

Paramo, Juan

From: MCEA Advisor <paul.knowles@municipalengineers.on.ca>
Sent: June 6, 2024 7:46 AM
To: Paramo, Juan
Cc: Winters, Patrick; Dan Cozzi
Subject: RE: Municipal Class EA Inquiry

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Juan

I think the following clarification from MEA's User Guide addresses your issues

A1-4 Property Acquisition

No EA process is required for property purchase. If the proponent acquires property through separate process (negotiation with owner or planning policies for minimum width of road allowances) such that the proponent owns the property required for a project before the Notice of Completion then no property acquisition is required for the project. For many project types, this could mean the project would be classified as Schedule A or A+ (exempt). If there is dispute about the property acquisition then a Schedule B process should be followed to support the acquisition (expropriation).

Paul Knowles.
MEA - MCEA Advisor
(613)229-2475



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From: Paramo, Juan <jparamo@citywindsor.ca>

Sent: June 5, 2024 4:11 PM

To: MCEA Advisor <paul.knowles@municipalengineers.on.ca>

Cc: Winters, Patrick <pwinters@citywindsor.ca>; Dan Cozzi <dan.cozzi@municipalengineers.on.ca>

Subject: RE: Municipal Class EA Inquiry

Thanks for your prompt response Paul.

Based on the alternative approach mentioned initially, would the consecutive assumption be appropriate for the other related work?

Sewer Work:

- A portion of the right-of-way has not been created yet. Therefore, storm and sanitary sewer construction through this section would trigger requirements for a Schedule B EA (project 22c).
 - **Assumption 1:** The City is currently undergoing property expropriation for the right-of-way required in accordance with the approved secondary plan.
 - If the road allowance for the sewer is in place before construction of sewers, would it be safe to assume that an EA for this item is not required since it will then be a project 22b
 - Conversely, if there is a dispute about the property acquisition, a Schedule B would be required. (MCEA user Guide A1-6 guidance)
 - **Or,**
 - **Assumption 2:** Since the approved secondary plan for the area includes the subject right-of-way, can we assume that the secondary plan will fulfill (phase 1 & 2) the requirements for a Schedule B EA and be deemed complete?

Stormwater Management Facility:

- **Assumption 3:** A communal SWM facility would need to be placed outside an existing road allowance. The private land dedicated for the facility will be acquired/conveyed as part of a Planning Act approval (development application). Can we assume that since the land for the facility would be acquired before the construction of the SWM facility, this requirement would make this project exempt? The project will go from 40a to 40b.
- **Or,**
- **Assumption 4:** If the above assumption is not adequate, the approved secondary plan recommends a communal SWM facility as the desired approach to service the entire project area. Would the secondary plan be deemed acceptable to fulfill the requirements of Schedule B for a SWM facility on private property, thereby completing this requirement?

Considering the various assumptions mentioned above, we would proceed with a Schedule C – Phase 3 and 4 MCEA for the road construction. Additionally, we will incorporate details regarding the sewers and stormwater management (SWM) infrastructure. This will facilitate consultation on both of these projects as well.

I appreciate your guidance on these assumptions and overall approach.

Juan Paramo, P.Eng. | Development Engineer

Engineering Department - Development Division

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From: MCEA Advisor <paul.knowles@municipalengineers.on.ca>
Sent: June 5, 2024 1:47 PM
To: Dan Cozzi <dan.cozzi@municipalengineers.on.ca>; Paramo, Juan <jparamo@citywindsor.ca>
Cc: Winters, Patrick <pwinters@citywindsor.ca>
Subject: RE: Municipal Class EA Inquiry

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Hi Juan

Sounds like you are following the alternative approach discussed in the attached training module and you will be addressing all of the requirements to comply with the MCEA Schedule C process.

Paul Knowles.
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From: Dan Cozzi <dan.cozzi@municipalengineers.on.ca>
Sent: June 5, 2024 9:28 AM
To: Paramo, Juan <jparamo@citywindsor.ca>

Cc: Winters, Patrick <pwinters@citywindsor.ca>; MCEA Advisor <paul.knowles@municipalengineers.on.ca>

Subject: RE: Municipal Class EA Inquiry

Hi Juan:

Thanks for your inquiry.

I have copied the MEA'S MCEA Advisor, Paul Knowles.

He will review your inquiry and respond.



D.M. (Dan) Cozzi P.Eng,
Executive Director



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From: Paramo, Juan <jparamo@citywindsor.ca>

Sent: Wednesday, June 5, 2024 8:56 AM

To: Dan Cozzi <dan.cozzi@municipalengineers.on.ca>

Cc: Winters, Patrick <pwinters@citywindsor.ca>

Subject: Municipal Class EA Inquiry

Subject: City of Windsor - Inquiry for Planning Act Conclusion into MCEA - North Forest Glade SP

Hello MEA Team,

The City of Windsor is prepared to initiate the MCEA process for the construction of road extensions on Roseville Garden Drive and Catherine Street, as outlined in the North Forest Glade Secondary Plan ([NFGSP](#)). We are seeking advice from MEA to determine the most effective way to meet the MCEA requirements.

Here are a few specifics about the project:

- **Road Classification:** Both road extensions are classified as Collectors according to the NFGSP. The approved NFGSP includes future right-of-ways and a conceptual network plan for Arterial and Collector roads. Please refer to the attached schedule FGN-2

- **Public Consultation:** We have records of extensive public consultation and Official Plan Approval as part of the NFGSP. While completing the collector road screening questionnaire, we were unable to answer all questions with a Yes due to a lack of records regarding consultations with Indigenous Communities. This consultation is a requirement for the Collector Road Screening process, and we determined that this screening process may not be a viable option for this reason.
- **Project Cost:** The estimated project cost is over \$3M for the construction of both roadway extensions. This would trigger a Schedule C - MCEA.

Given these details, we propose using an Alternative Approach Schedule C by integrating the Planning Act conclusions from the NFGSP into the MCEA problem statement. This is with the intension of fulfilling the requirements of Phases 1 and 2 and proceed with completing the MCEA Schedule C process for Phases 3 and 4. This approach will still provide an opportunity to undertake project-specific consultations with Indigenous Communities to ensure all relevant requirements are met.

We would appreciate your guidance on whether this approach is acceptable and any further recommendations you may have. Please let us know if you have any questions or require additional information.

Thank you for your prompt attention to this matter.

Juan Paramo, P.Eng. | Development Engineer

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