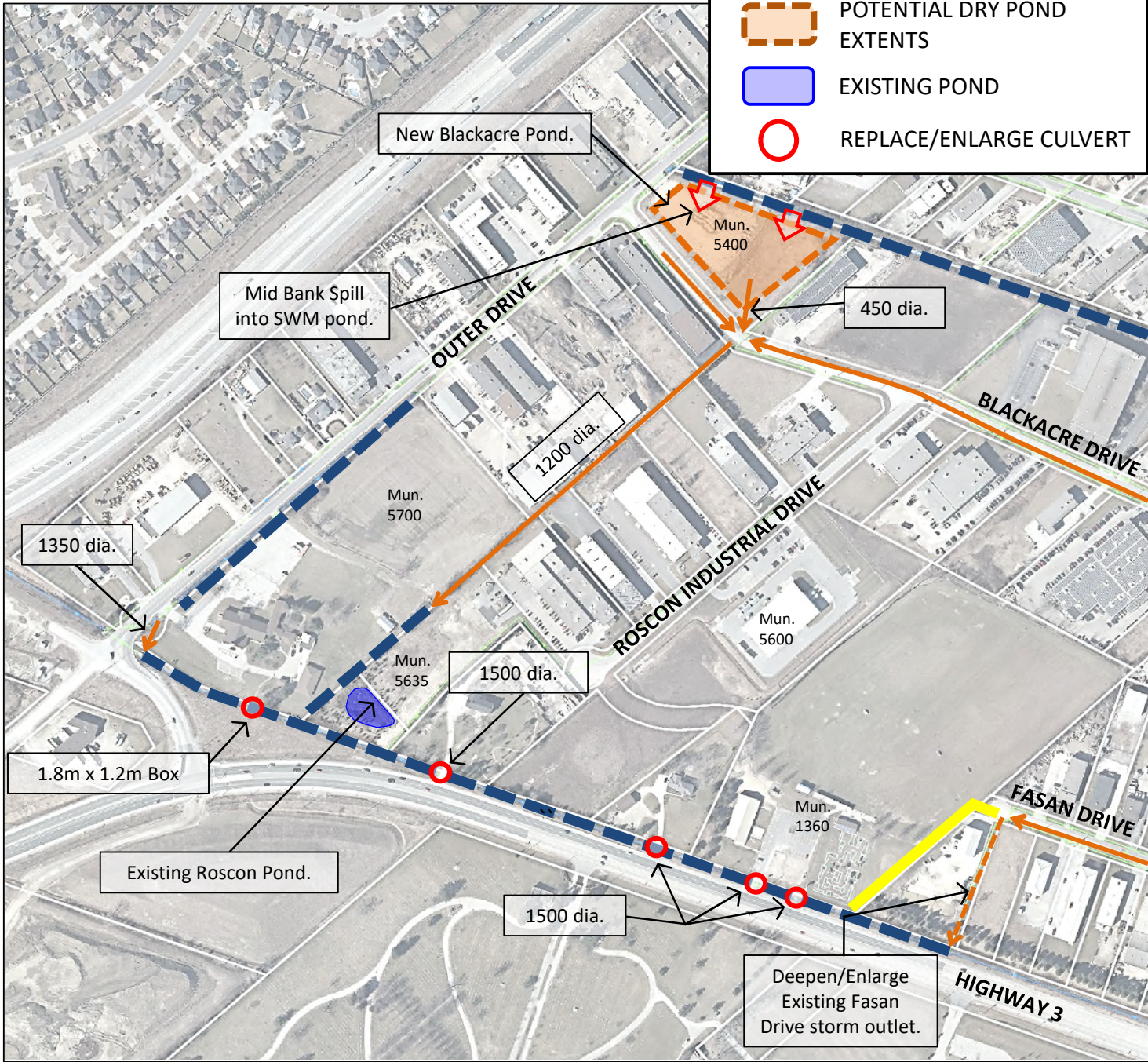
Scale  
NTS

Project No.  
19-010

**FIGURE  
H2.2**

**LEGEND**

-  NEW/IMPROVED DRAIN
-  NEW UNDERGROUND SEWER
-  OVERLAND FLOW ROUTE
-  POTENTIAL DRY POND EXTENTS
-  EXISTING POND
-  REPLACE/ENLARGE CULVERT



WOLFE DRAIN 1:100 YEAR PEAK FLOW DOWNSTREAM OF HIGHWAY 401 CROSSING = 8.67 m<sup>3</sup>/s.



\* Option 3 is only valid if the ongoing 2021 Turkey Creek Study findings determine that the downstream receivers can safely convey the peak flow rate of 8.67 m<sup>3</sup>/s.

Title <b>WOLFE DRAIN IMPROVEMENTS – OPTION 3*</b>	Date	JUNE 2021	<b>FIGURE H2.3</b>
	Scale	NTS	
	Project No.	19-010	
Project <b>OLDCASTLE STORMWATER MASTER PLAN</b>			





## Liz Michaud

---

**From:** Rino Tedesco - AC Metal Fab. <rino@acmetalfabricating.com>  
**Sent:** December 6, 2021 8:08 AM  
**To:** Alain Michaud  
**Cc:** Carlo Cerroni - AC Metal Fab.; John Henderson; Tony Tedesco - AC Metal Fab.; Liz Michaud  
**Subject:** RE: 19-010 Oldcastle Stormwater Master Plan - Wolfe Drain Improvements and Potential Property Impacts

Thank you Alain for confirming.

Regards,

**Rino Tedesco**

President / Project Manager

**Phone:** 519-737-6007 **Ext.** 230

**Email:** rino@acmetalfabricating.com

Box 36, 2050 Blackacre Drive  
Oldcastle, ON N0R 1L0

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---

**From:** Alain Michaud <amichaud@landmarkengineers.ca>  
**Sent:** Monday, December 6, 2021 8:01 AM  
**To:** Rino Tedesco - AC Metal Fab. <rino@acmetalfabricating.com>; Liz Michaud <lmichaud@landmarkengineers.ca>  
**Cc:** Carlo Cerroni - AC Metal Fab. <carlo@acmetalfabricating.com>; John Henderson <jhenderson@tecumseh.ca>; Tony Tedesco - AC Metal Fab. <tony@acmetalfabricating.com>  
**Subject:** Re: 19-010 Oldcastle Stormwater Master Plan - Wolfe Drain Improvements and Potential Property Impacts

I will be there at 3:30pm today.

Alain Michaud

---

**From:** Rino Tedesco - AC Metal Fab. <[rino@acmetalfabricating.com](mailto:rino@acmetalfabricating.com)>  
**Sent:** Saturday, December 4, 2021 12:22:06 PM  
**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Cc:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>; Carlo Cerroni - AC Metal Fab. <[carlo@acmetalfabricating.com](mailto:carlo@acmetalfabricating.com)>; John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>; Tony Tedesco - AC Metal Fab. <[tony@acmetalfabricating.com](mailto:tony@acmetalfabricating.com)>  
**Subject:** RE: 19-010 Oldcastle Stormwater Master Plan - Wolfe Drain Improvements and Potential Property Impacts

Hi Liz,

I apologise for my late coming in responding back to you. Alain is welcome to come by next week as I have late Monday afternoon available to meet, say between the hours of 3:00 – 4:00 p.m.? I would very much appreciate Alain coming by actually as it would give me the opportunity to better show him our operations and how we utilize the space that is available to us.

Regards,

**Rino Tedesco**

President / Project Manager

**Phone:** 519-737-6007 **Ext.** 230

**Email:** [rino@acmetalfabricating.com](mailto:rino@acmetalfabricating.com)

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Oldcastle, ON N0R 1L0

[www.acmetalfabricating.com](http://www.acmetalfabricating.com)



*Please consider the environment before printing this email.*

---

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Sent:** Thursday, November 25, 2021 3:37 PM

**To:** Rino Tedesco - AC Metal Fab. <[rino@acmetalfabricating.com](mailto:rino@acmetalfabricating.com)>

**Cc:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>; Carlo Cerroni - AC Metal Fab. <[carlo@acmetalfabricating.com](mailto:carlo@acmetalfabricating.com)>; John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>

**Subject:** RE: 19-010 Oldcastle Stormwater Master Plan - Wolfe Drain Improvements and Potential Property Impacts

Good Afternoon Rino,

We understand that you are now using the north portion of the site at 2060 Blackacre Drive for storage. We would still like to see if there is some way to come to a solution where we can still gain some land along the drain for future maintenance access. Our engineer, Alain Michaud, would like to visit the site and can discuss possible solutions with you. Please let me know your availability to meet.

Thank you,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

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e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Rino Tedesco - Project Manager <[rino@acmetalfabricating.com](mailto:rino@acmetalfabricating.com)>

**Sent:** November 5, 2021 3:42 PM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Cc:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>; Carlo Cerroni - Project Manager <[carlo@acmetalfabricating.com](mailto:carlo@acmetalfabricating.com)>

**Subject:** RE: 19-010 Oldcastle Stormwater Master Plan - Wolfe Drain Improvements and Potential Property Impacts

Hi Liz,

Thank you kindly for hearing me out on my concerns and taking the appropriate actions to accommodate us! This is so very much appreciated and I can't begin to explain to you how this decision has just saved my business.

In saying, the satellite image we were reviewing at the time of our conversation is out of date. Since the time of the image captured, my adjacent property (2060 Blackacre Dr.) and the corporation we own which operates out of that property, has adopted the same loading dock method as 2050 Blackacre Dr. Therefore, I respectfully request for the same consideration in removing the encroachment along the north side of the property at 2060 Blackacre Drive accordingly.

Regards,

**Rino Tedesco**

President / Project Manager

**Phone:** 519-737-6007 **Ext.** 230

**Email:** [rino@acmetalfabricating.com](mailto:rino@acmetalfabricating.com)

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Oldcastle, ON N0R 1L0

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---

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Sent:** Friday, November 5, 2021 2:01 PM

**To:** Rino Tedesco - Project Manager <[rino@acmetalfabricating.com](mailto:rino@acmetalfabricating.com)>

**Cc:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>; John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>

**Subject:** 19-010 Oldcastle Stormwater Master Plan - Wolfe Drain Improvements and Potential Property Impacts

Good Afternoon Mr. Tedesco,

It was a pleasure speaking with you Thursday morning.

Thank you for taking the time to reach out with your concerns regarding your properties at 2050 and 2060 Blackacre Drive. We understand that the 8 metre encroachment proposed on your property at 2050 Blackacre Drive would disrupt the operation of the loading docks at the north west corner of the building. As the proposed solution is a retro-fit to the Wolfe Drain, in order improve the surrounding drainage, it is not our intention to adversely impact the current operations of the adjacent businesses. Therefore, we will be removing the encroachment along the north side of the property at 2050 Blackacre Drive accordingly. The 8 meter encroachment along 2060 Blackacre Drive will remain as shown.

I have added your e-mail address to our distribution list so that any future correspondence will be sent directly to you.

Please do not hesitate to contact me if you have any further questions.

Regards,

**Liz Michaud, P.Eng.**



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November 24, 2021

Project No. 19-010

Downing Acres Inc.  
5360 Oldcastle Road, RR#1  
Oldcastle, ON  
N0R 1L0

**Re: Oldcastle Stormwater Master Plan Class Environmental Assessment  
Proposed Property Impacts  
Downing Acres, Oldcastle, Ontario**

Dear Sir/Madame,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh commenced the **Oldcastle Stormwater Master Plan** in 2018. This study intends to evaluate the current stormwater system capacity of the Oldcastle Hamlet and develop a strategy to implement proposed improvements. To date, the study has included two Public Information Centers to obtain input from the public on the identified drainage issues and potential solutions. The study has now progressed to the point where preferred solutions have been identified.

**Please be advised that part of the preferred solution includes the addition of a stormwater pond on your property.** The attached figure illustrates the pond location, identified as the 'Downing Acres Pond'. At this time, we are contacting you as an affected land owner to extend an invitation to discuss the impacts to your property. It should be acknowledged that the solution provides the on-site storage required in order to accommodate 31.2 hectares of potential future residential development related to your land. The proposed pond will allow development of this land to proceed without adversely impacting the downstream receiving watercourses.

If you would like to review all of the project-related information available to date, it is available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

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Professional Engineers  
Ontario

If you have any questions or require further details, please contact the undersigned.

Respectfully,

**Landmark Engineers Inc.**

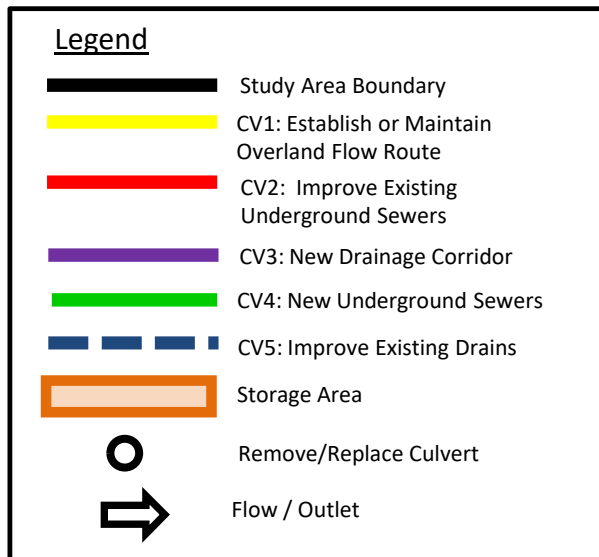
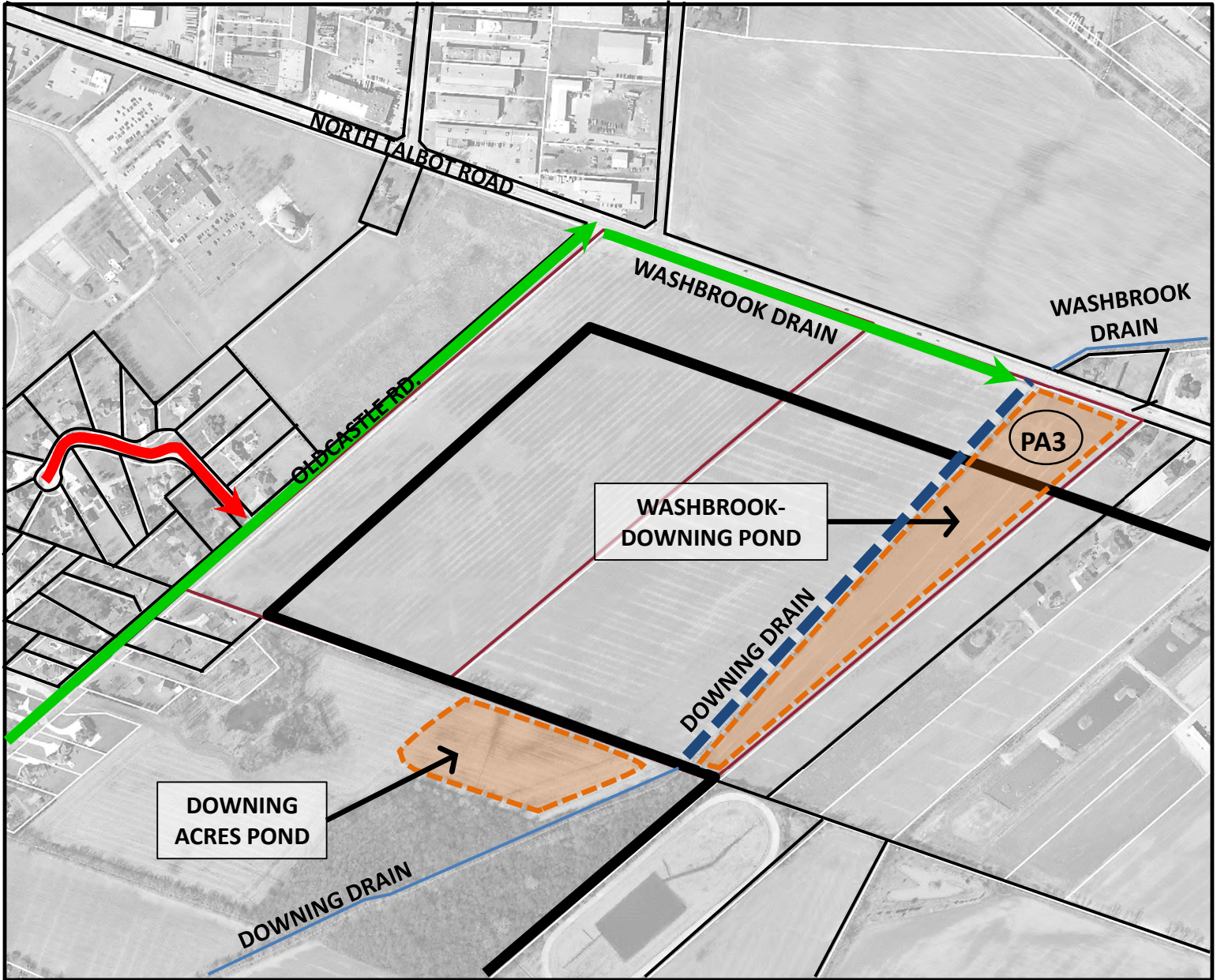


Liz Michaud, P.Eng.

Enclosure

**Liz Michaud, P.Eng.**  
Project Manager  
Landmark Engineers Inc.  
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Email: [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**John Henderson, P,Eng.**  
Manager, Engineering Services  
Town of Tecumseh  
Phone: (519) 735-2184 ext. 166  
Fax: (519)735-6712  
Email: [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)





November 24, 2021

Project No. 19-010

538073 Ontario Inc.  
5680 Hwy #3, RR 3  
Maidstone, ON  
N0R 1K0

**Re: Oldcastle Stormwater Master Plan Class Environmental Assessment  
Proposed Property Impacts  
North Talbot Road (CON NTR N PT LOT 302), Oldcastle, Ontario**

Mr. Richard and Mr. Robert McCarthy,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the Town of Tecumseh commenced the **Oldcastle Stormwater Master Plan** in 2018. This study intends to evaluate the current stormwater system capacity of the Oldcastle Hamlet and develop a strategy to implement proposed improvements. To date, the study has included two Public Information Centers to obtain input from the public on the identified drainage issues and potential solutions. The study has now progressed to the point where preferred solutions have been identified.

**Please be advised that part of the preferred solution includes the addition of a stormwater pond on your property.** The attached figure illustrates the pond location, identified as the 'Washbrook-Downing' Pond. At this time, we are contacting you as an affected land owner to extend an invitation to discuss the impacts to your property. It should be acknowledged that the solution provides the on-site storage required to reduce flows within the downstream reach of the Washbrook Drain which will in turn reduce the water levels in the drain and improve conveyance. As well, based on your feedback at the Public Information Centre (held January 29<sup>th</sup>, 2019), the pond has been moved to the northeast corner of the property along the east side of the existing drain.

If you would like to review all of the project-related information available to date, it is available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

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Professional Engineers  
Ontario

If you have any questions or require further details, please contact the undersigned.

Respectfully,

**Landmark Engineers Inc.**



Liz Michaud, P.Eng.

Enclosure

**Liz Michaud, P.Eng.**

Project Manager

Landmark Engineers Inc.

Phone: (519) 972-8052

Fax: (519) 972-8644

Email: [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**John Henderson, P,Eng.**

Manager, Engineering Services

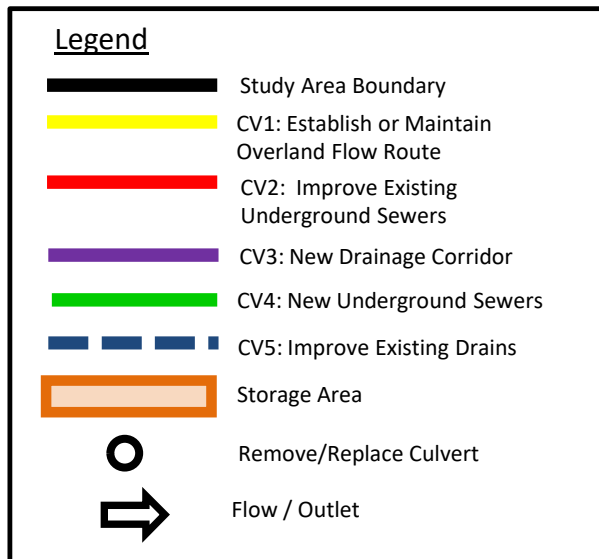
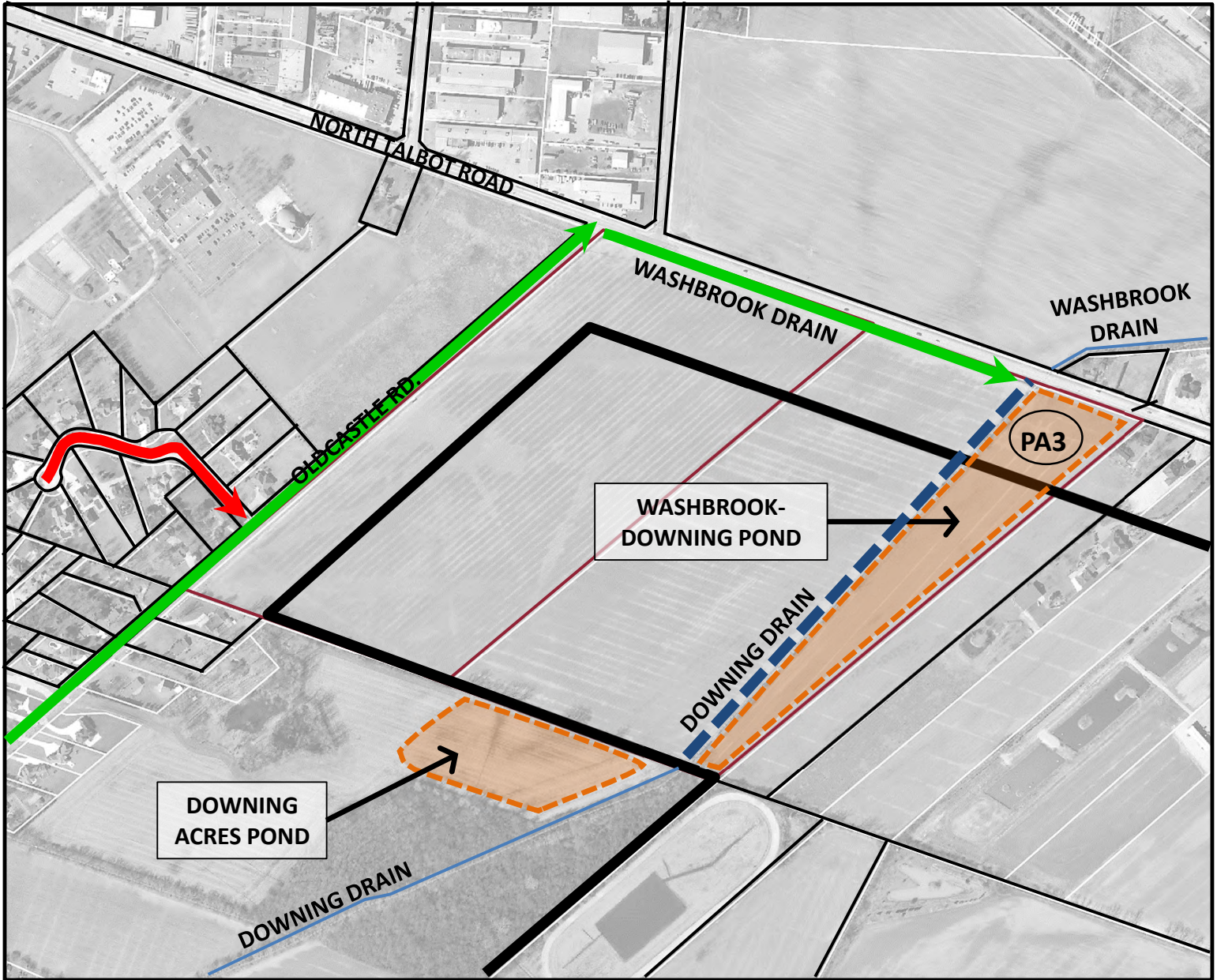
Town of Tecumseh

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Fax: (519)735-6712

Email: [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)





## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** December 20, 2021 1:52 PM  
**To:** Rick Wellwood; jhenderson@tecumseh.ca  
**Subject:** RE: Oldcastle Storm water Class EA

Thank you Mr. Wellwood for providing your comments. I have added them to the project file and they will become part of public record for the project. We are currently finalizing the meeting minutes and will send you a copy in the New Year along with a response to the concerns in your letter.

Thank you again for meeting with us last week.

Merry Christmas,

Liz Michaud, P.Eng.  
Landmark Engineers Inc.  
p (519) 972-8052

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

**From:** Rick Wellwood <rwellwood3@gmail.com>  
**Sent:** December 16, 2021 4:32 AM  
**To:** jhenderson@tecumseh.ca; Liz Michaud <lmichaud@landmarkengineers.ca>  
**Subject:** Oldcastle Storm water Class EA

Hi Liz and John:

Please find attached Downing's submission flowing from our mtg. of December 14, 2021. Hope you find it accurate and helpful.

Regards

Rick Wellwood



December 16, 2021

Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, ON  
N9C 4E4

Emailed only to: [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**Dear Ms. Michaud:**

**Re: Downing Acres Storm Water Retention proposal forming part of the  
Oldcastle Storm water Master Plan Class Environmental Assessment**

As part of the Oldcastle Storm water Master Plan Class Environmental Assessment the Downing Acres Lands (hereinafter the "Lands") are being studied to determine the preferred solution / solutions for providing storm water retention for the Lands. To this end a virtual meeting was held on December 14, 2021 between the Town, Landmark and Downing to discuss the salient matters that are relevant to the EA process as it relates to the Storm Water Retention for the Downing Acres Lands. The matters discussed included but were not limited to the benefit of providing flexibility to the location of the required storage area (hereinafter "the Pond") and the benefit of providing an option that would facilitate the independent storm servicing of the Downing Acre Lands.

Downing's understanding flowing from the meeting was as follows:

- 1.) That the Lands would be provided with two options for storm water retention. Option One would provide for the Pond wholly on the Lands while Option Two would provide for storm water retention within the proposed Washbrook Downing Pond immediately to the north of the Lands, and
- 2.) That the location of the Pond shown in the figure illustrating Option 1 is not meant to pre-determine the actual Pond location and design but is only being provided as a concept and further that the final Pond design and location will be determined as part of the preparation of detailed servicing design for the Lands.



Not discussed during the meeting and perhaps not part of the EA process, is the question of whether or not Downing would be required to participate in the construction of the Washbrook Downing Pond provided for under Option Two, should the construction of same proceed prior to Downing's construction of the Downing Pond. For several reasons including but not limited to cost and aesthetics, Downing would prefer to have the option of opting out of Option Two and as such would propose a covenant similar in form to the following:

Downing shall have the option but not the requirement to proceed pursuant to Option Two.

Downing is very appreciative of the efforts and considerations provided to us by you and your team and look forward to reviewing the final document.

**Merry Christmas to all !**

Yours Truly,  
**DOWNING ACRES INC.**

**Rick Wellwood**  
**President**

## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** January 19, 2022 11:11 AM  
**To:** Rick Wellwood  
**Cc:** John Henderson; cjeffery@tecumseh.ca; Alain Michaud  
**Subject:** Oldcastle Stormwater Class EA - December Meeting  
**Attachments:** 19-010 Meeting Minutes - Downing Acres (14Dec21).pdf

Good Morning Mr. Wellwood,

Please see attached the Meeting Minutes from our meeting on December 14, 2021.

In response to the questions posed in your letter regarding Downing Acres ability to 'opting out' of Option 2, that is not part of the scope of work in the Environmental Assessment and Master Planning process. The commitments and compensation required for Option 2 would be part of the logistics addressed in next steps as the project moves forward - after the completion and approval of the Master Plan.

Thank you again for your input on the project.

Liz Michaud, P.Eng.



**Landmark Engineers Inc.**

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**Oldcastle Stormwater Master Plan**  
**Downing Acres Property - Meeting Minutes**

Date: 14 December 2021  
Time: 2:00 p.m.  
Location: Online Meeting

Attendance: Alain Michaud – Landmark Engineers Inc.  
Liz Michaud – Landmark Engineers Inc.  
John Henderson – Town of Tecumseh  
Chad Jeffery – Town of Tecumseh  
Judy Wellwood-Robson – Downing Acres Inc.  
Rick Wellwood – Downing Acres Inc.

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The purpose of this meeting was to meet with the owners of the Downing Acres Inc. property (Mun. No. 5360 Oldcastle Road) to discuss the recommended solution presented in Landmark’s letter dated 24 November 2021.

The following is a general summary of the items discussed at the above-noted meeting.

- Ms. Robson presented a brief history of the lands and how they have evolved over the years. The main concern is to keep as much of the land as possible for future development.
- Ms. Robson expressed concern with the change in the recommended solution as compared to the solution presented in PIC No.2. The Town explained that an on-site pond serving only the Downing Acres lands would allow the landowner to control the timing of development, whereas the regional pond solution would require the acquisition of the off-site lands prior to development of Downing Acres.
- Landmark explained that a second solution could be included in the OSMP where the Washbrook-Downing Pond would serve as a regional pond (i.e., off-site SWM for the Downing Acres lands). It was clarified that compensation for benefit derived from off-site SWM would need to be provided by Downing Acres Inc. and that the determination of compensation amounts is not part of the Master Plan process.
- Landmark clarified that the SWM pond is not required for agricultural use; it is only required when development occurs to mitigate adverse impacts from excess runoff created by development (i.e., storage required to attenuate flow to existing agricultural rates).
- Landmark further clarified that the recommended solutions proposed pond sizing and location is conceptual and is subject to change during detailed design, so long as the intent is maintained. (The design intent will be described in Appendix K of the OSMP report). The report will include clear language to clarify that the SWM pond layout and the location can be revised to suit the proposed development plan.

- Discussion was had regarding potential alternative pond locations. Ms. Robson suggested two alternatives; in the woodlot along the Downing Drain and/or the expansion of the existing on-site heritage pond. These potential alternatives could be considered during detailed design considerations, subject to supporting studies, such as an Environmental Impact Study.
- Mr. Wellwood suggested that an expansion of the existing pond to the east of their property be explored as a potential SWM solution for their property. Landmark clarified that there is no technical merit for the OSMP to support acquiring this additional land to serve only his lands and that a regional pond along the property to the north (McCarthy's land) is preferred to provide off-site SWM measures for the Downing Acres property.
- Ms. Robson discussed the option to clear trees in order to gain more agricultural land. The Town explained that the woodlot is subject to a Natural Environment Overlay in the Town's recently approved Official Plan and that development and site alteration is not permitted within lands subject to the Overlay unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- Ms. Robson noted that the existing Downing Drain is a large channel that never overflows during heavy rainfall events and asked if future development on the Downing Acres land could discharge directly into the Downing Drain without a stormwater management facility. The Town advised that, while the Downing Drain may be a reasonably sized channel, the drainage systems downstream of their property do not have the capacity to accept uncontrolled runoff from new development. Stormwater management is required to ensure downstream lands are not adversely impacted by new development.
- The meeting was concluded with the resolution that both a standalone Downing Acres Pond option and the Washbrook-Downing Pond option will be included as part of the preferred solution.

There being no further business the meeting adjourned. These minutes were prepared by the undersigned, who should be notified promptly of any errors and/or omissions.



---

Liz Michaud, P.Eng.  
Landmark Engineers Inc.

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** January 28, 2022 6:17 PM  
**To:** Judy Robson  
**Cc:** Sam Paglia; Phil Bartnik; Alain Michaud; Liz Michaud; Langlois, Ryan; omoir@dillon.ca  
**Subject:** 7th Concession Drain Questionnaire - City of Windsor Drainage Project  
**Attachments:** 7th Concession Drain Questionnaire.jpg

Good evening Judy,

Thank you for providing your questions regarding the City of Windsor's proposed drainage project on the 7<sup>th</sup> Concession Drain.

The following responses are provided with regard to your questions:

Question 1 - The Upper Little River Watershed Drainage and Stormwater Management Master Plan Class Environmental Assessment (ULREA), that is being prepared by Stantec Consulting Ltd., is not yet complete. This Study has been on-going for a number of years and we anticipate that it will be completed this year. The ULREA is a partnership study between the Town of Tecumseh and the City of Windsor that is being managed by the Essex Region Conservation Authority. The Oldcastle Stormwater Master Plan has considered the draft information available from the ULREA.

Question 2 - Dillon Consulting Ltd. is working on the Sandwich South Master Servicing Plan (SSMSP) for the City of Windsor which includes the 7<sup>th</sup> Concession Drain. There has been coordination between Landmark Engineers Inc. and Dillon Consulting Ltd. for the OSMP and the SSMSP.

Question 3 – We do not anticipate any changes to the OSMP as a result of the City's proposed work on the 7<sup>th</sup> Concession Drain.

Have a great weekend.

Regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)



**NOTICE OF VIRTUAL MEETING**

QUESTIONNAIRE – 7<sup>th</sup> Concession Drain (East-West Alignment) Outlet to Little River Drain

1. Please print your name Judy Wellwood-Rebson
2. Please provide your parcel address so that we may confirm your location in the watershed 5370 Oldcastle Rd., Oldcastle, On. N8R1L0 AND Downing Acres
3. Please provide us with a current contact phone number where you can be reached 519-737-6285
4. Please provide us with a current contact email address where you can be reached judyrobson7@msn.com
5. Please provide us with your question or concern regarding drainage
  1. Is there a master plan for the Little River Water shed?
  2. Does Dillon Consulting collaborate with Landmark?
  3. Will this make further changes to the Oldcastle Stormwater Master Plan? (attach additional pages and photos if required).

For further information on Municipal Drainage and the Rights and Responsibilities of the Landowner, visit the Ontario Ministry of Agriculture, Food, and Rural Affairs website at [www.omafra.gov.on.ca](http://www.omafra.gov.on.ca)

Please send the completed questionnaire by mail or email to the engineer or the Town's Superintendent:

Dillon Consulting L  
Attention: Oliver Moir, EIT  
10 Fifth Street South  
Chatham, ON  
N7M 4V4  
Email: [omoir@dillon.ca](mailto:omoir@dillon.ca)

Town of Tecumseh  
Attention: Sam Paglia, P.Eng.  
917 Lesperance Road  
Tecumseh, ON  
N8N 1W9  
Email: [spaglia@tecumseh.ca](mailto:spaglia@tecumseh.ca)

Information collected will be used in accordance with the Freedom of Information and Protection of Privacy Act. Unless otherwise stated in the submission, any personal information such as name, address, telephone number, voice, image and property location included in all submissions will become part of the public record files for this project and may be included in the final report.

This document is available in alternate formats upon request.

917 Lesperance Rd. | Tecumseh, ON | N8N 1W9 | P: (519) 735-2184 | F: (519) 735-6712



**John Henderson**  
**Manager Engineering Services**  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

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 Please consider the environment before printing this e-mail.

## OLDCASTLE STORMWATER MASTER PLAN

### NOTICE OF STUDY COMPLETION

The Town of Tecumseh has now completed the Oldcastle Stormwater Master Plan to address the stormwater needs of the Oldcastle Hamlet area. This study has been conducted in accordance with the requirements of Approach 2 (Phases 1 and 2) of the Municipal Class Environmental Assessment (EA) which is an approved process under the Environmental Assessment Act. Funding for this study is being provided in part through the National Disaster Mitigation Program (NDMP) and provides NDMP funding to the Provincial and Territorial governments who may redistribute funding to eligible entities such as the Town of Tecumseh. In Ontario, the NDMP is administered by the Ministry of Municipal Affairs and Housing. (Note: Views expressed in this study are the views of the Town of Tecumseh and do not necessarily reflect those of the Province and the Government of Canada.)

Subject to comments received as a result of this Notice and receipt of necessary approvals, the Town of Tecumseh may proceed with implementation of the following Schedule B projects:

- H.2 – New Storm Sewer along Del Duca Drive
- H.3 – New Storm Sewer along Ure Street
- W.3 – New Storm Sewer along Fasan Drive
- W.5 – Replace Storm Outlets to Wolfe Drain
- 6C.1 – Replace Halford Drive Storm Outlet
- H.4 – Enlarge & Re-route Hurley Drain to New Hurley Pond
- 9C.2 – New Washbrook-Downing Pond
- 9C.5 – Oldcastle Heights Pond
- 9C.6 – Downing Acres Pond
- 9C.7 – 9th Concession Pond

All of the project information is being made available for review online. Please refer to the Town of Tecumseh's website:

<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

The website contains links to view the Project File, which contains all information regarding the project to date. If you do not have access to the internet, please contact Landmark Engineers Inc. at the address below to make arrangements to review a hard copy.

Interested persons may provide written comment to our project team by March 25, 2022. All comments and concerns should be sent directly to Ms. Liz Michaud, P.Eng. at Landmark Engineers Inc.

In addition, a request may be made to the Ministry of the Environment, Conservation and Parks (Ministry) for an order requiring a higher level of study (i.e. requiring an individual/comprehensive EA approval before being able to proceed), or that conditions be imposed (e.g. require further studies), only on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests on other grounds will not be considered. Requests should include the requester's contact information and full name.

Requests should specify what kind of order is being requested (request for conditions or a request for an individual/comprehensive environmental assessment), how an order may prevent, mitigate or remedy potential adverse impacts on Aboriginal and treaty rights, and any information in support of the statements in the request. This will ensure that the Ministry is able to efficiently begin reviewing the request.

The request should be sent in writing or by email to:

**Minister of the Environment, Conservation and Parks**

Ministry of Environment, Conservation and Parks  
777 Bay Street, 5th Floor  
Toronto ON M7A 2J3  
[minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)

and

**Director, Environmental Assessment Branch**

Ministry of Environment, Conservation and Parks  
135 St. Clair Ave. W, 1st Floor  
Toronto ON, M4V 1P5  
[EABDirector@ontario.ca](mailto:EABDirector@ontario.ca)

Requests should also be copied to Landmark Engineers Inc. by mail or by e-mail. Please visit the Ministry's website for more information on requests for orders under section 16 of the Environmental Assessment Act at: <https://www.ontario.ca/page/class-environmentalassessments-part-ii-order>

All personal information included in your request – such as name, address, telephone number and property location – is collected, under the authority of section 30 of the Environmental Assessment Act and is collected and maintained for the purpose of creating a record that is available to the general public. As this information is collected for the purpose of a public record, the protection of personal information provided in the Freedom of Information and Protection of Privacy Act (FIPPA) does not apply (s.37). Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential.

**Landmark Engineers Inc.**

Ms. Liz Michaud, P.Eng.  
2280 Ambassador Drive  
Windsor, ON N9C 4E4  
519-972-8052  
[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**Town of Tecumseh**

Mr. John Henderson, P.Eng.  
917 Lesperance Rd.  
Tecumseh, ON N8N 1W9  
519-735-2184 ext. 166  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

This Notice issued 15 February 2022.

**Liz Michaud**

---

**From:** John Sulaiman <jsulaiman@michaeltol.com>  
**Sent:** February 19, 2022 8:34 AM  
**To:** Liz Michaud  
**Cc:** jhenderson@tecumseh.ca  
**Subject:** Oldcastle Stormwater Master Plan - Michael Tool & Mold  
**Attachments:** Michael Tool & Mold Presentation February 19, 2022.pdf

Liz/John,

In regards to the Town of Tecumseh Stormwater Master Plan for the Oldcastle Hamlet, I do have a couple of questions and concerns regarding our property at 2340 Olympia Drive.

Please see the attached Power Point presentation the I have prepared explaining my area of concern.

If you could please review and provide any comments or concerns you might have in this regard.

I understand that work might have to be completed, but I need the assurance that if access is temporarily removed to complete the drainage construction and or improvements, then it must be restored to its original condition or better.

Please email me that you received this correspondence.

*John Sulaiman*

Michael Tool & Mold  
2340 Olympia Drive, RR#1  
Oldcastle, Ontario  
Canada, N0R 1L0  
Phone:1-519-737-1269

Email: jsulaiman@michaeltool.com

---

**From:** Liz Michaud <lmichaud@landmarkengineers.ca>

**Sent:** February 18, 2022 6:00 PM

**To:** undisclosed-recipients:

**Subject:** Oldcastle Stormwater Master Plan - Notice of Study Completion

Good Afternoon,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), this letter is to advise you that the Class EA for the Oldcastle Stormwater Master Plan has now been completed. Attached is a copy of the Notice of Study Completion.

Subject to comments received as a result of this Notice, and the receipt of necessary approvals, the Town of Tecumseh may proceed with the design and construction of the Schedule B projects.

To aid in the dissemination of information, all project-related information is available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

If you have any questions or require further details, please contact the undersigned.

Regards,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

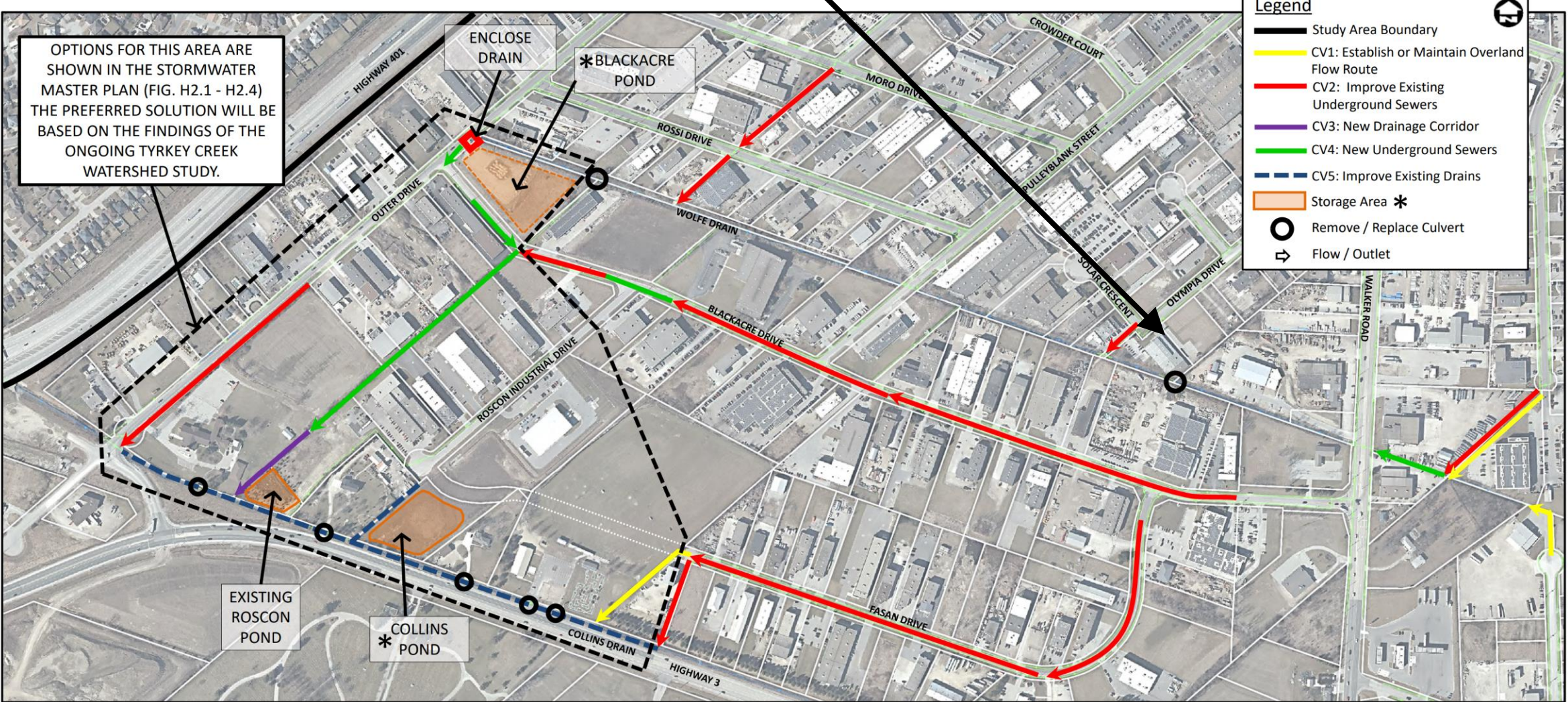
# Michael Tool & Mold 2340 Olympia Drive

Oldcastle Stormwater Master Plan

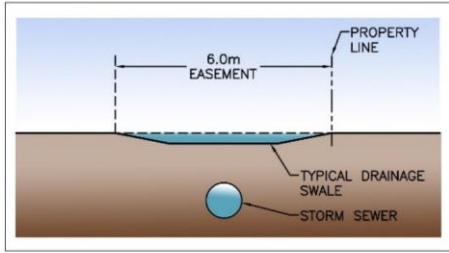
See below sides regarding Questions and Concerns

February 19, 2022

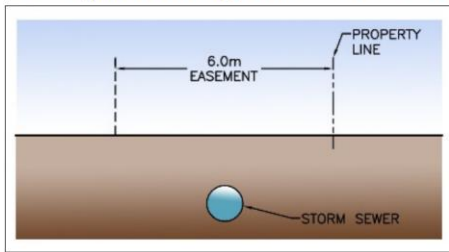
# Michael Tool & Mold 2340 Olympia Drive



CV1 & CV2: Typical Overland Flow Route with Underground Sewer Section



CV2: Typical Underground Sewer Section



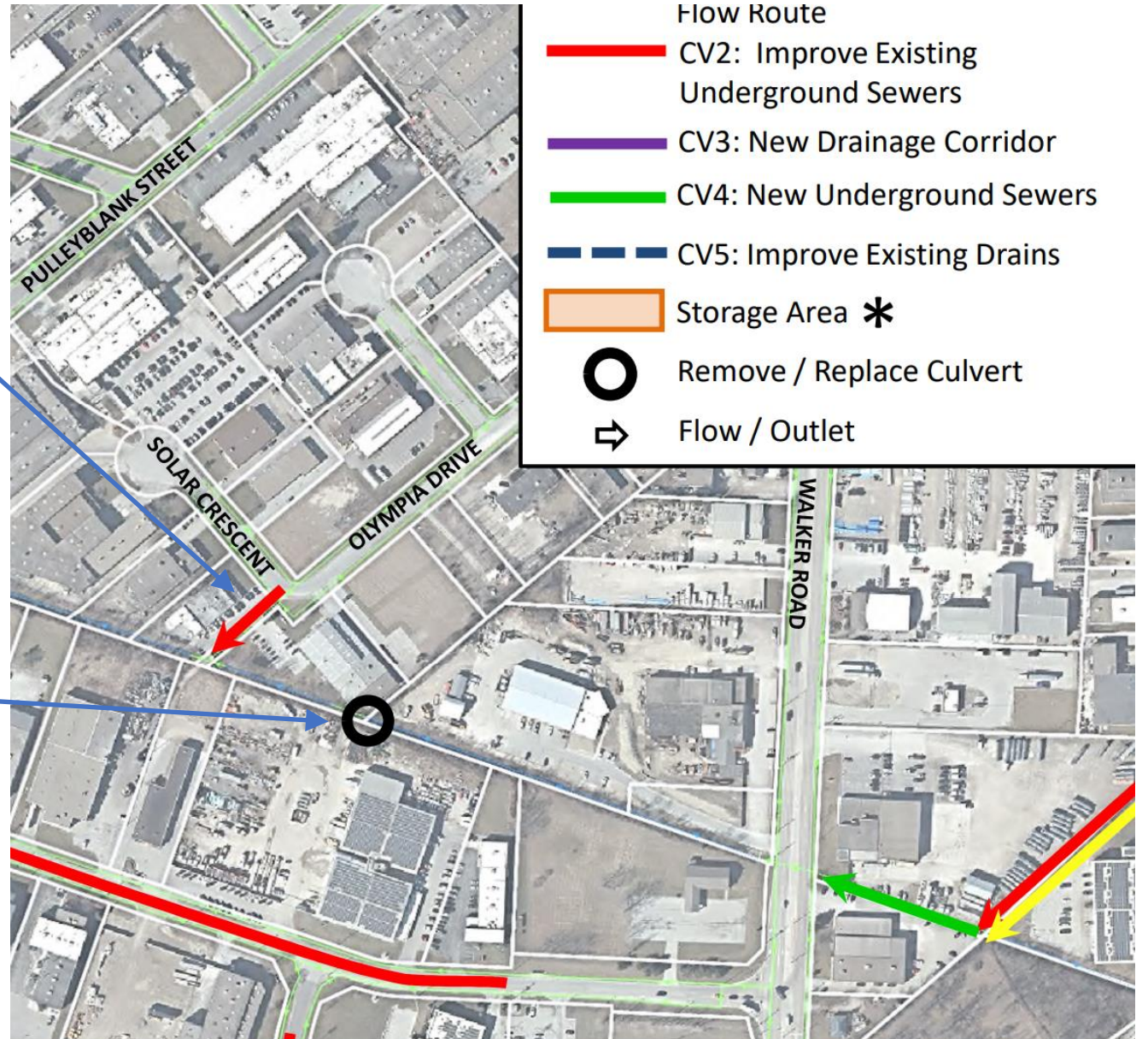
**Question No. 1**

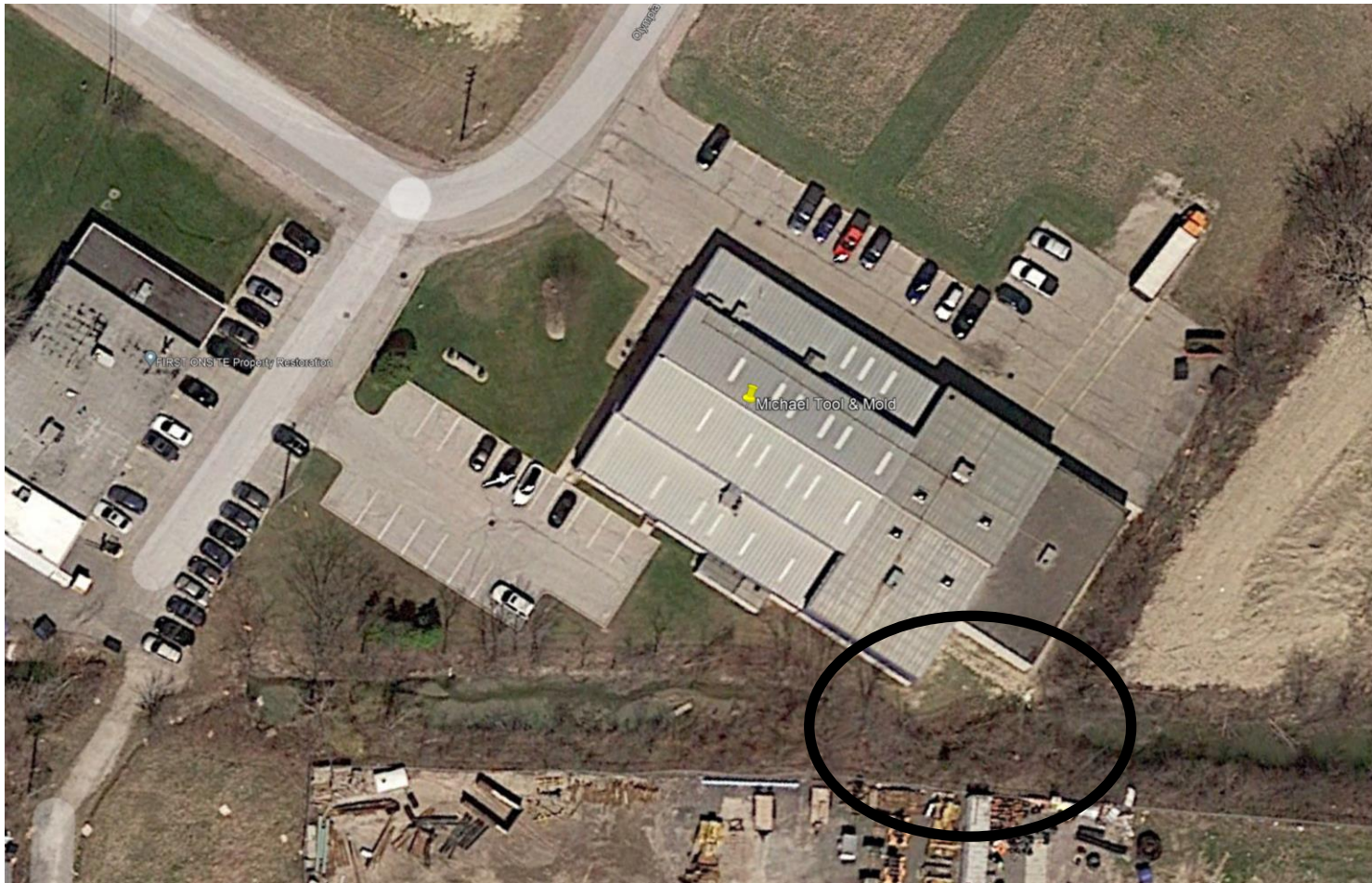
Please advise which CV2 method will be implemented?

**Question No. 2**

Please advise how the "Remove/Replace Culvert" will be implemented?

From which property will access be required in order to complete work?  
(Michael Tool? Amico? DBI/Elmara?)

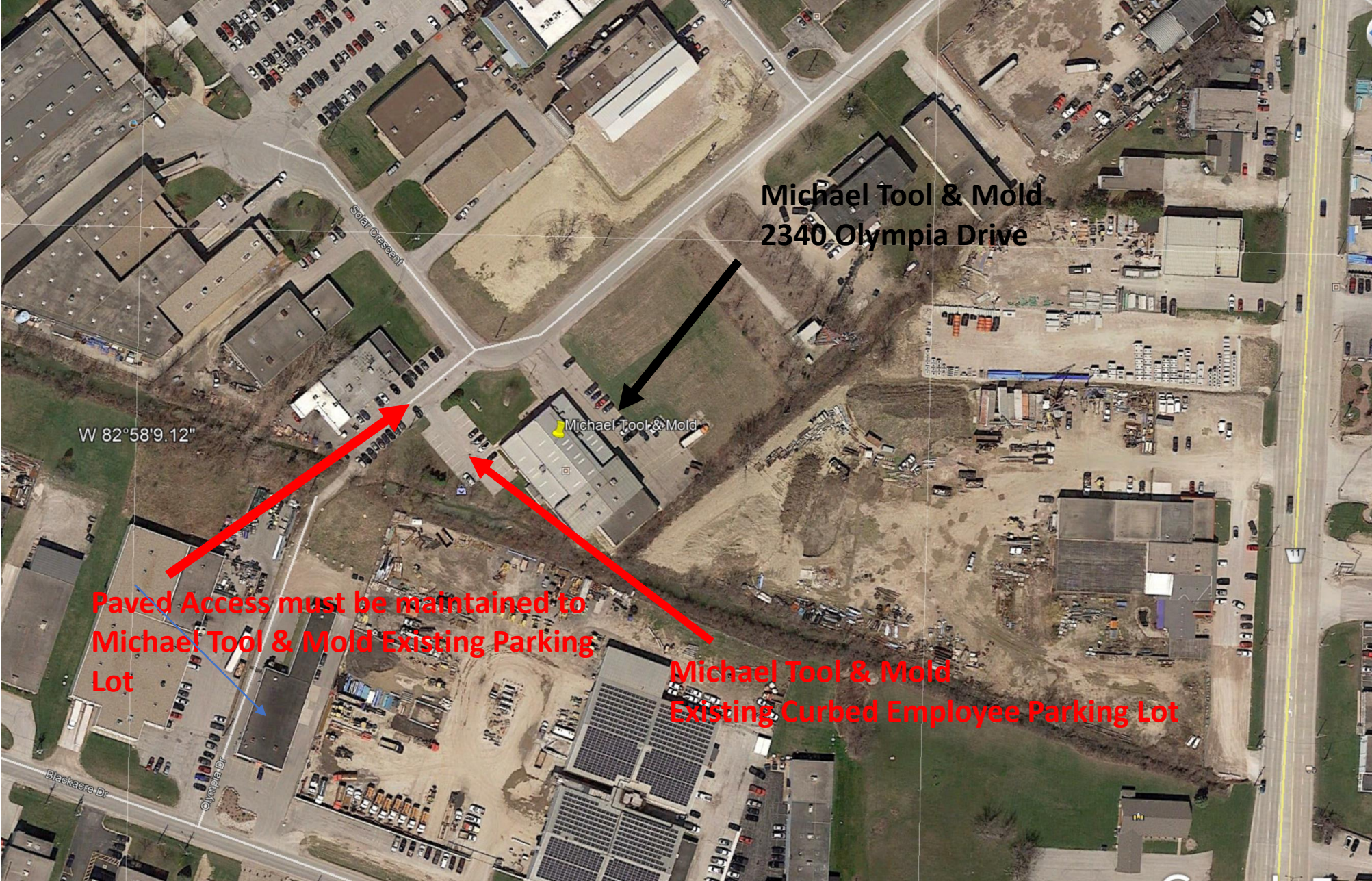




## Question No. 2

In regards to culvert “remove/replace”, the area between corner of building and existing drainage ditch is very narrow / limited. How will work be completed?





**Michael Tool & Mold  
2340 Olympia Drive**

Michael Tool & Mold

W 82°58'9.12"

**Paved Access must be maintained to  
Michael Tool & Mold Existing Parking  
Lot**

**Michael Tool & Mold  
Existing Curbed Employee Parking Lot**

Blackacre Dr

Olympia Dr

Solar Crescent



Existing Paved Access must be maintained to Michael Tool & Mold Property

Michael Tool & Mold



**Existing Concrete Curbing  
must remain or maintained**

**Existing paved access to Michael Tool &  
Mold must be maintained**



**Existing concrete curbing and access must be maintained to Michael Tool & Mold Property**

## Jack Zimmerman

---

**From:** Liz Michaud  
**Sent:** February-24-22 11:21 AM  
**To:** Jack Zimmerman  
**Subject:** FW: 19-010: RE: Oldcastle Stormwater Master Plan - Notice of Study Completion

**Liz Michaud, P.Eng.**  
Landmark Engineers Inc.  
p (519) 972-8052

---

**From:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Sent:** February 19, 2022 8:03 AM  
**To:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>  
**Cc:** Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>; Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Subject:** RE: 19-010: RE: Oldcastle Stormwater Master Plan - Notice of Study Completion

Thanks Alain for pointing me to appropriate sections of the report, I will check it out.

Regards,

Sent from my Galaxy

----- Original message -----

**From:** Alain Michaud <[amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)>  
**Date:** 2022-02-18 4:23 p.m. (GMT-05:00)  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Cc:** Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>, Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Subject:** 19-010: RE: Oldcastle Stormwater Master Plan - Notice of Study Completion

Hi Peter,

In reply to your request below, I refer you the following sections of the Oldcastle Stormwater Master Plan Final Draft Report (Section 8 of the EA Project File):

- Section 4.6.1 – discusses downstream capacity and existing flows;
- Section 5.2.1 – discusses proposed improvements; and,
- Section 5.4.1 – discusses downstream impacts of recommended improvements.

The foregoing report presents the same four improvement concepts which we presented in our letter submitted to you dated July 14, 2021. However, we note that subsequent to this letter, we received feedback that resulted in the abandonment of our proposed Wolfe Drain widening between Outer Drive and Walker Road. Consequently, minor modifications were made to the recommended options and the resulting peak flows have been revised accordingly.

Should you have any questions or concerns, please do not hesitate to call.

Alain

Alain Michaud, P.Eng.



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052 x227

f (519) 972-8644

e-mail [amichaud@landmarkengineers.ca](mailto:amichaud@landmarkengineers.ca)

---

**From:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>

**Sent:** February 18, 2022 2:47 PM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Cc:** Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>

**Subject:** RE: Oldcastle Stormwater Master Plan - Notice of Study Completion

Thank you Liz, could I get an email summary of what has been incorporated into the final report that addressed LaSalle's concerns relative to downstream capacity concerns?

Sent from my Galaxy

----- Original message -----

From: Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

Date: 2022-02-18 2:39 p.m. (GMT-05:00)

To:

Subject: Oldcastle Stormwater Master Plan - Notice of Study Completion

Good Afternoon,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), this letter is to advise you that the Class EA for the Oldcastle Stormwater Master Plan has now been completed. Attached is a copy of the Notice of Study Completion.

Subject to comments received as a result of this Notice, and the receipt of necessary approvals, the Town of Tecumseh may proceed with the design and construction of the Schedule B projects.

To aid in the dissemination of information, all project-related information is available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

If you have any questions or require further details, please contact the undersigned.

Regards,

Liz Michaud, P.Eng.



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

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## Jack Zimmerman

---

**From:** Liz Michaud  
**Sent:** February-24-22 11:20 AM  
**To:** Jack Zimmerman  
**Subject:** FW: Oldcastle Stormwater Master Plan - Michael Tool & Mold  
**Attachments:** 36 - John Sulaiman - Michael Tool and Mold (15April20).pdf

**Liz Michaud, P.Eng.**  
Landmark Engineers Inc.  
p (519) 972-8052

---

**From:** Liz Michaud  
**Sent:** February 23, 2022 1:16 PM  
**To:** John Sulaiman <jsulaiman@michaeltol.com>  
**Cc:** jhenderson@tecumseh.ca  
**Subject:** RE: Oldcastle Stormwater Master Plan - Michael Tool & Mold

Good Afternoon Mr. Sulaiman,

Thank you for taking the time to review the project file and for your comments regarding the proposed improvements adjacent to your property.

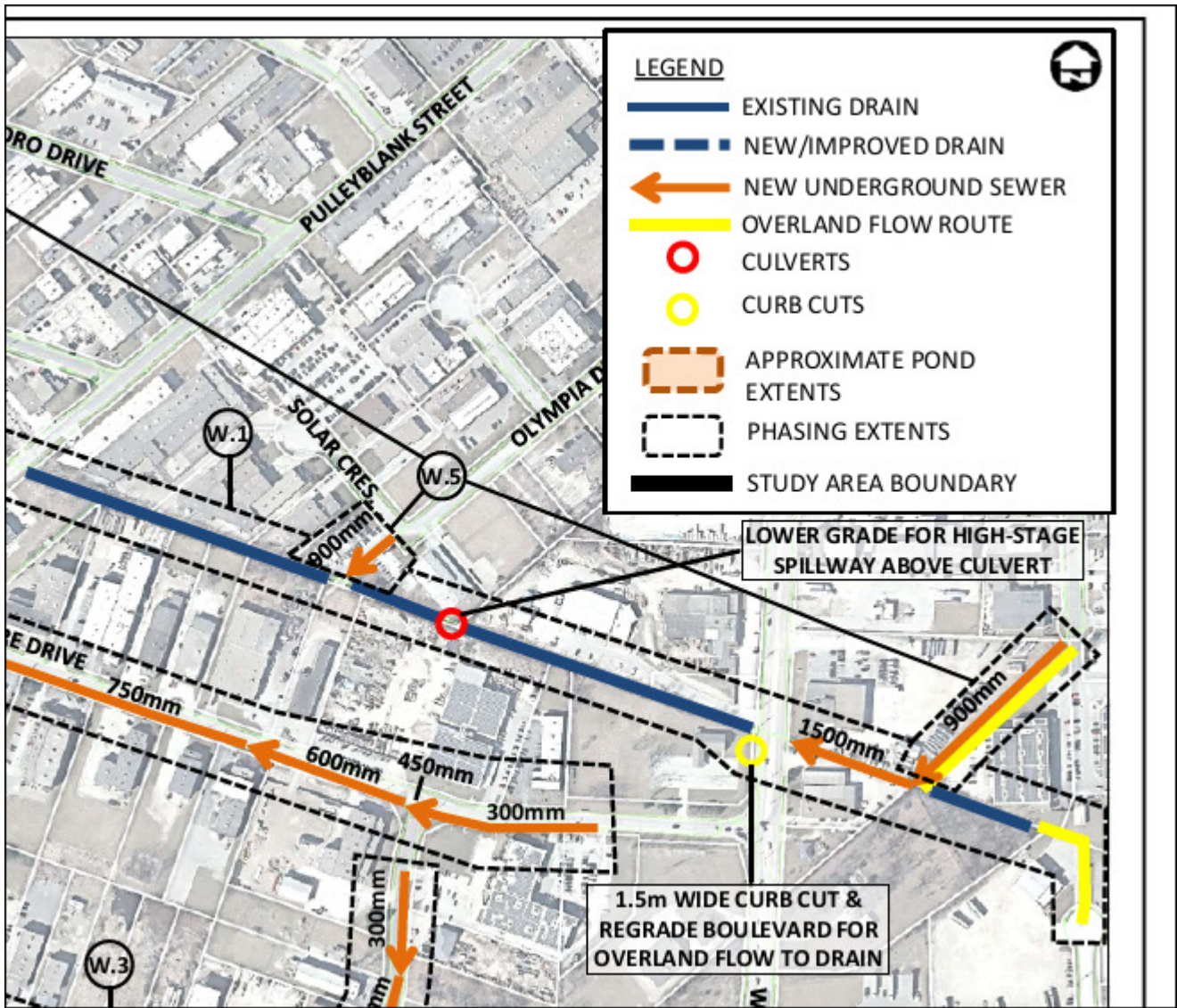
Regarding your first concern of the access to your parking lot, the proposed improvement is shown as CV2 – Improve existing underground sewer. It is not identified as a location for overland flow. As indicated in our e-mail correspondence of April 16, 2020, any regrading that may occur would only be to improve your local drainage. Prior to any construction, you will be notified and given the opportunity to provide further input.

Although there may be some disruption during the construction, any proposed improvements would maintain your driveway entrance function long term. The proposed improvements are not intended to alter the function of your property, only to improve the drainage.

Your second question was regarding the culvert at the south east corner of your property. The intent for this specific culvert is actually just an adjustment and not a complete “remove/replace”. The intent would be to lower the grade above the culvert to create a spillway. This image below is taken from the Stormwater Master Plan Report (Section 8 of the Project File – can be seen on the Town’s website). This plans goes into a little more detail about the proposed improvements.

A drainage report is concurrently being completed for the entire Wolfe Drain, also by Landmark. The details of the drain improvements will be communicated to you as it progresses. Construction details are not known at this time.





If you have any further questions don't hesitate to call or e-mail.

Regards,

Liz Michaud, P.Eng.



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**From:** John Sulaiman <[jsulaiman@michaeltool.com](mailto:jsulaiman@michaeltool.com)>

**Sent:** February 19, 2022 8:34 AM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Cc:** [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**Subject:** Oldcastle Stormwater Master Plan - Michael Tool & Mold

Liz/John,

In regards to the Town of Tecumseh Stormwater Master Plan for the Oldcastle Hamlet, I do have a couple of questions and concerns regarding our property at 2340 Olympia Drive.

Please see the attached Power Point presentation the I have prepared explaining my area of concern.

If you could please review and provide any comments or concerns you might have in this regard.

I understand that work might have to be completed, but I need the assurance that if access is temporarily removed to complete the drainage construction and or improvements, then it must be restored to its original condition or better.

Please email me that you received this correspondence.

*John Sulaiman*

Michael Tool & Mold  
2340 Olympia Drive, RR#1  
Oldcastle, Ontario  
Canada, N0R 1L0  
Phone:1-519-737-1269  
Email: [jsulaiman@michaeltool.com](mailto:jsulaiman@michaeltool.com)

---

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Sent:** February 18, 2022 6:00 PM

**To:** undisclosed-recipients:

**Subject:** Oldcastle Stormwater Master Plan - Notice of Study Completion

Good Afternoon,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), this letter is to advise you that the Class EA for the Oldcastle Stormwater Master Plan has now been completed. Attached is a copy of the Notice of Study Completion.

Subject to comments received as a result of this Notice, and the receipt of necessary approvals, the Town of Tecumseh may proceed with the design and construction of the Schedule B projects.

To aid in the dissemination of information, all project-related information is available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

If you have any questions or require further details, please contact the undersigned.

Regards,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

## Liz Michaud

---

**From:** John Henderson <jhenderson@tecumseh.ca>  
**Sent:** March 1, 2022 5:47 PM  
**To:** bobmoon@mnsi.net  
**Cc:** Liz Michaud; Sam Paglia  
**Subject:** Oldcastle Stormwater Master Plan - Comments Regarding 5445 Oldcastle Road

Good evening Mr. Moon,

Thank you for your comments and questions.

As noted below, the Master Plan proposes a new storm sewer on Oldcastle Road that would start at approximately your property and extend north easterly along the west side of Oldcastle Road to North Talbot Road. As per the Master Plan, this is considered a long-term improvement that may occur within a 20 year timeframe.

In your e-mail, you identified a drainage issue that occurred during a significant rain event on July 17, 2021. Based on your observations, the flow of water from your property was reduced as a result of debris and vegetation in the portion of the Downing Drain located downstream of Oldcastle Road. Please be advised that the Town of Tecumseh has initiated a drain maintenance project on the Downing Drain that will ultimately remove the sediment that has accumulated in the drain bottom and clear the drain of debris and vegetation that may be slowing the flow of water in this drain. We are currently in the early stages of this drain maintenance project and it may take a couple of years to complete the works. Generally, prior to cleaning the drain the Town must confirm the scope of work, complete required environmental reviews, obtain approvals and tender the project. This drain maintenance works would be considered interim works to improve local drainage in your area.

In addition, you have identified drainage issues at the rear of your property with regard to the condition of the drainage ditch along the ERCA Greenway trail. It is our understanding that the existing ditch along the Greenway trail is owned by ERCA. It is anticipated that the rear of your property may drain into the ERCA ditch, however, ERCA may not be obligated to provide drainage for adjacent lands unless there is some type of agreement between ERCA and the adjacent landowners. This is a matter between ERCA and the adjacent property owners. You advised that you have contacted ERCA to discuss this matter. I am not sure who you spoke with at ERCA, however, the following contact is provided in case you want to contact them again:

Kevin Money  
ERCA Director, Conservation Services  
519-776-5209, ext. 351  
[kmoney@erca.org](mailto:kmoney@erca.org)

Another option for your rear yard drainage would be to submit a petition for drainage under the provisions of the Drainage Act. Generally, the Drainage Act provides a process where a landowner can submit a petition for drainage to the Town, the Town appoints an engineer and, provided the submitted petition meets certain requirements, the engineer will develop a drainage solution for the area requiring drainage. All costs related to this process are assessable to the lands that drain into the drainage system. For additional information regarding the Drainage Act process, I would recommend that you contact the Town of Tecumseh Drainage Superintendent.

Sam Paglia  
Tecumseh Drainage Superintendent  
Office: 519-735-2184, ext. 105  
Cell: 519-818-0101

[spaglia@tecumseh.ca](mailto:spaglia@tecumseh.ca)

Please do not hesitate to contact me if you have any questions.

Best regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

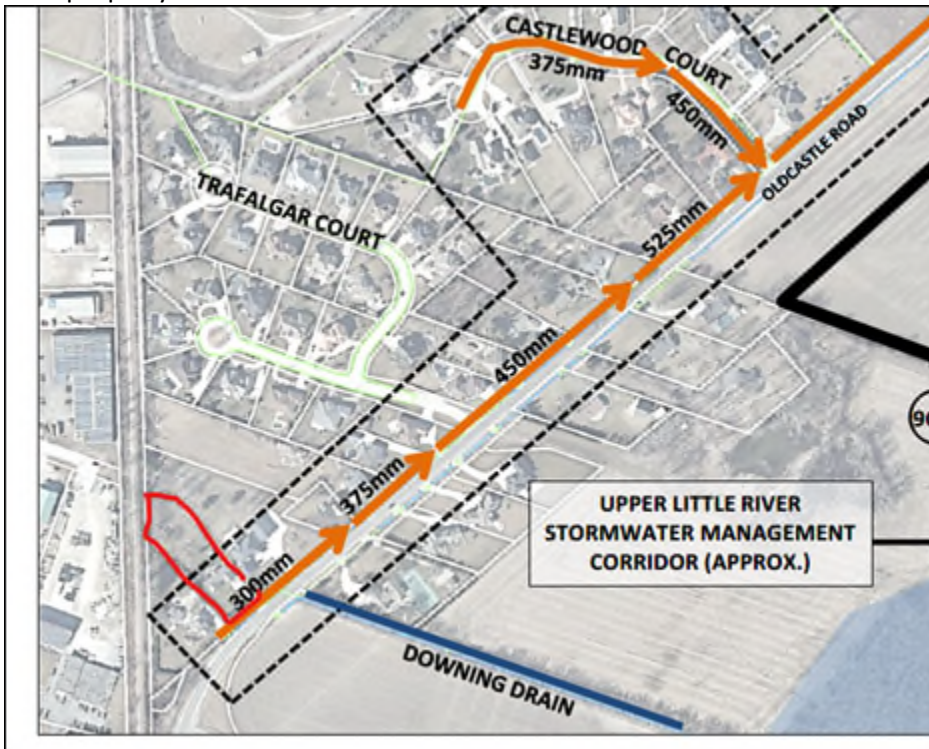
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**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Sent:** February 23, 2022 2:24 PM  
**To:** bob moon <[bobmoon@mnsi.net](mailto:bobmoon@mnsi.net)>  
**Cc:** John Henderson <[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)>  
**Subject:** RE: Oldcastle Stormwater Master Plan

Good Afternoon Mr. Moon,

Thank you for reaching out regarding the Oldcastle Stormwater Master Plan. The intent of the Master Plan is to assess the stormwater management needs throughout the Oldcastle Hamlet and prepare a strategy to implement the proposed drainage improvements. For your property specifically, the plan has proposed new underground sewers along Oldcastle Road (See Section 8, page 111 – Screen image below).

Your property is outlined in red:



For the ponding in your rear yard, that would be a local drainage issue. I understand your frustration with the blockage and it seems like you have reached out to both and Town and ERCA as would have been my suggestion. I have copied

John Henderson on this e-mail. He is the Town representative for this project and he may be able to direct you as to who best to discuss moving forward.

I am sorry I cannot be home help on the rear yard issue, but if you have any further questions regarding the study I am more than happy to discuss.

Regards,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** bob moon <[bobmoon@mnsi.net](mailto:bobmoon@mnsi.net)>

**Sent:** February 22, 2022 11:37 AM

**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Subject:** Oldcastle Stormwater Master Plan

Dear Ms. Michaud:

Today I received your letter regarding the Sewer Master Plan. My wife and I reside at 5445 Oldcastle Rd and have lived here since 2002. During this time we have experienced two floods.

The most recent flood occurred on 17 July 2021. Due to the heavy rainfall the ditch in front of our home had risen to a foot below the road surface. Although my sump pump ran continuously the water in the ditch had no place to go. I believe and I am no expert in water flow but it was plainly visible that the water flow from Oldcastle Rd and then under the roadway to the Downing Drain was obstructed by reeds, a black cloth barrier and the overgrowth of trees and vegetation.

Another problem with the water flow is the ditch at the rear of our property which runs alongside the Greenway Trail. During the spring thaw and after any significant rainfall our rear yard is inundated with water. Again I know the water flows towards Highway 3 and then to the ditch along Oldcastle Rd. Then under Oldcastle Rd to the Downing Drain. Since we have lived here the ditch at the rear along the Greenway Trail has never been cleared of trees or vegetation. I have reached out to ERCA but they have offered no solutions. In fact this year ERCA chopped down several trees along the rear ditch, but rather than improve the drainage it actually made it worse as they simply threw the felled trees and branches into the ditch. An inspection of the rear ditch will confirm this.

I have discussed this with the Town of Tecumseh and they advise that there is a matter of jurisdiction between ERCA, The Ministry of Transportation and the Town of Tecumseh over who would be responsible for clearing the ditch. I am asking if you can advise what if anything the Master Plan will do to alleviate our flooding issues and water flow problems.

Yours truly,

Bob Moon

[bobmoon@mnsi.net](mailto:bobmoon@mnsi.net)



**John Henderson**  
**Manager Engineering Services**  
jhenderson@tecumseh.ca  
Town of Tecumseh - - Tecumseh, ON. - N8N1W9  
Phone: 519 735-2184 ,166 Fax: - [www.tecumseh.ca](http://www.tecumseh.ca)

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Messages sent to and from us may be monitored.



Please consider the environment before printing this e-mail.

## Liz Michaud

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**To:** John Henderson  
**Subject:** RE: Questions on Oldcastle Stormwater Master Plan - 5600 Roscon Industrial Drive

Good afternoon Jared,

As per our discussions last year, the property at 5600 Roscon Industrial Drive is located in the portion of the study area that outlets into the Wolf Drain and ultimately into the downstream Turkey Creek Watershed. There is currently an on-going study for the Turkey Creek Watershed ("Turkey Creek Watershed Hydrologic and Hydraulic Study") which is assessing the existing capacity in the downstream drainage systems. Completion of this study will allow the Town to select a preferred option for the portion of the Oldcastle Stormwater Master Plan (OSMP) study area in which your property is located.

As a result of the above, the OSMP has a number of recommended options for the Wolf Drain (refer to attached Figures H2.1 through H2.4). As per the attached Figures, a pond is shown on your property between the road right of way and Highway 3 in Options 1A, 1B and 2. Option 3 and 4 do not include a pond on your property, however, these options may only be considered if the on-going Turkey Creek watershed study determines that the downstream watercourses can safely convey higher flows and all stakeholders (including the Ministry of Transportation Ontario) are in agreement with an increase in the flow rate from the Oldcastle area. Please note that the Fasan Drive storm sewer extending through the right of way is a component of Option 2 (Figure H2.3).

It is my understanding that Mr. Jada Leo contacted Landmark Engineers Inc. late last week advising that FedEx is still considering an expansion to their existing facility on your property at 5600 Roscon Industrial Drive. Mr. Leo further advised that a concept plan of the proposed expansion is now available and he asked if a meeting could be arranged to discuss same in relation to the OSMP.

We would be please to meet with your team to discuss this matter. Currently, the Town (Engineering and Planning) and Landmark Engineers Inc. are available at the following times for a virtual meeting.

- Tuesday, March 8, 2022 - 12:00 pm to 4:00 pm (EST)
- Wednesday, March 9, 2022 - 12:00 pm to 1:00 pm (EST)
- Thursday, March 10, 2022 - 1:00 pm to 4:00 pm (EST)
- Friday, March 11, 2022 - 10:00 am to 12:00 pm (EST)

Please advise if one of these dates/times will work and we will send out a meeting invitation.

Please provide the Town with a copy of the concept plan for the potential FedEx expansion prior to the meeting.

Please do not hesitate to contact me if you have any questions (519-791-0836 cell).

Best regards,

John Henderson, P.Eng.  
Manager Engineering Services  
The Corporation of the Town of Tecumseh  
T: (519) 735-2184, ext. 166  
F: (519) 735-6712  
[jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)



---

**From:** Jared McCalpin <[jared.mccalpin@westco.us](mailto:jared.mccalpin@westco.us)>  
**Sent:** February 23, 2022 3:01 PM  
**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Cc:** Jada Leo <[jada.leo@westco.us](mailto:jada.leo@westco.us)>; Andy Kerr <[andy.kerr@westco.us](mailto:andy.kerr@westco.us)>  
**Subject:** Questions on Oldcastle Stormwater Master Plan

Liz,

I am a representative for the property owner of 5600 Roscon Industrial Drive Ontario, Canada N0R 1L0.

From reviewing the scope of work, it appears that the only aspect that affects our property is the implementation of a new storm sewer along Fasan Drive (the right of way that cuts through our property). Please correct me if I am wrong.

It does not appear that the detention pond, or road way (Fasan Drive) are being constructed as part of this phase of work.

As well, I wanted to ask if there is a design and/or construction schedule available for our information? I imagine that no plan work or designs have taken place yet, but if so we would like to see those also.

Thank you,

*Jared McCalpin*

**Project Manager**

**THE WESTMORELAND COMPANY, INC.**

(256) 539-5533 - Office

(256) 539-2053 - Fax

[jared.mccalpin@westco.us](mailto:jared.mccalpin@westco.us)

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## Jack Zimmerman

---

**From:** Liz Michaud  
**Sent:** February-25-22 10:17 AM  
**To:** Jack Zimmerman  
**Subject:** FW: Oldcastle Stormwater Master Plan - Notice of Study Completion  
**Attachments:** Notice of Study Completion (15Feb22).pdf

**Liz Michaud, P.Eng.**  
Landmark Engineers Inc.  
p (519) 972-8052

---

**From:** Barboza, Karla (MHSTCI) <Karla.Barboza@ontario.ca>  
**Sent:** February 24, 2022 3:11 PM  
**To:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Cc:** Minkin, Dan (MHSTCI) <Dan.Minkin@ontario.ca>  
**Subject:** FW: Oldcastle Stormwater Master Plan - Notice of Study Completion

Hi Liz,

Thanks for sending the notice of completion to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI).

You are correct, Katherine Kirzati has retired from the Ontario Public Service. Dan Minkin, MHSTCI Heritage Planner, will review and provide comments, as appropriate.

Thanks again,  
Karla

**Karla Barboza MCIP, RPP, CAHP** | (A) Team Lead, Heritage  
Ministry of Heritage, Sport, Tourism and Culture Industries  
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit  
T. 416. 660.1027 | Email: [karla.barboza@ontario.ca](mailto:karla.barboza@ontario.ca)

---

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Sent:** February-24-22 2:14 PM  
**To:** Barboza, Karla (MHSTCI) <[Karla.Barboza@ontario.ca](mailto:Karla.Barboza@ontario.ca)>  
**Subject:** Oldcastle Stormwater Master Plan - Notice of Study Completion

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good Afternoon Ms. Barboza,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), this letter is to advise you that the Class EA for the Oldcastle Stormwater Master Plan has now been completed. Attached is a copy of the Notice of Study Completion.

Subject to comments received as a result of this Notice, and the receipt of necessary approvals, the Town of Tecumseh may proceed with the design and construction of the Schedule B projects.

To aid in the dissemination of information, all project-related information is available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

It is my understanding that Katherine Kirzati who I was previously in contact with has retired. I am sending this to you for your records. If there is someone else this should be sent to please let me know. If you have any questions or require further details, please don't hesitate to call.

Thank you,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

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e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)



Hydro One Networks Inc  
483 Bay St  
Toronto, ON

March 08, 2022

Re: OLDCASTLE STORMWATER MASTERPLAN

Attention:  
Ms. Liz Michaud  
Landmark Engineers Inc.

Thank you for sending us notification regarding (OLDCASTLE STORMWATER MASTERPLAN). In our preliminary assessment, we have confirmed that Hydro One has existing distribution assets within your study area. At this time we do not have sufficient information to comment on the potential resulting impacts that your project may have on our infrastructure. As such, we must stay informed as more information becomes available so that we can advise if any of the alternative solutions present actual conflicts with our assets, and if so; what resulting measures and costs could be incurred by the proponent. Note that this response does not constitute approval for your plans and is being sent to you as a courtesy to inform you that we must continue to be consulted on your project.

Any future communications are sent to [Secondarylanduse@hydroone.com](mailto:Secondarylanduse@hydroone.com).

Sent on behalf of,

***Secondary Land Use  
Asset Optimization  
Strategy & Integrated Planning  
Hydro One Networks Inc.***



March 14, 2022

Project No. 19-010

Company  
Address  
City, Ontario  
Postal Code

**Re: Oldcastle Stormwater Master Plan Class Environmental Assessment Update - Wolfe Drain Improvements and Potential Property Impacts**  
**Street Address, Oldcastle, Ontario**

Dear Sir/Madam:

This letter is intended to provide an update to the letter sent 27 October 2021 notifying you of proposed improvements to the Wolfe Drain and potential impacts to your property.

We received feedback from some landowners advising that the proposed 8-metre widening would disturb existing septic systems as well as create significant constraints on their current operations. In response to these uncovered issues, **we have abandoned the proposed drain widening and it is no longer part of the Preferred Solution. However, please note that an 8-metre-wide maintenance easement is still recommended** along the north side of your property to accommodate periodic access for drain maintenance.

Other alternative solutions have been modified to compensate for the storage capacity that would have otherwise been provided by the widening. Please refer to the Preferred Solution section of the Project File for more detailed information.

The Project File can be found on the Town of Tecumseh's website:

<https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>

If you have any questions or require further details, please contact the undersigned.

Respectfully,

Landmark Engineers Inc.

Liz Michaud, P.Eng.  
Project Manager  
lmichaud@landmarkengineers.ca

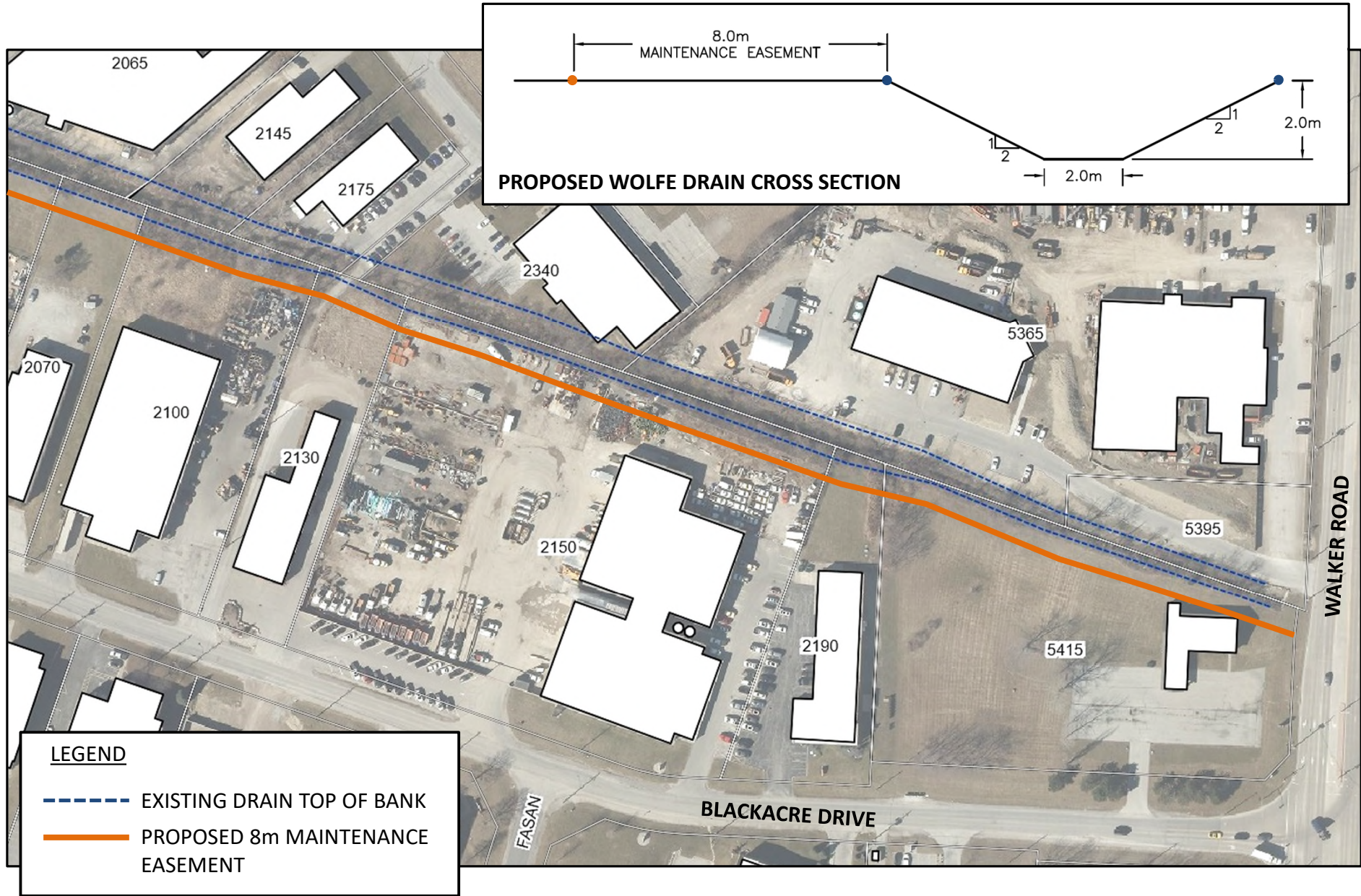
2280 Ambassador Drive  
Windsor, Ontario  
Canada  
N9C 4E4

Phone:  
(519) 972-8052  
Fax:  
(519) 972-8644

[www.landmarkengineers.ca](http://www.landmarkengineers.ca)



Professional Engineers  
Ontario



Title  
**WOLFE DRAIN PROPOSED IMPROVEMENTS**

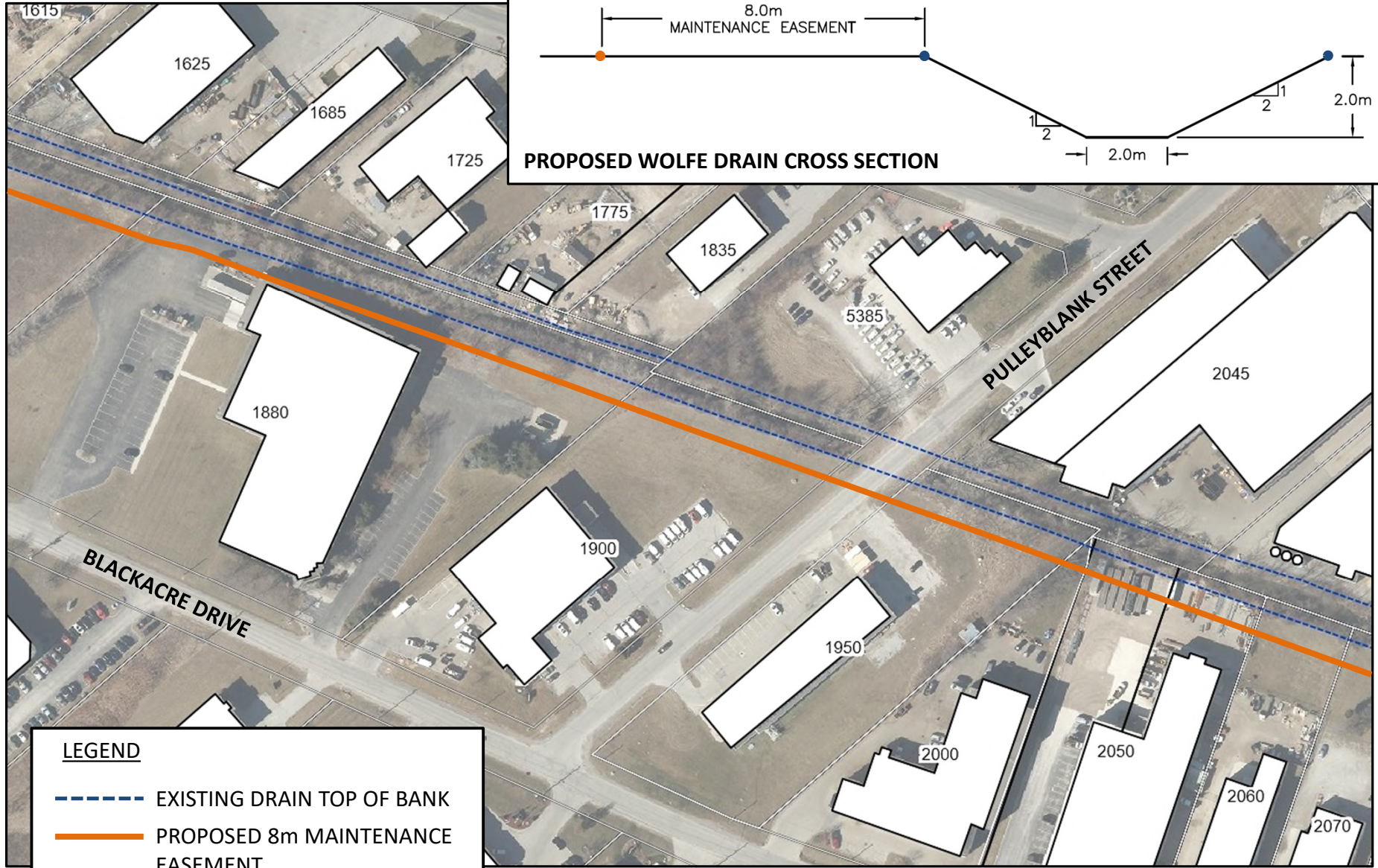
Project  
**OLDCASTLE STORMWATER MASTER PLAN**

Date  
**MARCH 2022**

Scale  
**NTS**

Project No.  
**19-010**

**FIGURE**  
**1**



**LEGEND**

- EXISTING DRAIN TOP OF BANK
- PROPOSED 8m MAINTENANCE EASEMENT



Title  
**WOLFE DRAIN PROPOSED IMPROVEMENTS**

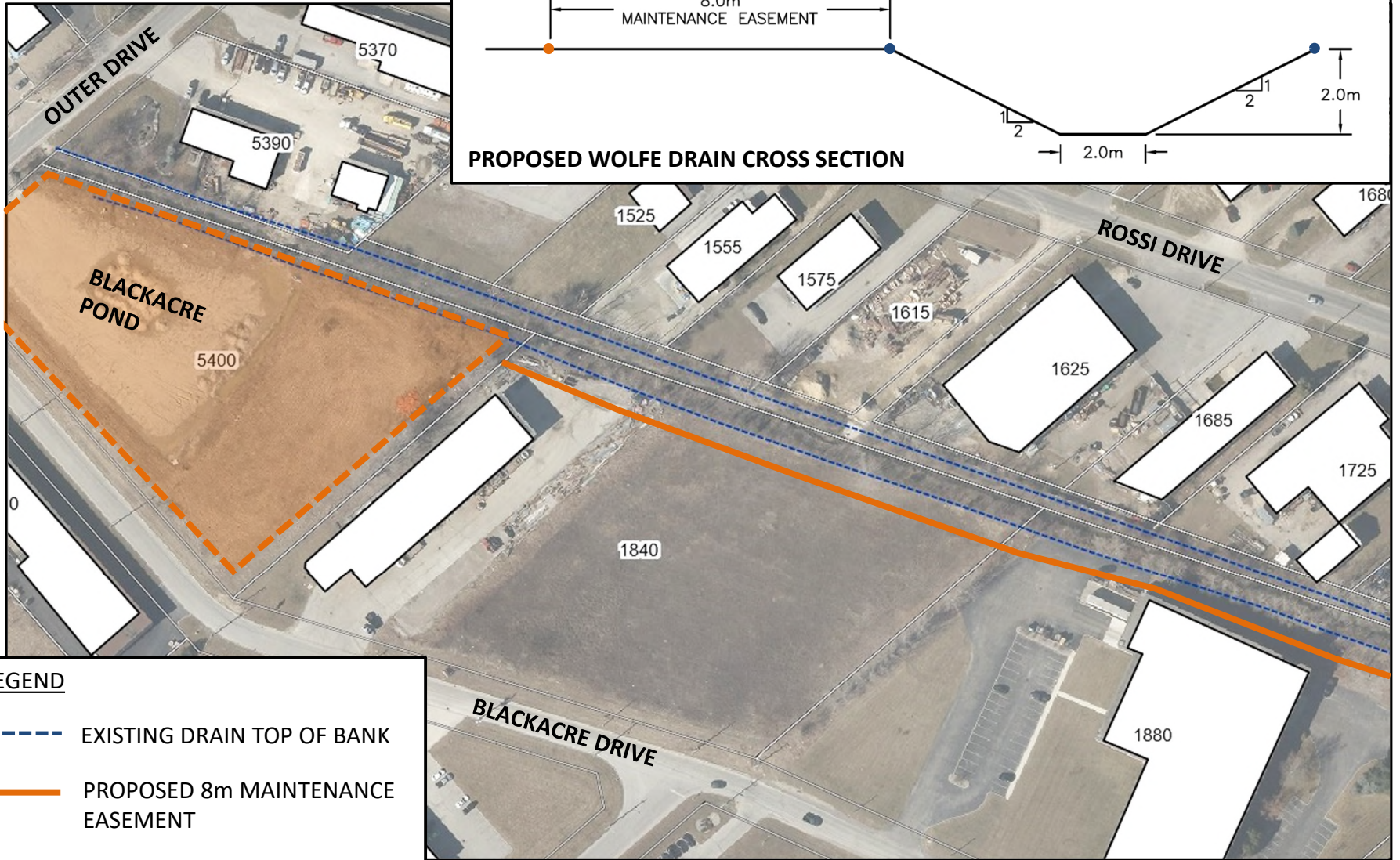
Project  
**OLDCASTLE STORMWATER MASTER PLAN**

Date  
**MARCH 2022**




Scale  
**NTS**

Project No.  
**19-010**

**FIGURE**  
**2**



**LEGEND**

-  EXISTING DRAIN TOP OF BANK
-  PROPOSED 8m MAINTENANCE EASEMENT
-  APPROXIMATE POND EXTENTS



Title	WOLFE DRAIN PROPOSED IMPROVEMENTS	Date	MARCH 2022	FIGURE <b>3</b>
	Project	OLDCASTLE STORMWATER MASTER PLAN	Scale	
			Project No.	



## Liz Michaud

---

**From:** Liz Michaud  
**Sent:** March 21, 2022 3:10 PM  
**To:** jada.leo@westco.us; Jared McCalpin  
**Cc:** Alain Michaud; bhillman@tecumseh.ca; cjeffery@tecumseh.ca; John Henderson  
**Subject:** Oldcastle Stormwater Master Plan - Meeting Re: 5600 Roscon Industrial Drive

Good Afternoon,

Below is a brief summary of our discussion that I will include in the Project File.

Meeting Date:  
March 9, 2022  
Zoom meeting  
12-1pm

Attendees:

Brian Hillman – Town of Tecumseh  
Chad Jeffery – Town of Tecumseh  
John Henderson – Town of Tecumseh  
Alain Michaud – Landmark Engineers  
Liz Michaud – Landmark Engineers  
Jada Leo - The Westmoreland Company  
Jared McCalpin - The Westmoreland Company

Summary of Discussion:

- Expansion plans for the FedEx site at 5600 Roscon Industrial Drive were provided by The Westmorland Company for discussion purposes. Mr. Leo indicated that the parking requirements for future FedEx expansion have doubled from the original expansion plans.
- The Town confirmed that the existing road right-of-way is required to remain. Long term plan is to extend Fasan Drive west to meet Roscon Industrial Drive. There may be opportunity for slight re-alignment of the existing road right of way.
- Options were discussed for alternative parking lot expansion opportunities, including expansion to the east (property acquisition).
- The potential for underground storage under the future parking lot to offset a reduction in storage capacity of the proposed Collins pond was briefly discussed. It was identified that this would likely be a significantly more expensive storage option.
- Timing of a new municipal sanitary sewer expansion to Roscon Industrial Drive was discussed as an option to use the existing on-site septic system area for parking area. The Town indicated that the tentative schedule for sanitary sewers in this area is at least 15 years out.
- Timelines for construction of FedEx expansion is most likely 2023.

Thank you,

**Liz Michaud, P.Eng.**

## Liz Michaud

---

**From:** Badali, Mark (MECP) <Mark.Badali1@ontario.ca>  
**Sent:** May 26, 2022 2:15 PM  
**To:** Liz Michaud  
**Cc:** Wilson, Marcelina (MECP); jhenderson@tecumseh.ca  
**Subject:** RE: Oldcastle Stormwater Master Plan - Notice of Study Completion

Hi Liz,

Thank you for providing these responses to the ministry's comments on the Oldcastle Stormwater Master Plan and integrating them into the project file. The responses appear to address the ministry's comments. As you mentioned in your email, yes please do let us know when the PDF reports on the website have been updated to integrate the ministry's feedback.

Thank you,

**Mark Badali** ([he/him](#))

Regional Environmental Planner (REP) – Southwest Region  
Project Review Unit | Environmental Assessment Branch  
Ontario Ministry of the Environment, Conservation and Parks  
Mark.Badali1@ontario.ca | (416) 457-2155

**\*\*I am currently unable to receive calls by phone – please feel free to email me to setup an online audio call\*\***

---

**From:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Sent:** April 22, 2022 2:43 PM  
**To:** Badali, Mark (MECP) <Mark.Badali1@ontario.ca>  
**Cc:** Wilson, Marcelina (MECP) <Marcelina.Wilson@ontario.ca>; jhenderson@tecumseh.ca  
**Subject:** RE: Oldcastle Stormwater Master Plan - Notice of Study Completion

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good Afternoon Mark,

Please refer to my responses below which coordinate with the comments provided in the attached Letter dated 25 March 2022.

- 1) Class EA Process - Noted and updated to reflect current project status.
- 2) Evaluation of Alternatives – As discussed in our meeting on 1 April 2022, we will update the project file to discuss our approach to evaluating the alternatives. (Identifying the types of improvements and evaluating them individually. The different improvements were then considered as a 'tool box' which were combined to determine the Preferred Solution for the project study area as a whole. As discussed, most areas only had one option for improvement based on the location and retro fit nature of the project.)
- 3) Planning and Policy – The initial report was completed in early 2020 prior to the updated PPS in 2020. We have reached out to our Biologist who confirmed that nothing in the new 2020 PPS would effect the recommendations of the report. We will add that information to the project file so it is clear.
- 4) We will add the recommendation to the project file.

5) and 6) Public Consultation - No written comments were received at either of the PICs. All e-mail correspondence can be found in Section 4 – Distribution List and Communications Inventory section of the Project File. We did not include the Full Distribution list in the online Project File in order to maintain privacy for the public and property owners/ stakeholders. The full distribution list contains a record of all correspondence sent and received. Comments or concerns received were replied to by e-mail and copies were included in the project file. E-mails addresses/names were redacted in the online versions in order to maintain public privacy. Meetings were also held with stakeholders when requested to discuss concerns related to their property. A copy of meeting summaries are also included in Section 4.

7) and 8) References to the excess soils management will be added to the project file where applicable.

9) The proposed Schedule B projects are routine construction projects. We do not anticipate any excess noise or vibration associated with the proposed Schedule B projects beyond the typical construction disruptions. The majority of the projects take place within lands zoned as Business Park and Hamlet Development.

10) Source Water Protection – At the time of the PIC, where the Environmental Inventory slide was presented, we had no formal response from ERCA regarding source water protection. The project information was sent to ERCA for review and we ultimately received a letter to confirm. The letter from ERCA was also included in the project file for reference.

11) Species at Risk – Noted and understood.

12) Surface Water – Both types of areas are designed to achieve agricultural discharge rates.

Once we have implemented all of the comments into the Project File, we will update the PDFs on the website. I will notify you when the website has been updated.

If you have any further concerns, please don't hesitate to reach out.

Thank you,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

---

**From:** Badali, Mark (MECP) <[Mark.Badali1@ontario.ca](mailto:Mark.Badali1@ontario.ca)>

**Sent:** March 25, 2022 2:01 PM

**To:** [jhenderson@tecumseh.ca](mailto:jhenderson@tecumseh.ca)

**Cc:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>; Wilson, Marcelina (MECP) <[Marcelina.Wilson@ontario.ca](mailto:Marcelina.Wilson@ontario.ca)>

**Subject:** RE: Oldcastle Stormwater Master Plan - Notice of Study Completion

Good afternoon,

In response to the Notice of Study Completion and Project File provided for the Oldcastle Stormwater Master Plan Municipal Class EA, please find attached the ministry's comments for your consideration.

We look forward to receiving a written response from the Town of Tecumseh to address the comments provided.

Best regards,

**Mark Badali** ([he/him](#))

Regional Environmental Planner (REP) – Southwest Region  
Project Review Unit | Environmental Assessment Branch  
Ontario Ministry of the Environment, Conservation and Parks  
[Mark.Badali1@ontario.ca](mailto:Mark.Badali1@ontario.ca) | (416) 457-2155

**\*\*I am currently unable to receive calls by phone – please feel free to email me to setup an online audio call\*\***



---

**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>

**Sent:** February 18, 2022 2:01 PM

**Subject:** Oldcastle Stormwater Master Plan - Notice of Study Completion

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good Afternoon,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), this letter is to advise you that the Class EA for the Oldcastle Stormwater Master Plan has now been completed. Attached is a copy of the Notice of Study Completion.

Subject to comments received as a result of this Notice, and the receipt of necessary approvals, the Town of Tecumseh may proceed with the design and construction of the Schedule B projects.

To aid in the dissemination of information, all project-related information is available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

If you have any questions or require further details, please contact the undersigned.

Regards,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**

2280 Ambassador Drive

Windsor, ON, N9C 4E4

p (519) 972-8052

f (519) 972-8644

e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**Ministry of the Environment,  
Conservation and Parks**

**Ministère de l'Environnement,  
de la Protection de la nature  
et des Parcs**

Environmental Assessment  
Branch

Direction des évaluations  
environnementales

1<sup>st</sup> Floor  
135 St. Clair Avenue W  
Toronto ON M4V 1P5  
**Tel.:** 416 314-8001  
**Fax.:** 416 314-8452

Rez-de-chaussée  
135, avenue St. Clair Ouest  
Toronto ON M4V 1P5  
**Tél. :** 416 314-8001  
**Télééc. :** 416 314-8452

*Via E-mail Only*

March 25, 2022

John Henderson  
Manager, Engineering Services  
Town of Tecumseh  
jhenderson@tecumseh.ca

**Re: Oldcastle Stormwater Master Plan  
Town of Tecumseh  
Municipal Class Environmental Assessment – Master Plan (Approach #2)  
Project Review Unit Comments – Final Project File**

Dear John Henderson,

This letter is in response to the Notice of Completion provided for the Master Plan and Environmental Assessment (EA) Project File for the above noted Class EA project. Our understanding is that in order to improve the stormwater capacity of the Oldcastle Hamlet area, the Town of Tecumseh (the proponent) has determined that the preferred alternative is to undertake various drainage improvements including constructing new storm sewers, replacing or improving existing drains, and establishing/maintaining overland flow routes at specific locations. The Ministry of the Environment, Conservation and Parks (ministry) provides the following comments for your consideration.

**Class EA Process**

- 1) Section 1.1.5 *Project Status & Next Steps* in Section 1 of the EA Project File speaks to the section 16 order request (formerly referred to as a Part II order request) process. The ministry recommends that Section 1.1.5 be revised to reflect the language used in the proponent's Notice of Completion that the changes made to the *Environmental Assessment Act* in July 2020 have scoped the grounds on which a request can be made to the Minister. Section 16(6)

of the *Environmental Assessment Act* provides that a request for an order can be made only on the grounds that the order may prevent, mitigate, or remedy adverse impacts on existing Aboriginal and treaty rights of the Aboriginal peoples of Canada as recognized and affirmed in section 35 of the *Constitution Act, 1982*.

### **Evaluation of Alternatives**

- 2) As noted in section 3.3.2 of Section 3 of the EA Project File, the intention of the Master Plan is to fulfill the requirements set out in the Municipal Class EA document in order to proceed with the identified proposed Schedule B projects (i.e. new underground storm sewers through private property, new overland flow routes along private property, new drainage corridors on private property, establishing easements for existing overland flow routes on private property, and storage ponds).

The *Evaluation of Alternatives* slides in Section 3 of the EA Project File present the alternative solutions, most of which are used in conjunction to form the preferred solutions. However, the Project File does not present an evaluation of how each alternative was considered for each proposed Schedule B project. For instance, section 5.2 *Proposed Improvements* in Section 8 of the Project File states, "*The following subsections provide a general discussion of the drainage improvements we recommend, based on our analysis and review of the dual-drainage system model.*" However, this analysis and review of why one or more alternatives are preferred over the others for each proposed project is not provided.

The Project File should be revised to include a description of the evaluation and decision-making process that was undertaken to determine how the preferred solution was selected from the described alternatives. This is necessary in order to best meet the requirements of the Municipal Class EA document, particularly Section A.4.1 (available online at <https://municipalclassea.ca/manual/page30.html>), which requires that the project file for Schedule B projects explain, "*...the alternative solutions considered and the evaluation process followed to select the preferred solution.*", and Section A.1.1 (available online at <https://municipalclassea.ca/manual/page3.html>), which notes that one of the key principles of successful environmental assessment planning is, "*Systematic evaluation of alternatives in terms of their advantages and disadvantages, to determine their net environmental effects.*"

### **Planning and Policy**

- 3) Sections 1.0 *Introduction* and 4.0 *Protected Wildlife and Habitats* in Section 7 of the EA Project File indicates that the Provincial Policy Statement (PPS), **2014** was reviewed for the natural heritage study that was completed to support this Master Plan. Besides these brief references, a discussion of the provincial planning and policy context, particularly of the PPS, **2020** and any relevant updates that came into effect with that 2020 document, is missing from the EA Project File. As noted in Section C.1.1.1 of the Municipal Class EA document (<https://municipalclassea.ca/manual/page45.html>), the PPS is a key consideration for identifying land-use planning objectives and evaluating alternative solutions in Phase 2 of the Class EA process. The ministry recommends that a discussion of planning and policy context be included in the EA Project File.

## **Indigenous Consultation**

- 4) Please continue reaching out to communities if there are any substantial changes to the project/process or if the proponent is applying for subsequent permits from the ministry that may be of interest or concern to communities. We recommend that the proponent include the record of consultation with any subsequent applications to the ministry to help in our review of those applications.

## **Public Consultation**

- 5) Section 2.4 *Summary of Public Feedback* in Section 2 of the EA Project File discusses frequently asked questions raised during the public consultation process. The ministry recommends that the Report include a summary of how these public concerns have been addressed through the planning process in order to best meet the requirements of the Municipal Class EA document, particularly Section A.4.1 (available online at <https://municipalclassea.ca/manual/page30.html>), which requires that the project file for Schedule B projects explain, “...the public consultation program employed and how concerns raised have been addressed.”
- 6) Section 2.4 *Summary of Public Feedback* in Section 2 of the EA Project File seems to indicate that copies of all public comments and correspondence received are included in Section 2, but no emails or comment forms appear to be included other than attendance sheets. The ministry notes that there is description of some correspondence included in section 3.1.1.3 of Section 3, and there appears to be some records of public consultation regarding easements in Section 4.

## **Excess Materials and Waste**

- 7) In December 2019, the ministry released a new regulation under the Environmental Protection Act, titled *On-Site and Excess Soil Management* (O. Reg. 406/19) to support improved management of excess construction soil. The regulation is being phased in over time, with the first phase in effect on January 1, 2021. For more information, please visit [www.ontario.ca/page/handling-excess-soil](http://www.ontario.ca/page/handling-excess-soil). The ministry recommends that the EA Project File reference that activities involving the management of excess soil should be completed in accordance with O. Reg. 406/19 and the ministry’s current guidance document titled “[Management of Excess Soil – A Guide for Best Management Practices](#)” (2014).
- 8) All waste generated during construction must be disposed of in accordance with ministry requirements.

## **Noise and Vibration**

- 9) Noise control measures should be addressed in construction mitigation plans in order to mitigate adverse noise impacts to nearby residential land uses within the study area during construction activities. The ministry recommends that the EA Project File include a description of impact mitigation measures for construction activities associated with the proposed Schedule B projects at a minimum.

## Source Water Protection

- 10) The *Environmental Inventory – ERCA Regulated Areas* slide of Section 1 of the EA Project File states, “All of the improvements proposed within the Study Area will be sent to ERCA to review for any potential impacts to the vulnerable areas. Given the type of improvements proposed, **we do not anticipate any significant impacts.**” The ministry recommends that the proponent document in the EA Project File how the proximity of the project to any delineated vulnerable areas was considered and assessed to conclude that no significant impacts are anticipated.

## Species at Risk

- 11) Further to discussions on Species at Risk, such as in section 7.2 *Endangered Species Act (ESA) Review* of Section 7 and in section 6.2 *Recommendations & Implementation* of Section 8 of the EA Project File, please be advised that it is the responsibility of the proponent to ensure that Species at Risk are not killed, harmed, or harassed, and that their habitat is not damaged or destroyed through the proposed activities to be carried out on the site. If the proposed activities cannot avoid impacting protected species and their habitats, then the proponent will need to apply for an authorization under the ESA. If the proponent believes that their proposed activities are going to have an impact or are uncertain about the impacts, they should contact [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca) to undergo a formal review under the ESA.

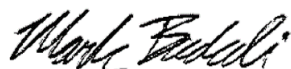
## Surface Water

- 12) Figure A3 in Section 8 of the EA Project File indicates that five future development areas with stormwater management ponds are intended/anticipated to occur. Figure A3 also shows four “*other future development areas*” and indicates that these areas will require agricultural discharge rates. The ministry is interested in understanding what the difference is between planning for the regional scale ponds versus individual stormwater management plans. Will both types of areas be designed to achieve agricultural discharge rates?

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Thank you for circulating this EA Project File for the ministry’s consideration. Please document the receipt of this Project Review Unit Comments letter in the final report. We look forward to receiving a written response from the Town of Tecumseh to address our comments above. Should you or any members of your project team have any questions regarding the material above, please contact me at [mark.badali1@ontario.ca](mailto:mark.badali1@ontario.ca).

Sincerely,



Mark Badali

Regional Environmental Planner, Project Review Unit, MECP

cc Marcelina Wilson, Supervisor, Windsor Area Office, MECP  
Liz Michaud, Consulting Engineer, Landmark Engineers Inc.



## Liz Michaud

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**From:** Minkin, Dan (MHSTCI) <Dan.Minkin@ontario.ca>  
**Sent:** March 25, 2022 9:25 PM  
**To:** Liz Michaud  
**Cc:** jhenderson@tecumseh.ca  
**Subject:** RE: Oldcastle Stormwater Master Plan - Notice of Study Completion  
**Attachments:** 2022-03-25\_OldcastleSMP\_MHSTCIcomments.pdf

Good evening,  
Please see our comments attached.

**Dan Minkin** | Heritage Planner  
Ministry of Heritage, Sport, Tourism and Culture Industries  
Heritage, Tourism and Culture Division | Programs and Services Branch | Heritage Planning Unit  
T. 416. 786.7553 | Email: [dan.minkin@ontario.ca](mailto:dan.minkin@ontario.ca)

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**From:** Liz Michaud <lmichaud@landmarkengineers.ca>  
**Sent:** February 25, 2022 10:17 AM  
**To:** Barboza, Karla (MHSTCI) <Karla.Barboza@ontario.ca>  
**Cc:** Minkin, Dan (MHSTCI) <Dan.Minkin@ontario.ca>  
**Subject:** RE: Oldcastle Stormwater Master Plan - Notice of Study Completion

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Thank you Karla.  
We will update our distribution list for future correspondence.

Regards,

**Liz Michaud, P.Eng.**  
Landmark Engineers Inc.  
p (519) 972-8052

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**From:** Barboza, Karla (MHSTCI) <[Karla.Barboza@ontario.ca](mailto:Karla.Barboza@ontario.ca)>  
**Sent:** February 24, 2022 3:11 PM  
**To:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Cc:** Minkin, Dan (MHSTCI) <[Dan.Minkin@ontario.ca](mailto:Dan.Minkin@ontario.ca)>  
**Subject:** FW: Oldcastle Stormwater Master Plan - Notice of Study Completion

Hi Liz,

Thanks for sending the notice of completion to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI).

You are correct, Katherine Kirzati has retired from the Ontario Public Service. Dan Minkin, MHSTCI Heritage Planner, will review and provide comments, as appropriate.

Thanks again,  
Karla

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**From:** Liz Michaud <[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)>  
**Sent:** February-24-22 2:14 PM  
**To:** Barboza, Karla (MHSTCI) <[Karla.Barboza@ontario.ca](mailto:Karla.Barboza@ontario.ca)>  
**Subject:** Oldcastle Stormwater Master Plan - Notice of Study Completion

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good Afternoon Ms. Barboza,

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), this letter is to advise you that the Class EA for the Oldcastle Stormwater Master Plan has now been completed. Attached is a copy of the Notice of Study Completion.

Subject to comments received as a result of this Notice, and the receipt of necessary approvals, the Town of Tecumseh may proceed with the design and construction of the Schedule B projects.

To aid in the dissemination of information, all project-related information is available for review on the Town of Tecumseh's website: <https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx>.

It is my understanding that Katherine Kirzati who I was previously in contact with has retired. I am sending this to you for your records. If there is someone else this should be sent to please let me know. If you have any questions or require further details, please don't hesitate to call.

Thank you,

**Liz Michaud, P.Eng.**



**Landmark Engineers Inc.**  
2280 Ambassador Drive  
Windsor, ON, N9C 4E4  
p (519) 972-8052  
f (519) 972-8644  
e-mail [lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

March 25, 2022

EMAIL ONLY

Liz Michaud  
Landmark Engineers Inc.  
2280 Ambassador Drive  
Windsor, ON N9C 4E4  
[lmichaud@landmarkengineers.ca](mailto:lmichaud@landmarkengineers.ca)

**MHSTCI File : 0011548**  
**Proponent : Town of Tecumseh**  
**Subject : Notice of Study Completion**  
**Project : Oldcastle Stormwater Master Plan**  
**Location : Oldcastle Business Park, Town of Tecumseh**

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Dear Ms. Michaud:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of Study 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, which includes:

- archaeological resources, including land and marine;
- built heritage resources, including bridges and monuments; and
- cultural heritage landscapes.

We have reviewed the Project Information provided on the project website and offer the following comments.

### **Project Summary**

The Town of Tecumseh has undertaken a study of the Oldcastle Business Park to review the capacity of the current storm sewer system for current and future development. This study is in fulfillment of Approach #2 for master plans under the Municipal Class EA and is proceeding as a Schedule B undertaking.

### **Review Comments**

We note that a Stage 1 Archaeological Assessment Report and a Cultural Heritage Screening Review have been completed for this Master Plan. The recommendations of these technical studies should be explicitly undertaken as commitments in the Project File Report, including a commitment to complete outstanding cultural heritage work, including Cultural Heritage Evaluation Reports and Heritage Impact Assessments where necessary, Stage 2 Archaeological Assessment, and any further stages of archaeological assessment arising from the Stage 2 report, as early as possible in the detail design stage. We further note that the Stage 1 Archaeological Assessment, completed under PIF # P058-1783-2019, is currently still under technical review. No archaeological assessment report should be considered final until a letter has been received from MHSTCI indicating that it has been entered into the Ontario Public Register of Archaeological Reports.

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, please do not hesitate to contact me.

Sincerely,

Dan Minkin  
Heritage Planner  
[Dan.Minkin@Ontario.ca](mailto:Dan.Minkin@Ontario.ca)

Copied to: John Henderson, Town of Tecumseh

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*.

## Oldcastle Stormwater Master Plan Agency & Public Consultation - Distribution List & Communications Inventory

Federal Agencies	Communications Sent			Communications Received		
	Date	Type	Description	Date	Type	Description
<b>Environment and Climate Change Canada - Ontario Region</b> Strategic Integration and Partnership Division Great Lakes Area of Concern Section 867 Lakeshore Rd Burlington, Ontario L7S 1A1 Attn: Ms. Sandra Kok Senior RAP Program Engineer sandra.kok@canada.ca	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment	13-Jan-20	E-mail	Reply to indicate Sanda is away until March. Send to Katie Taillon
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Environment and Climate Change Canada - Ontario Region</b> Attn: Ms. Katie Taillon Manager, Great Lakes Area of Concern Unit katie.taillon@canada.ca	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	24-Feb-22	E-mail	Notice of Completion			
<b>Environment Canada</b> Water Survey Division Meteorological Service of Canada 867 Lakeshore Road, P.O. Box #5050 Burlington, Ontario L7R 4A6 Attn: Mr. Tom Arsenault, C.E.T. Data Control Lead	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment	16-Dec-19	E-mail	Tom Arsenault is retired, David Rose indicated no further interest.
	16-Dec-19	E-mail	Acknowledgement of e-mail			
<b>Department of Indigenous Services Canada Ontario Region</b> 655 Bay Street, Suite 700 Toronto, Ontario M5G 2K4 Attn: Environmental Officer	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	13-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Department of Indigenous Services Canada - Records Office</b> aadnc.ontarioregionrecordsoffice.aandc@canada.ca	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			

## Oldcastle Stormwater Master Plan Agency & Public Consultation - Distribution List & Communications Inventory

Provincial Agencies	Communications Sent			Communications Received		
	Date	Type	Description	Date	Type	Description
<b>Ministry of the Environment, Conservation and Parks</b> Southwest Region eanotification.swregion@ontario.ca (general mailbox)	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment	22-Oct-19	E-mail	Notice of receipt of email
	22-Oct-19	E-mail	Sent completed Project Information Form			
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Ministry of the Environment, Conservation and Parks</b> London Regional Office 733 Exeter Road, 2nd Floor London, Ontario N6E 1L3 Attn: Craig Newton Environmental Planner / Regional EA Coordinator craig.newton@ontario.ca	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment	18-Oct-19	E-mail	MECP Response to Notice of Intent
	22-Oct-19	E-mail	Questions re: Oct. 18th e-mail.	22-Oct-19	E-mail	Craig's reply to questions from Oct. 22nd e-mail.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2	13-Jan-20	E-mail	E-mail reply - Craig is retired. Send to his supervisor Crystal Lafrance.
<b>Ministry of the Environment, Conservation and Parks</b> Attn: Mark Badali Regional Environmental Planner - Southwest Region - Project Review Unit - Environmental Assessment Branch markbadali1@ontario.ca	03-Mar-22	E-mail	E-mail to Mark to set up a time to discuss comments with the Town.	25-Mar-22	E-mail	Response to the Notice of Completion. Includes comments for consideration.
	01-Apr-22	Online Meeting	Attend online meeting with the Town and Mark to discuss the comments.	26-May-22	E-mail	Response from Mark to indicate our responses addressed the Ministry's comments.
	22-Apr-22	E-mail	Follow up e-mail to Mark with responses to all MECP comments.			
<b>Ministry of the Environment, Conservation and Parks</b> London Regional Office Attn: Crystal Lafrance Supervisor crystal.lafrance@ontario.ca	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Ministry of the Environment, Conservation and Parks</b> West Central Region Attn: Barb Slattery EA/Planning Coordinator barbara.slattery@ontario.ca (905)521-7864	23-Jan-20	E-mail	Follow up e-mail to Barb with all requested information (Notice of Intent PIC1, Invitation to Comment PIC2)	23-Jan-20	E-mail	Barb is the contact person for this project. Still send to general inbox as well. Requested all notices be re-sent to date.
	18-Feb-22	E-mail	Notice of Completion	18-Feb-22	E-mail	Bounced back e-mail. Barb no longer main contact.
<b>Ontario Ministry of Transportation</b> Malvika Rudra malvika.rudra@ontario.ca Head of Corridor Section	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Ministry of Natural Resources and Forestry</b> Aylmer District General Inbox mnr.ayl.planners@ontario.ca Karina Cerniavskaja District Planner	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment	11-Oct-19	E-mail	Letter of Project Notice receipt from Karina Cerniavskaja (District Planner). Info on proponent's responsibilities re: ESA and Natural Heritage.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Study Completion			

**Provincial Agencies**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>Ministry of Heritage, Sport, Tourism and Culture Industries</b> Heritage Program Unit 401 Bay Street, Suite 1700 Toronto, ON M7A 0A7 Attn: Ms. Katherine Kirzati Team Lead katherine.kirzati@ontario.ca	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment	7-Nov-19	E-mail	Ministry response letter to Notice of Intent.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2	18-Feb-22	E-mail	E-mail bounce back.
	25-Feb-20	E-mail	Final checklists and reports to Katherine.			
	18-Feb-22	E-mail	Notice of Completion			
	18-Feb-22	Phone	Katherine is retired - new contact is Karla Barboza.			
<b>Ministry of Heritage, Sport, Tourism and Culture Industries</b> Attn: Ms. Karla Barboza karla.barboza@Ontario.ca	24-Feb-22	E-mail	Notice of Completion	24-Feb-22	E-mail	Reply from Karla - new contact is Dan Minkin. Karla copied him on the reply. No need to forward separate e-mail at this time.
<b>Ministry of Heritage, Sport, Tourism and Culture Industries</b> Attn: Mr. Dan Minkin dan.minkin@ontario.ca	29-Mar-22	Phone	Called to discuss comments with Dan. Advised to reach out to Archaeological Consultant for review status.	25-Mar-22	E-mail	E-mail containing letter with comments from MHSTCI
<b>Ministry of Agriculture, Food and Rural Affairs</b> drew.crinklaw@ontario.ca 667 Exeter Road, London, ON N6E 7L3 Attn: Mr. Drew Crinklaw Rural Planner	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	13-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Study Completion			
<b>Ministry of Citizenship and Multiculturalism</b> passport@ontario.ca E-mails were recived from this e-mail but it cannot be replied to.	03-Mar-23	E-mail	Notification that the Archaeological Assessments sent to MHSTCI were deemed incomplete. Follow up required.	NOTE: See Section 6 of the Project file regarding the correspondence with MCM as well as discussion of the resolution and next steps.		
	30-Apr-23	E-mail	Notification that the Archaeological Assessments sent to MHSTCI were deemed compliant.			

## Oldcastle Stormwater Master Plan

### Agency & Public Consultation - Distribution List & Communications Inventory

**Municipal Agencies and Utilities**

**Communications Sent**

**Communications Received**

	<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Date</b>	<b>Type</b>	<b>Description</b>
<b>Hydro One Network Planning Department</b> 56 Embro Street P.O. Box 130 Beachville, Ontario N0J 1A0 Attn: Ms. Angela Howe Senior Planning Technician	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment	01-Mar-22	Returned Mail	Notice of Completion returned. Angela no longer main contact. Asked to sent to general e-mail.
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Hydro One Network Planning Department</b> Senior Planning Technician southernfbcplanning@hydroone.com	14-Mar-22	E-mail	Notice of Completion			
<b>Hydro One Network</b> 185 Clegg Road Markham, Ontario L6G 1B7 Attn: Mr. Jim Oriotis Senior Real Estate Coordinator	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Hydro One Network</b> 483 Bay St. Toronto, Ontario secondarylanduse@hydroone.com				7-Nov-19	E-mail	Letter regarding Hydro One's interests in the project and potential EA processes that may be involved if hydro infrastructure is affected.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2	12-Mar-20	E-mail	Letter to indicate no objections with the Recommended Solutions as presented at PIC#2.
	18-Feb-22	E-mail	Notice of Completion			
<b>Essex Power Corporation</b> Attn: Mr. Mark Alzner Engineering & Asset Manager malzner@essexpower.ca	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment	18-Feb-22	E-mail	No longer with Essex Power - new contact Anthony Clavet.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Essex Power Corporation</b> Attn: Mr. Anthony Calvet Engineering & Asset Manager acalvet@essexpowerlines.ca	22-Feb-22	E-mail	Notice of Completion			
<b>Enbridge Gas Ltd. (Union Gas Inc.)</b> Attn: Mr. Doug Schmidt Manager Environmental Planning dschmidt@uniongas.com	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Enbridge Gas Ltd.</b> Attn: Mr. James Cartier james.cartier@enbridge.com	15-Jan-20	E-mail	Invitation to Comment - PIC#2	03-Feb-20	E-mail	Reply from James to set up meeting and include his Field Supervisor Utility Services for the area.
	3-Feb-20	E-mail	Follow up e-mail with link to PIC#2 info. Offer to meet and discuss.	10-Feb-20	E-mail	Reply from James to set up meeting on 18 Feb. 2020.
	18-Feb-20	Meeting	Meeting at Landmark office with James Cartier, Justin Cook, John Henderson and Landmark Staff.			
	20-Feb-20	E-mail	Follow up e-mail regarding meeting discussion and feedback.			
	18-Mar-20	E-mail	Follow up e-mail regarding meeting discussion and feedback.			
	18-Feb-22	E-mail	Notice of Completion			



**Municipal Agencies and Utilities**

**Communications Sent**

**Communications Received**

	<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Date</b>	<b>Type</b>	<b>Description</b>
<b>Enbridge Gas Ltd.</b> Attn: Mr. Justin Cook justin.cook@enbridge.com	20-Feb-20	E-mail	Follow up e-mail regarding meeting discussion and feedback.			
	18-Mar-20	E-mail	Follow up e-mail regarding meeting discussion and feedback.			
	18-Feb-22	E-mail	Notice of Completion			
<b>Bell Canada</b> 1149 Goyeau St., 1st Floor Windsor, Ontario N9A 1H9 Attn: Mr. Tyson Fuerth Engineering Manager	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Bell Canada</b> 1149 Goyeau St., 1st Floor Windsor, Ontario N9A 1H9 Attn: Mr. Randy Matis Field Services Manager	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Enwin Utilities</b> Windsor Utilities Commission 4545 Rhodes Drive P.O. Box 1625, Station A Windsor, Ontario N9A 5T7 Attn: Mr. John Wladarski V/P Asset Management	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Enwin Utilities</b> Windsor Utilities Commission 4545 Rhodes Drive P.O. Box 1625, Station A Windsor, Ontario N9A 5T7 Attn: Mr. Marvio Vinhaes Director, Hydro Engineering	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment	08-Oct-19	E-mail	No further interest.
<b>Enwin Utilities</b> Windsor Utilities Commission 4545 Rhodes Drive P.O. Box 1625, Station A Windsor, Ontario N9A 5T7 Attn: Chris Manzon Director, Water Engineering				09-Oct-19	E-mail	No further interest.
<b>Cogeco Connexion Inc.</b> 2525 Dougall Ave. Windsor, Ontario N8X 5A7 Attn: Daniel Haggins Planning/OSP Lead - Windsor-Essex	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Tourism Windsor Essex Pelee Island</b> 333 Riverside Drive West Suite 103 Windsor, Ontario N9A 7C5 Attn: Mr. Gordon Orr CEO	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Ministry of Municipal Affairs &amp; Housing</b> Southwestern Municipal Services Office 659 Exeter Road, 2nd Floor London, Ontario N6E 1L3 Attn: Ms. Marion Cabral Planner	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>County of Essex</b> Infrastructure Services 360 Fairview Avenue West Essex, Ontario N8M 1Y6 Attn: Sumaiya Habiba Environmental Assessment Coordinator SHabiba@countyofessex.ca	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			

**Municipal Agencies and Utilities**

**Communications Sent**

**Communications Received**

	<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Date</b>	<b>Type</b>	<b>Description</b>
<b>CAW Windsor Regional Environment Council</b> Attn: Mr. Mark Bartlett mbartlett@uni444.ca	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment	18-Feb-22	E-mail	Bounced back e-mail no longer valid.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>CAW Windsor Regional Environment Council</b> Attn: Mr. Richard St. Denis wrec.unifor@gmail.com	03-Mar-22	E-mail	Notice of Completion			
<b>Windsor-Essex County Environment Committee</b> Attn: Ms. Averil Parent WECEC Coordinator aparent@citywindsor.ca	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment	22-Oct-19	E-mail	Reply to indicate interest in the project.
	22-Oct-19	E-mail	Reply to Averil with link to PIC Info.	13-Jan-20	E-mail	Reply to indicates maternity leave. Contact Merall Yared.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
<b>Windsor-Essex County Environment Committee</b> Attn: Ms. Meraal Yared WECEC Coordinator myared@citywindsor.ca	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Greater Essex County District School Board</b> erin.kelly@publicboard.ca copy melissa.leboeuf@publicboard.ca 451 Park Street West, Box 210 Windsor, Ontario N9A 6K1 Attn: Ms. Erin Kelly Director of Education	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Windsor-Essex Catholic District School Board</b> director@wecdsb.on.ca 1325 California Ave Windsor, Ontario N9B 3Y6 Attn: Mr. Terry Lyons Director of Education	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Citizens Environment Alliance</b> 1950 Ottawa St. Windsor, ON N9A 6Z6 Attn: Mr. Derek Coronado Administrator info@citizensenvironmentalliance.org	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment	08-Mar-22	Lettermail	Returned - new address
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	E-mail	Sent to general e-mail inbox			
<b>Windsor Bicycling Committee</b> 350 City Hall Square West, Room 530 Windsor, Ontario N9A 6S1 Attn: Ms. Amy Farkas, Chair c/o Ms. Karen Kadour, Council Services Dept.	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	11-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Planning, Heritage &amp; Economic Development Standing Committee</b> 350 City Hall Square West, Room 530 Windsor, Ontario N9A 6S1 Attn: Ms. Anna Ciacelli Supervisor of Council Services	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	17-Feb-22	Lettermail	Notice of completion			
<b>Windsor Accessibility Advisory Committee</b> 350 City Hall Square West, Room 530 Windsor, Ontario N9A 6S1 Attn: Ms. Gail Jones, Officer c/o Ms. Karen Kadour, Council Services Dept.	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	13-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			

**Municipal Agencies and Utilities**

**Communications Sent**

**Communications Received**

	<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Date</b>	<b>Type</b>	<b>Description</b>
<b>City of Windsor</b> 1266 McDougall Avenue Windsor, Ontario N8X 3M7 Attn: Mr. Mark Winterton, P.Eng. City Engineer	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			<b>Mark is no longer with the City</b>
	13-Jan-20	Lettermail	Invitation to Comment - PIC#2			
<b>City of Windsor</b> City Engineer 1266 McDougall Avenue Windsor, Ontario N8X 3M7 Attn: Mr. Chris Nepszy, P.Eng. cnepszy@citywindsor.ca	18-Feb-22	E-mail	Notice of Completion			
<b>Essex Region Conservation Authority</b> 360 Fairview Avenue West, Suite 311 Essex, Ontario N8M 1Y6 Attn: Mr. Richard Wyma	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			<b>No longer with ERCA</b>
	13-Jan-20	Lettermail	Invitation to Comment - PIC#2			
<b>Essex Region Conservation Authority</b> 360 Fairview Avenue West, Suite 311 Essex, Ontario N8M 1Y6 Attn: Mr. Mike Nelson Watershed Planner mnelson@erca.org	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment	31-Jan-20	E-mail	No formal commets. Will review the information and provide feedback.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	18-Feb-22	E-mail	Notice of Completion			
<b>Essex Region Conservation Authority</b> 360 Fairview Avenue West, Suite 311 Essex, Ontario N8M 1Y6 Attn: Ms. Corrine Chiasson Resource Planner cchiasson@erca.org	04-Oct-19	Lettermail	Notice of Intent/Invitation to Comment	17-Oct-19	E-mail	Indicates to forward copies of information to <a href="mailto:planning@erca.org">planning@erca.org</a>
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	25-Feb-20	E-mail	CC'd on e-mail to <a href="mailto:planning@erca.org">planning@erca.org</a> inbox. Sent link to PIC #2 display info			
	18-Feb-22	E-mail	Notice of Completion			
<b>Essex Region Conservation Authority</b> General Inbox <a href="mailto:planning@erca.org">planning@erca.org</a>	07-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	18-Oct-19	E-mail	Forwarded copies of PIC display info			
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
	25-Feb-20	E-mail	Sent link to PIC #2 display info			
	18-Feb-22	E-mail	Notice of Completion			
<b>Essex Region Conservation Authority</b> Attn: Mr. James Bryant <a href="mailto:jbryant@erca.org">jbryant@erca.org</a>	13-Jan-20	E-mail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Essex Region Conservation Authority</b> Tran Martin <a href="mailto:tmartin@erca.org">tmartin@erca.org</a>	18-Feb-22	E-mail	Notice of Completion	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
				29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Essex Region Conservation Authority</b> Katie Stammler <a href="mailto:kstammler@erca.org">kstammler@erca.org</a>	30-Mar-20	E-mail	E-mail to follow up re: Souce Water Protection.	17-Mar-21	E-mail	Letter Re: No source water related concerns. Provided comments.
	21-Sep-20	E-mail	E-mail to follow up re: Souce Water Protection.			
	16-Dec-20	E-mail	E-mail to follow up re: Souce Water Protection.			
	16-Mar-21	E-mail	E-mail to follow up re: Souce Water Protection.			
	18-Feb-22	E-mail	Notice of Completion			

**Municipal Agencies and Utilities**

**Communications Sent**

**Communications Received**

	<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Date</b>	<b>Type</b>	<b>Description</b>
<b>OPP</b> Tecumseh Detachment 963 Lesperance Rd. Tecumseh, ON N8N 1W9 519-735-2424 Attn: Jamie Smith Staff Sargent	4-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	13-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Doug Pitre</b> <b>Director Fire Services &amp; Fire Chief</b> Town of Tecumseh Lesperance Rd. Tecumseh, ON N8N 1W9 519-979-4041	4-Oct-19	Lettermail	Notice of Intent/Invitation to Comment			
	13-Jan-20	Lettermail	Invitation to Comment - PIC#2			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Peter Marra</b> Town of Lasalle Director of Public Works 5950 Malden Road LaSalle, ON N9H 1S4 pmarra@lasalle.ca	23-Oct-19	E-mail	Notice of Intent/Invitation to Comment	28-Oct-19	E-mail	Reply to Notice of Intent with issues and concerns from the Town of Lasalle.
	13-Jan-20	E-mail	Invitation to Comment - PIC#2	10-Jun-20	E-mail	Comments and Concerns from the Town of Lasalle. (Responded by phone - Alain Michaud)
	24-Oct-19	E-mail	Reply to update request. Update letter is being drafted and sent shortly.	24-Oct-20	E-mail	Requested an update.
	3-Nov-20	E-mail	E-mail and attached letter to address LaSalle's concerns.	18-Feb-22	E-mail	Requested a summary of the report related to LaSalle.
	18-Feb-22	E-mail	Notice of Completion			
	18-Feb-22	E-mail	Alain response to request for Summary e-mail.			
<b>Nelson Cavacas</b> Town of Lakeshore Director of Engineering and Infrastructure 419 Notre Dame Belle River, ON N0R 1A0 ncavacas@lakeshore.ca	23-Oct-19	E-mail	Notice of Intent/Invitation to Comment			<b>Nelson is no longer with the Municipality</b>
	13-Jan-20	E-mail	Invitation to Comment - PIC#2			
<b>Tony Diciocco</b> Town of Lakeshore tdiciocco@lakeshore.ca				29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
						<b>Tony is no longer with the Municipality</b>
<b>Peyman Raji</b> Town of Lakeshore Praji@lakeshore.ca				29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
						<b>Peyman is no longer with the Municipality</b>
<b>Marco Villella</b> Municipality of Lakeshore Division Leader - Engineering and Infrastructure mvillella@lakeshore.ca CC: <b>Krystal Kalbol</b> kkalbol@lakeshore.ca						
<b>Patrick Winters</b> Development Engineer City of Windsor pwinters@citywindsor.ca	28-Oct-20	E-mail	E-mail with attached letter regarding Upper Little River.	30-Oct-20	E-mail	Receipt of e-mail confirmation.
	18-Feb-22	E-mail	Notice of Completion			

## Oldcastle Stormwater Master Plan Agency & Public Consultation - Distribution List & Communications Inventory

**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>CN (railway)</b> public_works_gld@CN.ca	22-Jan-20	E-mail	Property Owners Notice - PIC #2.	18-Feb-22		E-mail no longer active.
	18-Feb-22	E-mail	Notice of Completion			
<b>Classic Tool &amp; Die</b> Kathryn Oppio - Kathryn@classic-tool.com 9270 Disputed Rd., RR 1 Windsor, ON N9H 0H9  Civic Address: 2185 Olympia Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	03-Feb-20	E-mail	Reply to Kathryn re: concerns at her property.	31-Jan-20	E-mail	Feedback from PIC #2
	4-Feb-20	E-mail	Reply to Kathryn re: localized flooding at the mailbox.	3-Feb-20	E-mail	Reply to Alain re: flooding at mailbox.
	18-Feb-22	E-mail	Notice of Completion			
<b>Facchinato Holdings Ltd.</b> 5160 Dumouchelle St., RR 1 Windsor, ON N9A 6J3  John Facchinato Johnf@maidstonemoulding.com Civic Address: 5160 & 5180 Dumouchelle	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	18-Feb-22	E-mail	E-mail failed to send.
	18-Feb-22	E-mail	Notice of Completion			
	28-Feb-22	Lettermail	Notice of Completion			
<b>363148 Ontario Limited</b> 1920 Halford Rd., RR 1 Windsor, ON N9A 6J3	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>957474 Ontario Limited</b> 1780 North Talbot Rd., RR 1 Windsor, ON N9A 6J3  (This address is the owner for 1950 Blackacre Drive along the Wolfe Drain)	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Property Impacts Letter (Re: 1950 Blackacre Drive)			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	Lettermail	Update - Wolfe Drain Improvements Potential Property Impacts Letter			
<b>2693316 Ontario Limited</b> Michele Burza Morton Food Service michele.burza@mortonfoodservice.com  Civic Address: 1925 Halford Rd. Oldcastle, ON N9G 0B8  (Archived address: 10 Four Seasons Place Toronto, ON N8N 1W9 - was listed on Town website but not correct)	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	27-Jan-20	Returned Mail	Mail not deliverable
	17-Feb-22	Lettermail	Notice of Completion	25-Feb-22	Returned Mail	Mail not deliverable
	28-Feb-22	E-mail	Notice of Completion			
<b>Suat &amp; Kemal Bahceli</b> 294 Russel Woods Dr. Tecumseh, ON N8N 4K5  Civic Address: 1840 N. Talbot	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Nasci Trucking Limited</b> 5140 Dumouchelle St., RR 1 Windsor, ON N9A 6J3 phone: 519-737-1129	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			

**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>1508905 Ontario Inc.</b> 6180 Riverside Dr. Windsor, ON N8S 1B8  Civic Address: 5145 Dumochelle St.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Prodart Enterprises Inc.</b> 4590 Rhodes Dr. Windsor, ON N8W 5C2  Civic Address: 5041 8th Concession Rd.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>2030185 Ontario Ltd.</b> 4300 Delduca Dr. Oldcastle, ON N0R 1L0 Owner: Joseph Monteleone joseph@montelplastics.com Attn: Mike Helferty mike@montelplastics.com	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	20-Oct-20	Phone call	Received call from Mike Helferty. He is the primary contact for this
	20-Oct-20	E-mail	Sent e-mail to Joseph to confirm property ownership.			
	18-Feb-22	E-mail	Notice of Completion			
<b>Ecotemp Investments Inc.</b> 12411 Jasper Ave. N.W. Edmonton, AB T5N 3K9  Civic Address: 5140 8th Concession Rd.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>West Industries Inc.</b> 3786 North Talbot Rd. RR 1 Oldcastle, ON N0R 1L0 Gilbert Iovino Giovino@lakesideplastics.com Robert Luckino rluckino@lakesideplastics.com  Civic Address: 5175 8th Concession Rd.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	18-Feb-22	E-mail	Notice of Completion	18-Feb-22	E-mail	Gilbert's e-mail bounced back.
			Property now owned by <b>Amico</b>			
<b>Amicone Holding Limited</b> 2199 Blackacre Drive Oldcastle, ON N0R 1L0 Cindy Prince cindy.prince@amico.build Jeff Rahm jeff.rahm@amico.build  Civic Address: 5175 8th Concession Rd	28-Feb-22	E-mail	Confrim with Cindy that Amico now owns the property.	28-Feb-22	E-mail	Cindy confrimed ownership.
	28-Feb-22	E-mail	Notice of Completion - included summary of proposed improvements			
<b>Amicone Holding Limited</b> 2199 Blackacre Drive Oldcastle, ON N0R 1L0 Cindy Prince cindy.prince@amico.build Jeff Rahm jeff.rahm@amico.build  Civic Address: 2150 Blackacre Drive	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Proptery Impacts Letter	12-Nov-21	Phone	Call from Cindy and Jeff to discuss propred offset.
	25-Feb-22	E-mail	Notice of Completion			
	14-Mar-22	E-mail	Update - Wolfe Drain Improvements Potential Proptery Impacts Letter			
<b>Eagle Heating &amp; Cooling Inc.</b> 5205 8th Concession Maidstone, ON N0R 1K0  Civic Address: 4201 Delduca Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Rom-ex Investment Ltd., Neweng Investment Ltd.</b> 5100 Ure St., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			

**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>N. Talbot Holdings Ltd.</b> 14 Catalina Crt. Kingsville, ON N9Y 4E7  Civic Address: 5130 Ure St.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	7-Feb-20	Returned Mail	Mail not deliverable
<b>Giuseppe Delicata</b> 5105 8th Concession Rd., RR 3 Maidstone, ON N0R 1K0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>El-Hy Co. Limited</b> Re: 2175 Solar Cres. Mike Brauss mbrauss@protoxrd.com	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
	25-Feb-22	E-mail	Notice of Completion			
<b>1277032 Ontario Limited</b> 1625 Rossi Dr., RR 1 Windsor, ON N9A 6J3	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Olivia Enterprises Inc.</b> 5420 Outer Dr. Windsor, ON N9A 6J3 Mr. Isaac Yeung iyeung@walterproducts.com	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	31-Jan-20	E-mail	E-mail from Isaac Yeung asking about potential impacts to his
	31-Jan-20	E-mail	Reply to Mr. Yeung with explanation of potential impacts.			
	18-Feb-22	E-mail	Notice of Completion			
<b>Carlesimo Holdings Inc.</b> c/o Adriano Carlesimo 688 Gauthier Dr. Windsor, ON N8N 3P8  Civic Address: 1840 Blackacre Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Property Impacts Letter			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	Lettermail	Update - Wolfe Drain Improvements Potential Property Impacts Letter			
<b>Michael Tool &amp; Mold (Windsor) Limited</b> <b>John Sulaiman</b> 2340 Olympia Dr. Oldcastle, ON N0R 1L0 jsulaiman@michaelttool.com	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	15-Apr-20	E-mail	Concerns and questions regarding the property.
	16-Apr-20	E-mail	Response to questions and concerns.	19-Feb-22	E-mail	Concerns and questions regarding the preferred solution. Wants assurance that the curb will go back as existing or better.
	18-Feb-22	E-mail	Notice of Completion			
	23-Feb-22	E-mail	Reply to e-mail regarding concerns at his property.			
<b>Evangelical Pentecostal Church</b> 5415 Walker Rd. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Property Impacts Letter			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	Lettermail	Update - Wolfe Drain Improvements Potential Property Impacts Letter			
<b>470698 Ontario Ltd.</b> 5590 Outer Dr., Unit 4 Windsor, ON N9G 0C3  Civic Address: 5600 & 5540 Outer Drive	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	28-Feb-22	Lettermail	Returned - Unit number missing
	17-Feb-22	Lettermail	Notice of Completion			
	28-Feb-22	Lettermail	Re-sent with Unit number. Notice of Completion.			

**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>Congregation of the Order of Antonin Maronite in Ontario</b> 5700 Outer Drive Windsor, ON N9A 6J3  Civic Address: 1010 Highway 3 antonyfarah@hotmail.com	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	6-Apr-21	Meeting	Meeting with owner and the Town to discuss potential option for pond
	4-Mar-21	Lettermail	From the Town to Notify Owner of potential property need for Stormwater Storage Facility.	26-Apr-21	E-mail	Letter from Owner's solicitor to provide feedback that they do not want a pond on the site as they intend to develop.
	30-Nov-21	Lettermail and E-mailed	Letter to notify Owner pond will no longer be option for the site.			
<b>1382229 Ontario Limited</b> 5605 Roscon Industrial Dr. Oldcastle, ON N0R 1L0  Civic Address: 5605 & 5635 Roscon Industrial Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Mario Dalla Bona</b> 5590 Outer Drive., RR 1 Windsor, ON N9A 6J3  Civic Address: 5500 Outer Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>813978 Ontario Ltd.</b> 5425 Roscon Industrial Dr., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Rosati Development Corp.</b> 6555 Malden Rd. LaSalle, ON N9G 1T5  Civic Address: 5485 Roscon Industrial Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>520589 Ontario Inc.</b> 5450 Outer Dr., RR 1 Windsor, ON N9A 6J3	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>470698 Ontario Ltd Trustee Attn: Mr. Franz Dalla Bona</b> 5590 Outer Dr., RR 1 Windsor, ON N9A 6J3  Civic Address: 5400 Outer Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	4-Mar-21	Lettermail	From the Town to notify Owner of potential property need for			
	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Property Impacts Letter			
	28-Oct-21	Lettermail	From the Town to notify Owner that the property is the preferred solution			
<b>Joseph "Victor" Desmarais</b> 1100 Highway 3, RR 1 Oldcastle, ON N0R 1L0 info@plantscape.ca	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	18-Feb-22	E-mail	Notice of Completion			
<b>2443176 Ontario Ltd.</b> 5455 Roscon Industrial Dr. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>388456 Ontario Limited</b> 1620 Rossi Dr., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Proto-Plastic Holdings Ltd.</b> 1880 Blackacre Dr. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Property Impacts Letter			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	Lettermail	Update - Wolfe Drain Improvements Potential Property Impacts Letter			



**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>DDS Software Solutions Inc.</b> 1485 Dunn Road Harrow, ON N0R 1G0  Civic Address: 1525 Moro Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Jl Int'L Holdings Inc.</b> Jeff Green & Don Walker 1665 Moro Dr., RR 1 Windsor, ON N9A 6J3  Civic address: 1655 & 1665 Moro	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>Allan &amp; Susan Dixon</b> Shawn Dixon 2015 Fasan Dr. Oldcastle, ON N0R 1L0  Civic Address: 2010, 2015, 2025 & 2035 Fasan Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>1432351 Ontario Inc.</b> 2005 Fasan Dr., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	27-Jan-20	Returned Mail	Mail not deliverable
	17-Feb-22	Lettermail	Notice of Completion			
<b>Acenzia Inc.</b> 1580 Rossi Dr., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>EQ Management Corp.</b> 5365 Walker Rd., PO Box 42 Oldcastle, ON N0R 1L0  Civic Address: 5395 & 5365 Walker Rd.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Westco Windsor Inc.</b> FedEx Ground Packaging Systems Ltd. Attn: Lease Admin 6149 1000 FedEx Drive Moon Township, PA 15108  *** Updated Address *** <b>The Westmoreland Company, Inc.</b> 200 Randolph Avenue Huntsville, AL 35801  Civic Address: 5600 Roscon Industrial Contacts E-mail addresses: Jared McCalpin jared.mccaplin@westco.us Andy Kerr andy.kerr@westco.us Jada Leo jada.leo@westco.us	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	9-Jun-21	E-mail	Follow up e-mail re: phone conversation with John Henderson.
	4-Mar-21	Lettermail	From the Town to Notify Owner of potential property need for Stormwater Storage Facility. (Mailed to Civic address and Owner Address)	23-Jun-21	Phone	Called John Henderson to discuss. Teleconference with John at 10:30. Follow up e-mail to confirm mailing address.
	18-Feb-22	E-mail	Notice of Completion	22-Feb-22	E-mail	Follow up e-mail from Jared McCalpin.
				24-Feb-22	Phone	Follow up call from Jada Leo - spoke with Liz re: proposed improvements
	9-Mar-22	Online Meeting	Landmark, and the Town met with Jada Leo and Jared McCalpin to discuss future property needs and the preferred solution.			
	21-Mar-22	E-mail	Match 9th meeting summary sent to all meeting attendees.			
<b>Marontate Enterprises Inc.</b> 5575 Roscon Industrial Dr., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			

**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>1808250 Ontario Limited</b> 5515 Roscon Industrial Dr., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Bricasa Inc.</b> 1740 St. Clair Rd. Stoney Point, ON N0R 1L0  Civic Address: 1615 Rossi Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Ciociaro Club of Windsor Inc.</b> 3745 North Talbot Rd., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Robert &amp; Marlene Dupuis</b> 5355 Oldcastle Rd., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>990077 Ontario Limited</b> 5390 Brendan Lane, RR 1 Oldcastle, ON N0R 1L0  Civic Address: 5385 Brendan Lane	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>166050 Canada Inc.</b> 9615 Chestnut Dr. Windsor, ON N8R 1G9  Civic Address: 5410 Di Cocco Crt	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>1544887 Ontario Ltd</b> 5390 Brendan Lane Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Movin' Freight Holdings Ltd.</b> 5405 DiCocco Crt. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Luciano &amp; Maria Sovran</b> 5365 Oldcastle Rd., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>1403474 Ontario Limited</b> 5400 Walker Rd., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>2704028 Ontario Ltd.</b> 5185 8th Concession Maidstone, ON N0R 1K0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Riz-Cona Inc.</b> 5205 8th Concession, Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			

**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>Leo Hayes</b> 3850 County Rd. 17, RR 3 Maidstone, ON N0R 1K0  Civic address: 4979 9th Concession Rd.	24-Jan-20	Hand-Delivered	Property Owners Notice - PIC #2.	27-Jan-20	Phone	Called to inquire about potential improvements to the adjacent
	17-Feb-22	Lettermail	Notice of Completion	18-Feb-22	Phone	James Hayes (son of Leo Hayes) called to request to view the hard
<b>Richard and Robert McCarthy</b> 538073 Ontario Inc. 5680 Hwy #3, RR 3 Maidstone, ON N0R 1K0  Civic address: N Talbot Road (CON NTR N PT LOT 302)	24-Jan-20	Hand-Delivered	Property Owners Notice - PIC #2.	29-Jan-20		Attended PIC and spoke with Liz Michaud but did not sign in.
	24-Nov-21	Lettermail	Proposed pond on property update letter.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Downing Acres Inc.</b> <b>Attn: Judy Wellwood-Robson</b> judyrobson7@msn.com	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
				29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
				10-Feb-20	E-mail	Main concern is for the plan to consider future residential growth.
	24-Nov-21	Lettermail	Pond location change for recommended solution.			
	14-Dec-21	Meeting	Online meeting to discuss issues - Loss of developable lands. Town and Landmark with Downing Acres Inc. representatives.			
	18-Feb-22	E-mail	Notice of Completion	16-Dec-21	E-mail	Letter to summarize understandings from the meeting.
<b>Downing Acres Inc.</b> <b>Attn: Rick Wellwood</b> rwellwood3@gmail.com	24-Nov-21	Lettermail	Pond location change for recommended solution.			
	14-Dec-21	Meeting	Online meeting to discuss issues - Loss of developable lands. Town, Landmark, and Downing Acres Inc. representatives.			
	18-Feb-22	E-mail	Notice of Completion	16-Dec-21	E-mail	Letter to summarize understandings from the meeting.
<b>Angelo Iacobelli</b> 5710 County Rd. 46 RR 3, Maidstone N0R 1K0	17-Feb-22	Lettermail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Justin Hayes &amp; Jordan Hayes</b> 4799 9th Concession Maidstone, ON N0R 1K0 Justin@hhydrovac.ca hayes1990@icloud.com  Civic Address: N Talbot Rd (CON 8 S PT LOT 12 RP12R5408)	24-Jan-20	Hand-Delivered Letter	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	30-Jan-20	E-mail	Response from the Town to Jordan after phone conversation. Included a copy of the comment sheet.	9-Nov-20	E-mail	Requesting update on the Master Plan.
	9-Nov-20	E-mail	Reply to update Jordan that the plan is being reviewed by the Town and will be available to the Public after Council Review.			
	18-Feb-22	E-mail	Notice of Completion			
<b>Mr. Jim Lengyel</b> <b>1690022 Ontario Ltd.</b> 5455 Riverside Dr. E. Windsor, ON N8S 1A5 jleng1955@gmail.com  Civic Address: 1360 Highway 3	4-Mar-21	Lettermail	From the Town to Notify Owner of potential property need for Stormwater Storage Facility.	19-Jul-21	Phone	Mr. Lengyel called and discussed concerns with John Henderson.
	19-Jul-21	E-mail	Follow up from phone conversations. John Henderson.			
	30-Nov-21	Lettermail and E-mailed	Follow up e-mail to notify Owner a pond is no longer being considered, but other impacts are being considered.			
	18-Feb-22	E-mail	Notice of Completion			

**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	Date	Type	Description	Date	Type	Description
<b>Dino Bravo</b> <b>Dalp Holdings Ltd.</b> 5055 Riverside Drive E, Unit 404 Windsor, ON N8Y 5A6 dinobra@bravowindsor.com  Civic Address: 1900 Blackacre Drive	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Proptery Impacts Letter	4-Nov-21	E-mail	Requesting meeting to discuss impact of 8m wolfe drain offset.
	5-Nov-21	Phone Call	John Henderson reached out to discuss concerns.			
	25-Nov-21	E-mail	Reply regarding potnetial solution to septic system within the 8m offset.			
	14-Mar-22	E-mail	Update - Wolfe Drain Improvements Potential Proptery Impacts Letter			
<b>Loler Enterprises Inc.</b> 2000 Blackacre Drive Oldcastle, ON N0R 1L0	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Proptery Impacts Letter			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	Lettermail	Update - Wolfe Drain Improvements Potential Proptery Impacts Letter			
<b>Rino Tedesco</b> <b>2661475 Ontario Limited</b> 2050 Blackacre Drive & <b>2661480 Ontario Limited</b> 2060 Blackacre Drive Oldcastle, ON N0R 1L0 rino@acmetalfabricating.com	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Proptery Impacts Letter	3-Nov-21	Phone	Spoke with Rino re: 8m offset be removed at 2050 due to use for truck turning and loading.
	5-Nov-21	E-mail	Follow up to phone call. Indicating widening will be removed from his property due to functon of his loading docks.	5-Nov-21	E-mail	Reply requesting the same modifications be considered for t 2060 Blackacre Dr..
	25-Nov-21	E-mail	Reply offering to meet on site to discuss.	06-Dec-21	On site	Alain - visited the site to discuss with Rino offset at 2060.
	18-Feb-22	E-mail	Notice of Completion			
	14-Mar-22	E-mail	Update - Wolfe Drain Improvements Potential Proptery Impacts Letter			
<b>Tri-D Investment Inc.</b> 29 James Court Leaminton, ON N8H 4T9  Civic Address: 2070 Blackacre Drive	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Proptery Impacts Letter			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	Lettermail	Update - Wolfe Drain Improvements Potential Proptery Impacts Letter			
<b>2446126 Ontario Limited</b> 4000 DelDuca Drive Oldcastle, ON N0R 1L0  Civic Address: 2100 Blackacre Drive	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Proptery Impacts Letter			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	Lettermail	Update - Wolfe Drain Improvements Potential Proptery Impacts Letter			
<b>Masciotra Management Services Inc.</b> 6620 St. Michael Drive LaSalle, ON N9J 3G7  Civic Address: 2130 Blackacre Drive	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Proptery Impacts Letter			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Ramstart Carbide Tool Inc.</b> 2190 Blackacre Drive Oldcastle, ON N0R 1L0	27-Oct-21	Lettermail	Wolfe Drain Improvements Potential Proptery Impacts Letter			
	17-Feb-22	Lettermail	Notice of Completion			
	14-Mar-22	Lettermail	Update - Wolfe Drain Improvements Potential Proptery Impacts Letter			
<b>Downing Acres Inc.</b> 5360 Oldcastle Road, RR#1 Oldcastle, ON N0R 1L0	24-Nov-21	Lettermail	Proposed pond on property notification letter.			

**Land Owners and Business Owners****Communications Sent****Communications Received**

	Date	Type	Description	Date	Type	Description
<b>1352192 Ontario Ltd.</b> 4810 Walker Rd., RR1 Windsor, ON N9A6J3  Civic Address: 1960 Halford Rd.	17-Feb-22	Lettermail	Notice of Completion			
<b>1787954 Ontario Ltd.</b> 1950 Halford Dr. Windsor, ON N9A 6J3	17-Feb-22	Lettermail	Notice of Completion			
<b>Offerfair Inc.</b> 2020 Halford Dr. Tecumseh, ON N9A 6J3	17-Feb-22	Lettermail	Notice of Completion			
<b>Croatia Machine Tool of Canada Ltd.</b> 2030 Halford Rd., RR1 Windsor, ON N9A 6J3	17-Feb-22	Lettermail	Notice of Completion			
<b>SCWI Enterprises Inc.</b> 5255 Brendan Lane Suite 1 RR1 Oldcastle, ON N0R1L0  Civic Address: 2050 Halford Dr.	17-Feb-22	Lettermail	Notice of Completion			
<b>Two Sac Self-Storage Corporation</b> 207 E. Clarendon Phoenix, AZ 85012  Civic Address: 5025 Walker Rd.	17-Feb-22	Lettermail	Notice of Completion			
<b>Prestressed Systems</b> 4955 Walker Rd Windsor, ON N9A 6J3	17-Feb-22	Lettermail	Notice of Completion			
<b>Filippo Liburdi Construction Limited</b> 3380 Parkwood Ave. Windsor, ON N8W 2L1  Civic Address: 4200 Delduca	17-Feb-22	Lettermail	Notice of Completion			
<b>2391472 Ontario Ltd</b> 5170 O'Neil Dr. Oldcastle, ON N0R 1L0  Civic Address: 5145 Ure	17-Feb-22	Lettermail	Notice of Completion			
<b>West Industries Inc.</b> 380 Crystal Bay Dr. Amherstburg, ON N9V 4A7  Civic Address: 5155 Ure	17-Feb-22	Lettermail	Notice of Completion			
<b>R J Cyr Co Inc.</b> 5015 8th Concession Rd., RR 3 Maidstone, ON N0R 1K0	17-Feb-22	Lettermail	Notice of Completion			

**Land Owners and Business Owners**

**Communications Sent**

**Communications Received**

	<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Date</b>	<b>Type</b>	<b>Description</b>
<b>Husky Oil Ltd.</b> PO Box 6525 Stn D Calgary, AB T2P 3G7  Civic Address: 4040 County Rd 46	17-Feb-22	Lettermail	Notice of Completion			
<b>679637 Ontario Ltd.</b> 4975 8th Concession Rd., RR 3 Maidstone, ON N0R 1K0	17-Feb-22	Lettermail	Notice of Completion			
<b>2189165 Ontario Limited</b> 4150 Delduca Dr. RR1 Oldcastle, ON N0R 1L0	17-Feb-22	Lettermail	Notice of Completion			

## Oldcastle Stormwater Master Plan Agency & Public Consultation - Distribution List & Communications Inventory

<u>Public</u>	<u>Communications Sent</u>			<u>Communications Received</u>		
	<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Date</u>	<u>Type</u>	<u>Description</u>
<b>Rick &amp; Kim Laforet</b> 5511 Walker Rd. Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Bob and Judy Moon</b> 5445 Oldcastle Rd. Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion	22-Feb-21	E-mail	Concerns regarding flooding on his property.
	23-Feb-22	E-mail	Reply to Mr. Moon regarding flooding concerns related to this project.			
	01-Mar-22	E-mail	John Henderson replied on behalf of the Town re: local drainage issues.			
<b>Alan Dube</b> 3700 Castlewood Crt. Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>Sandra Miesmer</b> 5389 Oldcastle Rd. Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>Celeste O'Neil</b> 1914 South Talbot Rd. Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>Kerry Jones</b> 2855 Piccadilly Ave. Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>Joe Bachetti</b> 1918 Corbi Lane Windsor, ON N8N 5C8	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Steve Brown</b> 7272 Walker Rd. Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>Tim Scherer</b> 3334 South Talbot Rd Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>Ian Naisbitt</b> 399 Woodridge Dr. Tecumseh, ON N8N 3A7	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>George and Barbera Orban</b> 5430 Walker Rd. Oldcastle, ON NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Mary and Stan Coulthard</b> 3770 Castlewood Crt. Oldcastle, ON NOR 1L0 NOR 1L0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			

## Public

## Communications Sent

## Communications Received

	Date	Type	Description	Date	Type	Description
<b>Cameron Adamson</b> 4819 8th Concession Road Maidstone, ON N0R 1K0	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion	01-Mar-22	Returned Mail	Letter was returned
<b>Ahmad Habib</b> 4521 Southwood Lake Blvd. Windsor, ON N9G 2M6	17-Feb-22	Lettermail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Computool Investments Inc.</b> 5170 Ure St. Oldcastle, ON N0R 1L0  Civic address: 5180 Ure St.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>1068420 Ontario Inc.</b> 5170 Ure St. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Michael &amp; Doris Brian</b> 3750 Castlewood Ct., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Stanley John Coulthard</b> 3770 Castlewood Ct. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
<b>Kash Hasan</b> 3710 Castlewood Ct., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Kevin &amp; Sandra Hamilton</b> 3715 Castlewood Ct. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Randall &amp; Katherine Soulliere</b> 2840 Trafalgar Ct. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Johannis Klundert</b> 3730 Castlewood Ct., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Harvey T. Strosberg</b> 251 Goyeau St. #600 Windsor, ON N9A 6V2  Civic Address: 3700 Castlewood Ct.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Sevasti &amp; Louis Mavrantzas</b> 2920 Trafalgar Ct., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			



**Public****Communications Sent****Communications Received**

	<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Date</b>	<b>Type</b>	<b>Description</b>
<b>Thomas Docherty &amp; Deborah Kaschak</b> 2800 Trafalgar Crt. Oldcastle, ON N0R 1L0 dkaschak@hotmail.com tomdocpt@yahoo.ca	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	17-Mar-20	E-mail	Reply to Mar. 10th letter to answer questions.	10-Mar-20	E-mail Letter	Letter to indicate they do not want overland flow option on their property. Prefer underground pipe.
	18-Feb-22	E-mail	Notice of Completion			
<b>Michael &amp; Jodi Belisle</b> 2860 Trafalgar Crt. Oldcastle, ON	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Manchetan, Harneet, Jit &amp; Lulwan Sivia</b> 2900 Trafalgar Crt Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Thomas &amp; Joanne Williams</b> 2880 Trafalgar Crt. Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>1890976 Ontario Inc.</b> 4293 County Rd. 46, RR 3 Maidstone, ON N0R 1K0  Civic Address: 1740 Moro Dr.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>1762661 Ontario Ltd.</b> Don Bekcic 1830 Moro Dr., RR 1 Windsor, ON N9A 6J3  Civic Address: 1830 Moro and Crowder Crt.	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	17-Feb-22	Lettermail	Notice of Completion			
<b>Manor Tool and Die Ltd.</b> 5264 Pulleyblank Dr., RR 1 Oldcastle, ON N0R 1L0	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.			
	17-Feb-22	Lettermail	Notice of Completion			
<b>Dan McCulloch</b> 6555 Malden Rd. Windsor, ON N9H 1T5 dan.mcculloch@rosatigroup.com	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Mark Shafer</b> 5790 North Talbot Rd. RR #3, Maidstone, ON N0R 1K0 shafer1@sympatico.ca	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Andrew Dowie</b> 461 Amberly Cres. Windsor, ON N8N 3L8 adowie@tecumseh.ca	13-Jan-20	Lettermail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Dane &amp; Jennifer Bertram</b> 2820 Trafalgar Crt. Oldcastle, ON N0R 1L0 dbertram@gmail.com jenniferbertram@gmail.com	21-Jan-20	Lettermail	Property Owners Notice - PIC #2.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	17-Mar-20	E-mail	Reply to Mar. 10th letter to answer questions.	10-Mar-20	E-mail Letter	Letter to indicate they do not want overland flow option on their
	18-Feb-22	E-mail	Notice of Completion			

**Public****Communications Sent****Communications Received**

	<b>Date</b>	<b>Type</b>	<b>Description</b>	<b>Date</b>	<b>Type</b>	<b>Description</b>
<b>Rodger Halden</b> 1965 Highway 3 Tecumseh, ON N8N 2L9 rhalden@sympatico.ca	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Abdul Habib</b> abdulhabib@msn.com	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Nick &amp; John Lot</b> nick@lotholdings.com	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Rick Spencer</b> rcspencer@rcspencer.ca	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Paul Sovran</b> 2940 Trafalgar Crt. Oldcastle, ON N0R 1L0 p.sovran@sterlingmt.com	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Tony Iacobelli</b> tiacobelli1@gmail.com	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>G Williams</b> storage1@mnsi.net	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Crystal &amp; Frank Venuto</b> 3800 Castlewood Crt. Oldcastle, ON N0R 1L0 crystal.venuto@gmail.com Frank.Venuo@gmail.com	13-Jan-20	E-mail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Sandy Hamilton</b> 3715 Castlewood Crt. Oldcastle, ON N0R 1L0 sandyhamilton@aol.com	13-Jan-20	E-mail	Invitation to Comment - PIC#2	17-Oct-19	Sign-In Sheet	Attended 1st Public Info Centre
	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Scott Dennis</b> scoden77@sympatico.ca	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Preston Shea</b> sheame__e@gmail.com	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>John Koloalski</b> jfk9600@yahoo.ca	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Kevin McCarthy</b> kevinmccarthy36@hotmail.com	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Robert Kenney</b> kenney8@icloud.com	18-Feb-22	E-mail	Notice of Completion	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
<b>Tom Grondin</b> 5335 Oldcastle Road Oldcastle, ON N0R 1L0 tom.grondin@yahoo.com	03-Feb-20	E-mail	Alain's e-mail reply to Tom's questions.	29-Jan-20	Sign-In Sheet	Attended 2nd Public Info Centre
	18-Feb-22	E-mail	Notice of Completion	30-Jan-20	E-mail	E-mail to Alain Michaud with questions regarding his property.