

Agency/ Organization	Title	First Name	Last Name	Position	Email	Added/ Removed From List
Provincial						
Ministry of the Environment, Conservation and Parks - Region Technical Support Section				Southwest Region	eanotification.swregion@ontario.ca	
Ministry of the Environment, Conservation and Parks - Environmental Assessment and Permissions Branch					MEA.NOTICES.EAAB@ontario.ca (send Notice of Completion Only)	
Ministry of the Environment, Conservation and Parks - Region Technical Support Section		Monika	Mackie	Southwest Region Project contact	Monika.MacKi@ontario.ca	
Ministry of Citizenship and Multiculturalism (MCM).	Ms.	Karla	Barboza	Team Lead, Heritage (Acting)	karla.barboza@ontario.ca ;	
Ministry of Citizenship and Multiculturalism (MCM).		Dan	Minkin		Dan.Minkin@ontario.ca ;	
Ministry of Citizenship and Multiculturalism (MCM).		Joseph	Harvey		Joseph.Harvey@ontario.ca ;	
Municipal						

Constituency Office	Mr.	Anthony	Leardi	MPP - Essex	Anthony.Leardi@pc.ola.org
Constituency Office	Mr.	Trevor	Jones	MP Chatham-Kent-Essex	Trevor.Jones@pc.ola.org
Constituency Office	Mr.	Andrew	Dowie	MP Windsor-Tecumseh	Andrew.Dowie@pc.ola.org
Constituency Office	Ms.	Lisa	Gretzky	MP Windsor West	Lgretzky-CO@ndp.on.ca
Office of the City Engineer	Mr.	David	Simpson	Commissioner of Infrastructure Services / City Engineer	dsimpson@citywindsor.ca
Engineering	Ms.	Stacey	McGuire	Executive Director of Engineering	smcguire@citywindsor.ca
Operations	Ms.	Shawna	Boakes	Executive Director of Operations	sboakes@citywindsor.ca
Engineering	Mr.	Patrick	Winters	Manager of Development Engineering	pwinters@citywindsor.ca
Engineering	Mr.	Fahd	Mikhael	Manager of Design Engineering	fmikhael@citywindsor.ca
Pollution Control	Mrs.	Karina	Richters	Supervisor, Environmental Sustainability and Climate Change	krichters@citywindsor.ca
Parks Department	Mr.	Wadah	Al-Yassiri	Manager of Parks Development	walyassiri@citywindsor.ca
Operations	Mr.	Phong	Nguy	Manager of Contracts, Field Services & Maintenance	pnguy@citywindsor.ca
Operations	Mr.	Prem	Patel	Manager Traffic Operations	PPatel@citywindsor.ca
Transit Windsor	Mr.	Tyson	Cragg	Executive Director	TCragg@citywindsor.ca
Planning & Building Services	Mr.	Neil	Robertson	City Planner	nrobertson@citywindsor.ca
Housing & Children's Services	Mr.	Kirk	Whittal	Executive Director	KWhittal@citywindsor.ca
Emergency Service Providers					
Central Ambulance Communications Centre	Mr.	Robin	Souchuk		robin_souchuk@ontario.ca
City of Windsor	Mr.	Barry	Horrobin	Director of Planning and Physical Resources	bhorrobin@windsorpolice.ca
Ontario Provincial Police					
City of Windsor	Mr.	Stephen	Laforet	Fire Chief	slaforet@citywindsor.ca
Essex-Windsor EMS	Chief Chief	Ziad Bruce	Fatallah Krauter	Deputy Chief, Planning and Physical Resources	zfatallah@countyofessex.ca
Windsor Essex County Health Unit		Jennifer	Bradt		
Town of LaSalle	Mr.	Dave	Sutton	Fire Chief	dsutton@lasalle.ca

Town of Tecumseh	Mr.	Doug	Pitre	Director Fire Services & Fire Chief	dpitre@tecumseh.ca	
Environmental Organizations						
Essex Region Conservation Authority (ERCA)	Mr.	Tim	Byrne	Director, Watershed Management Services	tbyrne@erca.org	Removed January 2025
Essex Region Conservation Authority (ERCA)	Mr.	James	Bryant	Water Resources Engineer	jbryant@erca.org	Removed January 2025
Essex Region Conservation Authority (ERCA)	Mr.	Mike	Nelson	Watershed Planner	mnelson@erca.org	Removed January 2025
Essex Region Conservation Authority (ERCA)					planning@erca.org	Added January 2025
Essex Region Conservation Authority (ERCA)		Tian	Martin		tmartin@erca.org	Added January 2025
Citizen Environmental Alliance				No Contact - Send to General Email	ceaadmin@cogeco.net	
Great Lakes Institute for Environmental Research	Mr.	Trevor	Pitcher	Director	glierdir@uwindsor.ca	
Windsor Essex County Environment Committee	Ms.	Averil	Parent	Environment and Sustainability Coordinator	aparent@citywindsor.ca	
Little River Enhancement Group	Mr.	Tom	Henderson	Vice-Chair		
Railway						
Canadian National Railway Company	Mr.	Stefan	Linder	Manager, Public Works Design and Construction	stefan.linder@cn.ca	
VIA Rail Canada						
Utilities						
Bell Canada	Mr.	Dave	Cowing	Access Network Coordinator	david.cowing@bell.ca	
Bell Canada	Mr.	Clifford	Trepanier	Implementation Specialist	clifford.trepanier@bell.ca	
Cogeco Cable Solutions	Mr.	Bill	Sorrell	Planning Leadhand - West Region	bill.sorrell@cogeco.com	

MNSI	Mr.	Dave	Hartleib	Network Planner	hartleib@mnsi.net
Hydro One Networks Inc.	Ms.	Carolyn	Faflak		z1planning@hydroone.com
Hydro One		No Contact - Send to General Email			WesternFBCPlanning@hydroone.com
Essex Power Lines	Mr.	Mark	Alzner	Engineering & Asset Manager	malzner@essexpowerlines.ca
Essex Power Services	Mr.	Ray	Tracey	CEO	rtracey@essexpowerlines.ca
Union Gas	Ms.	Mary Jane	Patrick		ontugllandsing@uniongas.com
Union Gas	Mr.	Will	Ceccacci	Construction Project Manager	wceccacci@uniongas.com
Elk Energy Inc.	Mr.	Norm	MacAulay	Operations Manager	nmacaulay@elkenegy.com
Ontario Power Generation Inc.	Ms.	Susan	Rapin	Director of Environmental Services	susan.rapin@opg.com
ENWIN Utilities Ltd.	Mr.	Spencer	Johnston	Manager Water Construction & Design	sjohnston@enwin.com
Enwin Utilities Ltd.	Mr.	Steven	Bastounas	Manager Engineering	mvinhaes@enwin.com
Other					
East Side Riders Cycling Club - Essex County		Glenn	Soucie	President	eastsideriders_we@gmail.com
Bike Windsor Essex					hello@bikewindsorsex.com
Invest Windsor Essex					info@investwindsorsex.com
Accessibility Advisory Committee/Windsor Bicycling Committee	Mrs.	Karen	Kadour	Committee Coordinator	kkadour@citywindsor.ca

City of Windsor Advisory Committees						
Active Transportation Expert Panel					clerks@citywindsor.ca	
Environment & Climate Change Advisory Committee					clerks@citywindsor.ca	

Notice of Study Commencement and Public Information Centre

Foret Glade North Servicing Environmental Assessment

The Study: The City of Windsor has initiated a Schedule B/C Municipal Class Environmental Assessment to evaluate options for providing new municipal services to the Forest Glade North Secondary Plan area. These services will include sanitary and storm sewers, stormwater management systems, and new roadways.

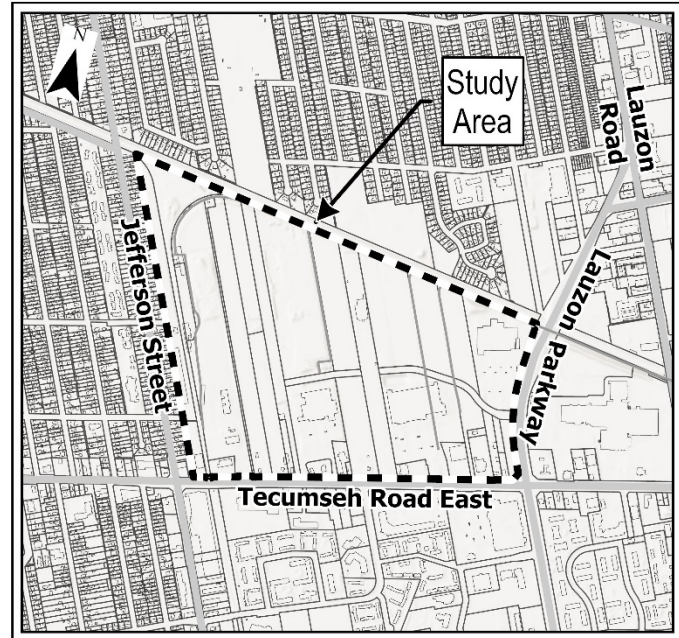
The Process: The Environmental Assessment will be carried out in accordance with the Municipal Class Environmental Assessment (MCEA) process (Municipal Engineers Association, February, 2024), which is an approved process under the *Ontario Environmental Assessment Act*.

The study will build on the conclusions of the Forest Glade North Secondary Plan and further evaluate and recommend solutions in consultation with the public, Indigenous communities, stakeholders, and agencies. At the conclusion of the study, the process will be documented in an Environmental Study Report, prepared for public review.

Your Input is Important! The public is invited to provide comments to help identify servicing related opportunities, issues, and improvements. Information about the project will be published in the local newspaper and posted on the City's Facebook page: @CityofWindsor and Twitter channels: @CityWindsorON and on the project webpage. Information about the project can be found at windsoreas.ca.

The City is hosting a Public Information Centre to present initial study findings and potential servicing options for the study area. This is an opportunity for the public to provide input into the planning and design of sanitary and storm sewers, stormwater management and roadways.

DATE: Tuesday, November 26th
TIME: Visit anytime between 5:00 p.m. – 7:00 p.m.
LOCATION: Serbian Centre Catering and Events Facility
6770 Tecumseh Road East
Windsor, Ontario (this location is wheelchair accessible)





To submit a comment or question, or if you would like to be added to the Project Contact List to receive future project notices, please contact:

Tricia Radburn, MCIP, RPP

Consultant Project Manager
R.J. Burnside & Associates Limited
292 Speedvale Ave. West, Unit 20
Guelph, ON
Tel: 1-800-265-9662 ext. 1778
E-mail: tricia.radburn@rjburnside.com

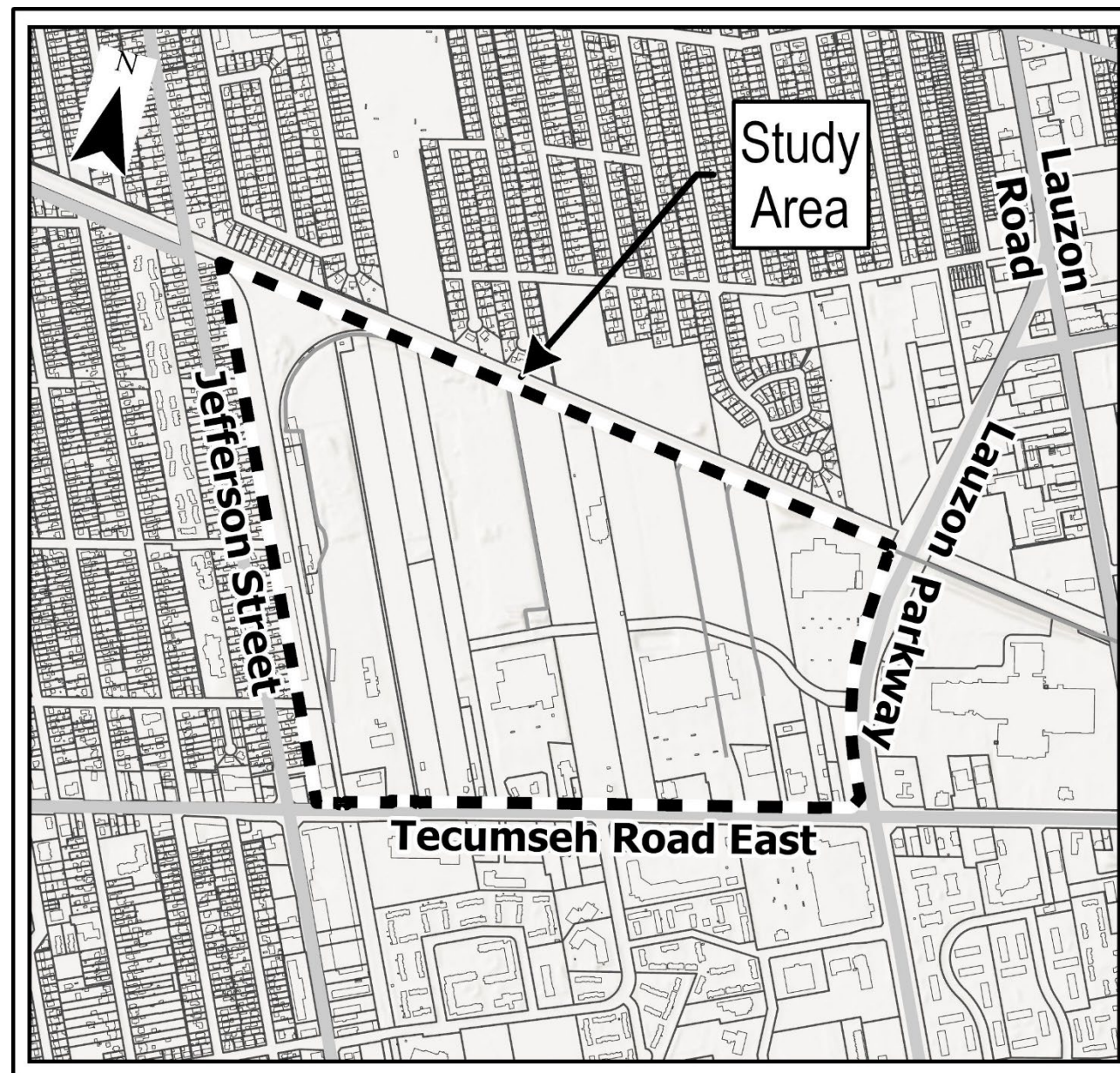
Juan Paramo, P.Eng.

Development Engineer
City of Windsor
350 City Hall Square West, Suite 210
Windsor, ON N9A 6S1
Tel: 519-255-6267 ext. 6353
E-mail: jparamo@citywindsor.ca

Notice of Collection: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), The Environmental Assessment Act and all other relevant legislation, will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions, and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the City of Windsor website. This Notice first issued November 8, 2024.

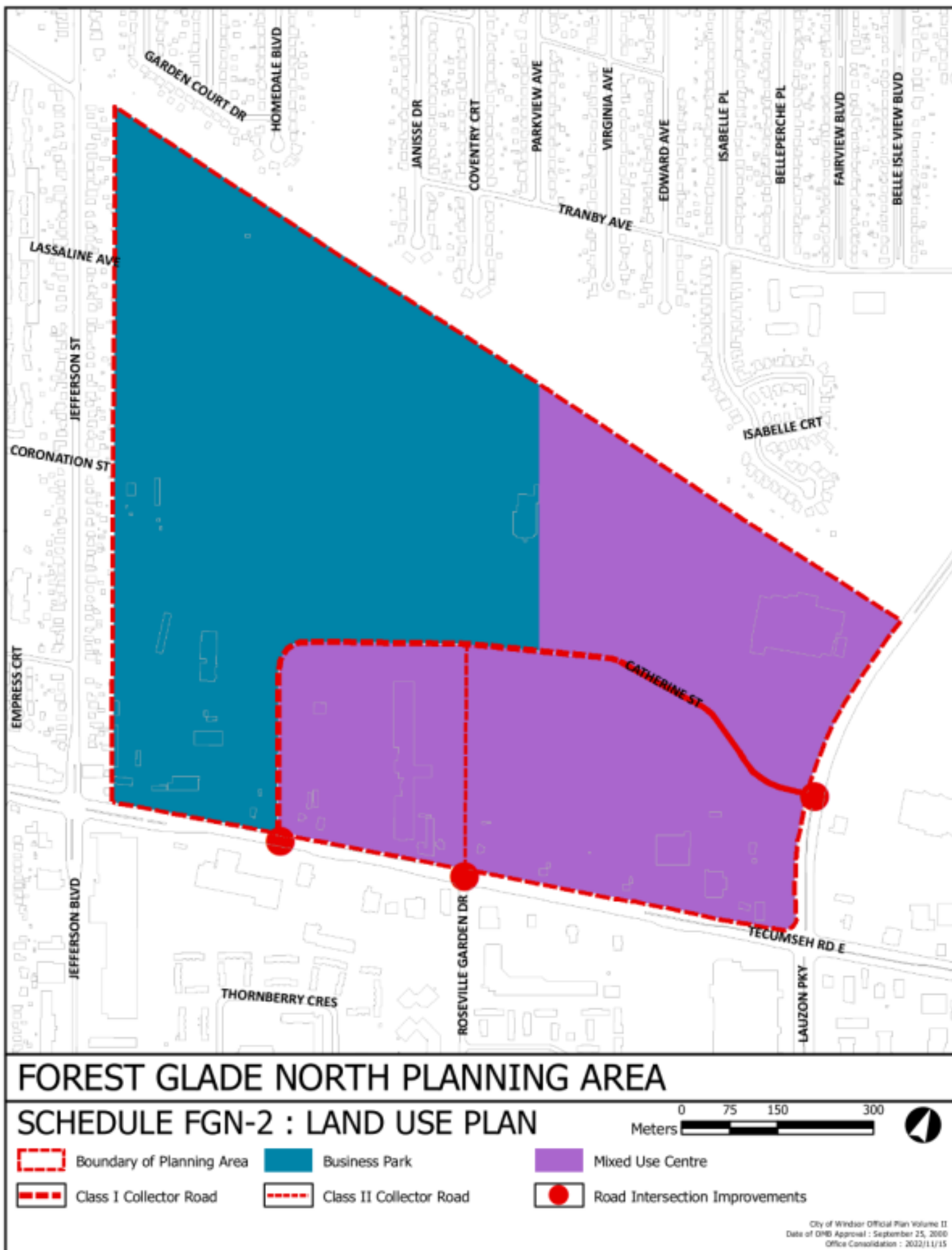
Public Information Centre for the Forest Glade North Servicing Environmental Assessment

November 26, 2024



Please Sign In

- Meet with Study Team Members
- Review the display materials and discuss your questions and ideas with the Study Team
- Please fill out a comment sheet and return it to the Study Team in person or by email by **December 17, 2024.**



Study Purpose:

- To identify the best way to provide servicing (roads, wastewater and stormwater) to the Forest Glade North area.
- The study is not reviewing future land uses or development applications. Future development (i.e. business park and mixed uses were studied and identified in the Secondary Plan.)

Previous Study:

- The area was studied in the past through the Forest Glade North Secondary Plan, part of the City's Official Plan.
- New Collector Roads (extensions of Catherine St. and Roseville Garden Dr.) were recommended.
- Further study of wastewater and stormwater needs was also recommended.

Current Environmental Assessment

- The purpose of the current study is to build on the Secondary Plan to provide more specific road design details and servicing guidance.

A Problem/Opportunity Statement sets the framework and purpose of the Environmental Assessment.

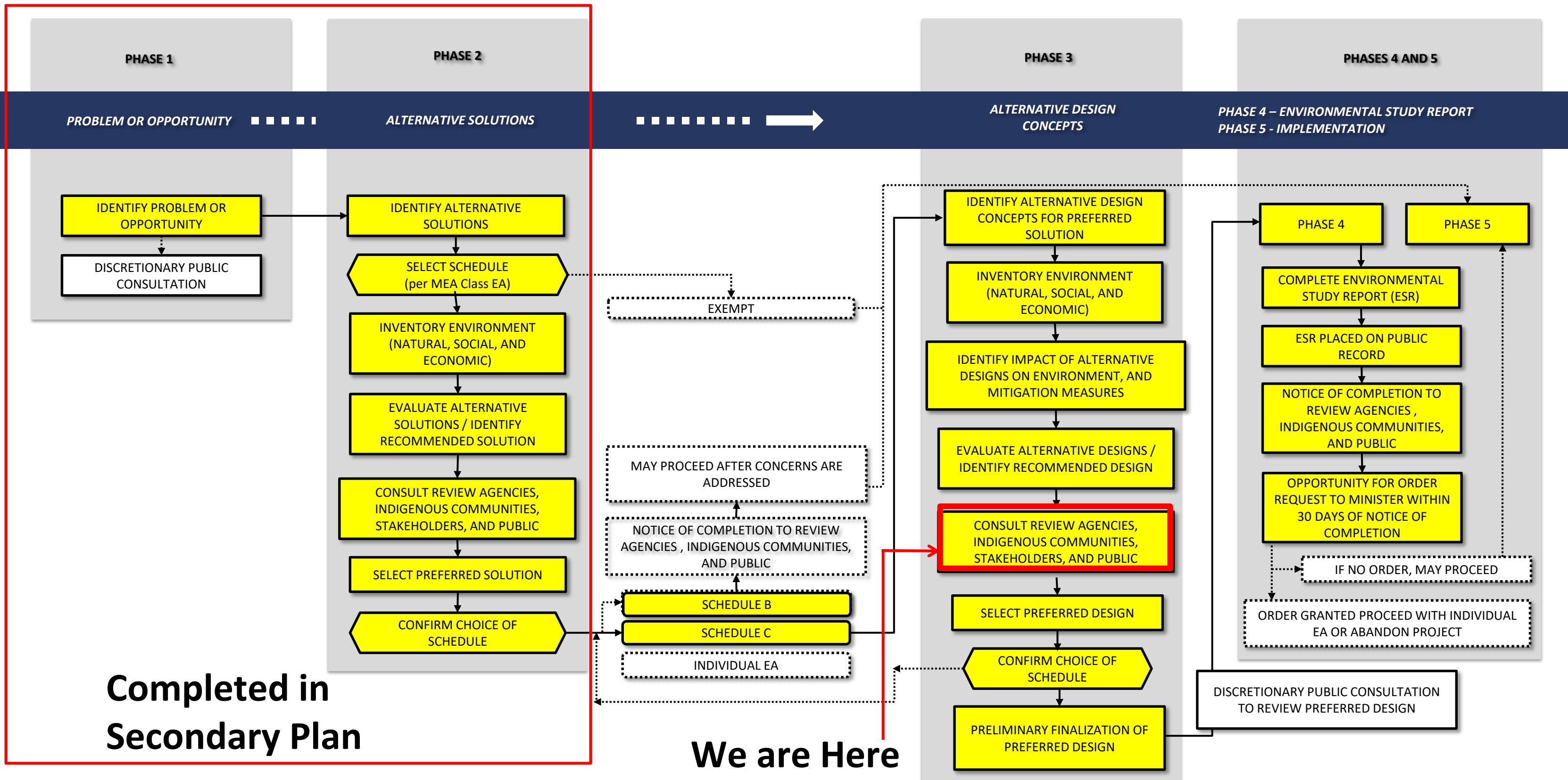
For this Study, the Problem / Opportunity Statement is as follows:

The purpose of this Environmental Assessment is to build on the work completed through the Forest Glade Secondary Plan by:

- Completing Phases 3 and 4 of the Environmental Assessment process for the proposed extension of Catherine St. and north-south collector road.
- Undertaking a Stormwater Management Study, required by the Secondary Plan, to determine the most effective way to manage stormwater over the entire study area.
- Completing a review of wastewater servicing options as required by the Secondary Plan to identify a preferred method for managing wastewater in the study area.
- Assessing the impacts of various collector road, stormwater and wastewater alternatives on the natural, socio-cultural, technical and financial environment, using input from technical studies and consultation with Indigenous communities, agencies, stakeholders and public participants.

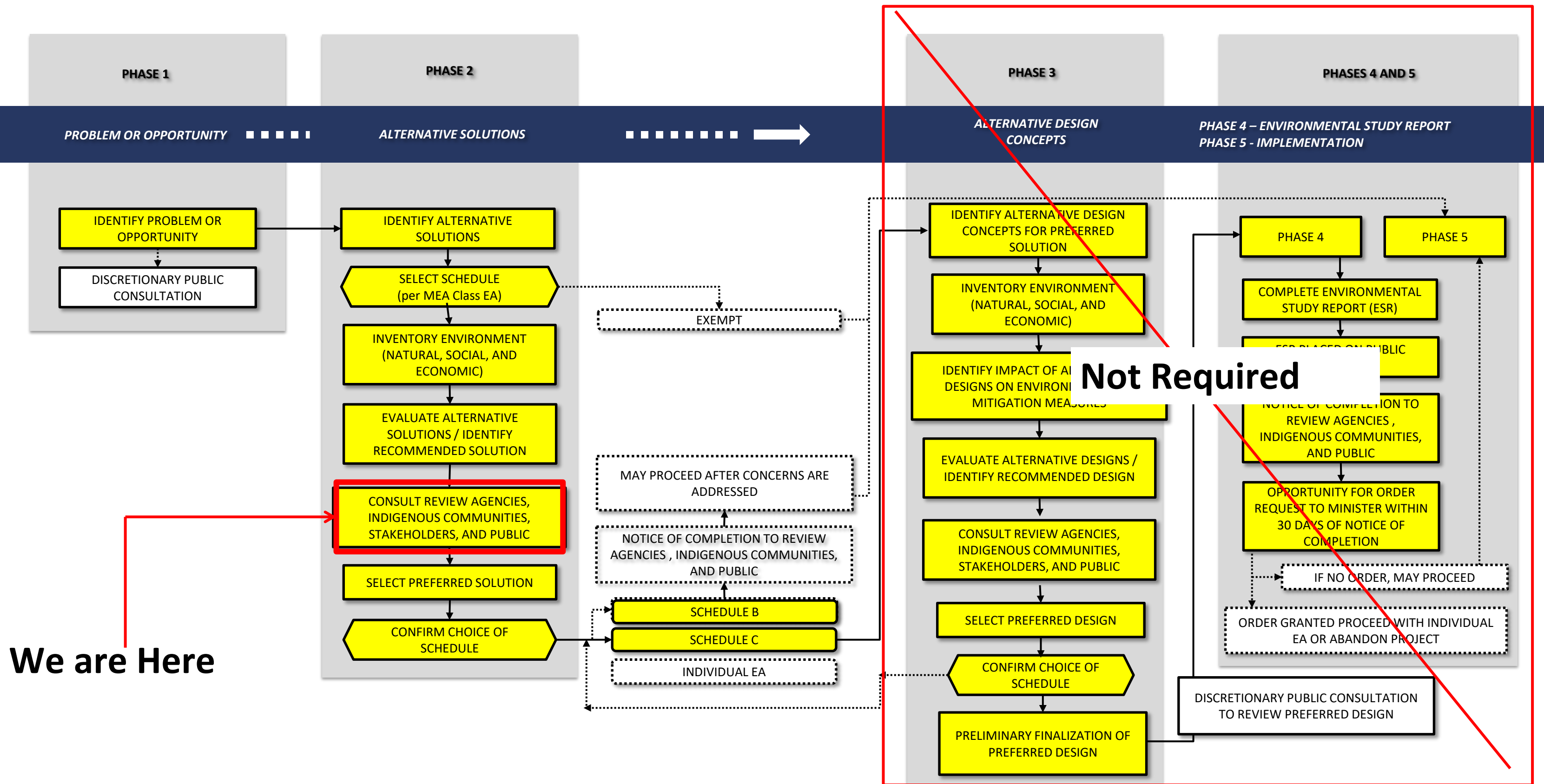
Municipal Class EA Process For Collector Roads

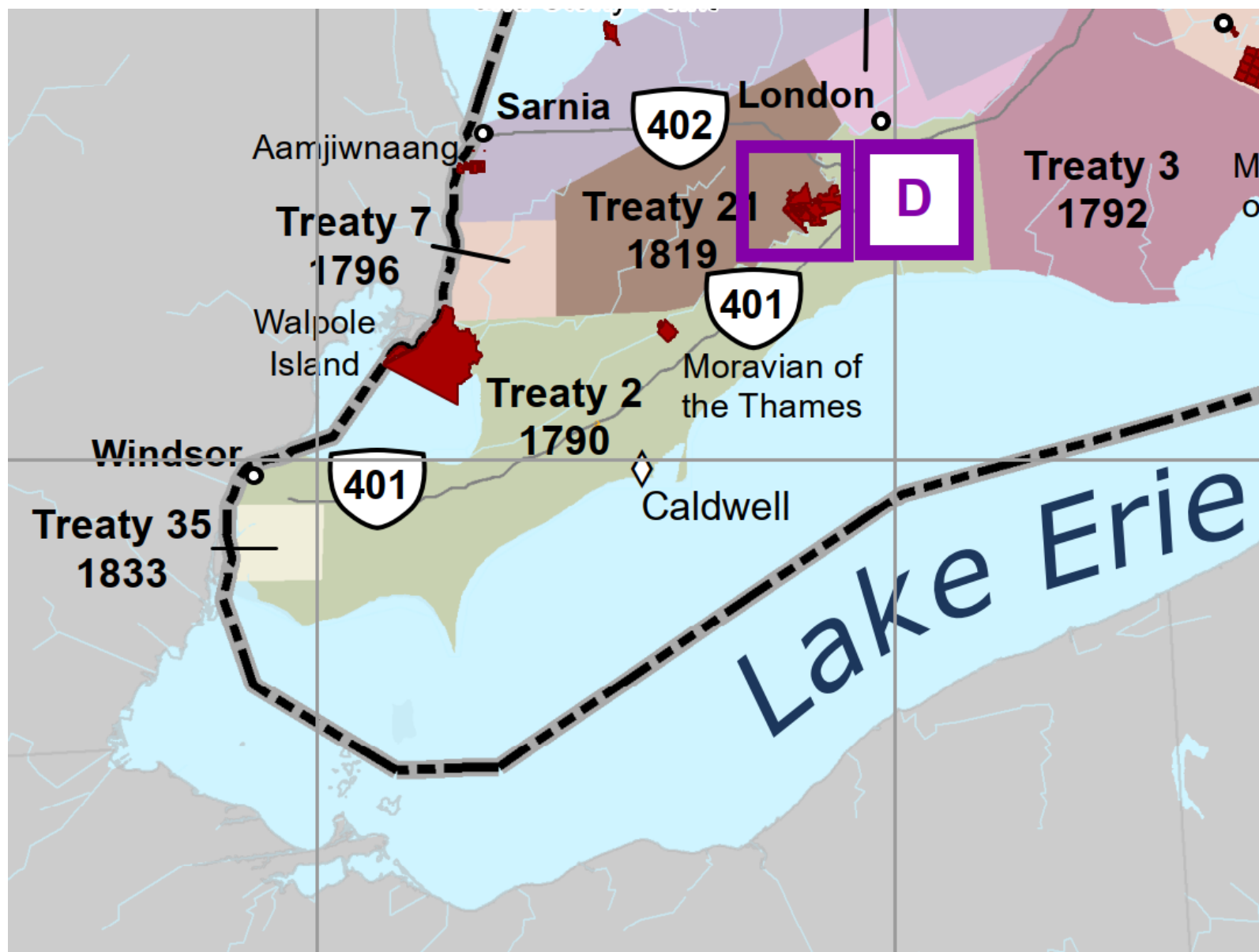
Under the Municipal Class Environmental Assessment process, new Collector Roads with a projected construction cost greater than \$3M are required to undergo a “Schedule C” study, meaning that all 5 phases of the EA process must be completed. Phases 1 and 2 were completed through the Secondary Plan. This study will complete Phases 3 through 5.



Municipal Class EA Process For Stormwater and Wastewater

New stormwater ponds and new wastewater systems that will be located outside of an existing municipal right-of-way are required to undergo a “Schedule B” study, meaning that only Phases 1 and 2 must be completed.





The study area is located on lands included in Treaty 2 (light green area).

Archaeological Resources

- Stage 1 and 2 Archaeological Assessments were completed.
- No archaeological resources are present.

Cultural Heritage

- There are no built heritage or cultural heritage landscapes in the study area.

Indigenous Treaties and Interests

- The study area is within Treaty #2, the McKee Purchase signed on May 19, 1790
- Eight First Nations were signatories to the treaty and/or have other rights or interests in the study area, including:
 - Aamjiwnaang, Caldwell, Chippewas of Kettle and Stony Point, Chippewas of the Thames, Delaware Nation, Munsee-Delaware, Oneida of the Thames, Walpole Island First Nations
- The bed of the Detroit River was not included in the Treaty.



Tall Boneset
Source:iNaturalist



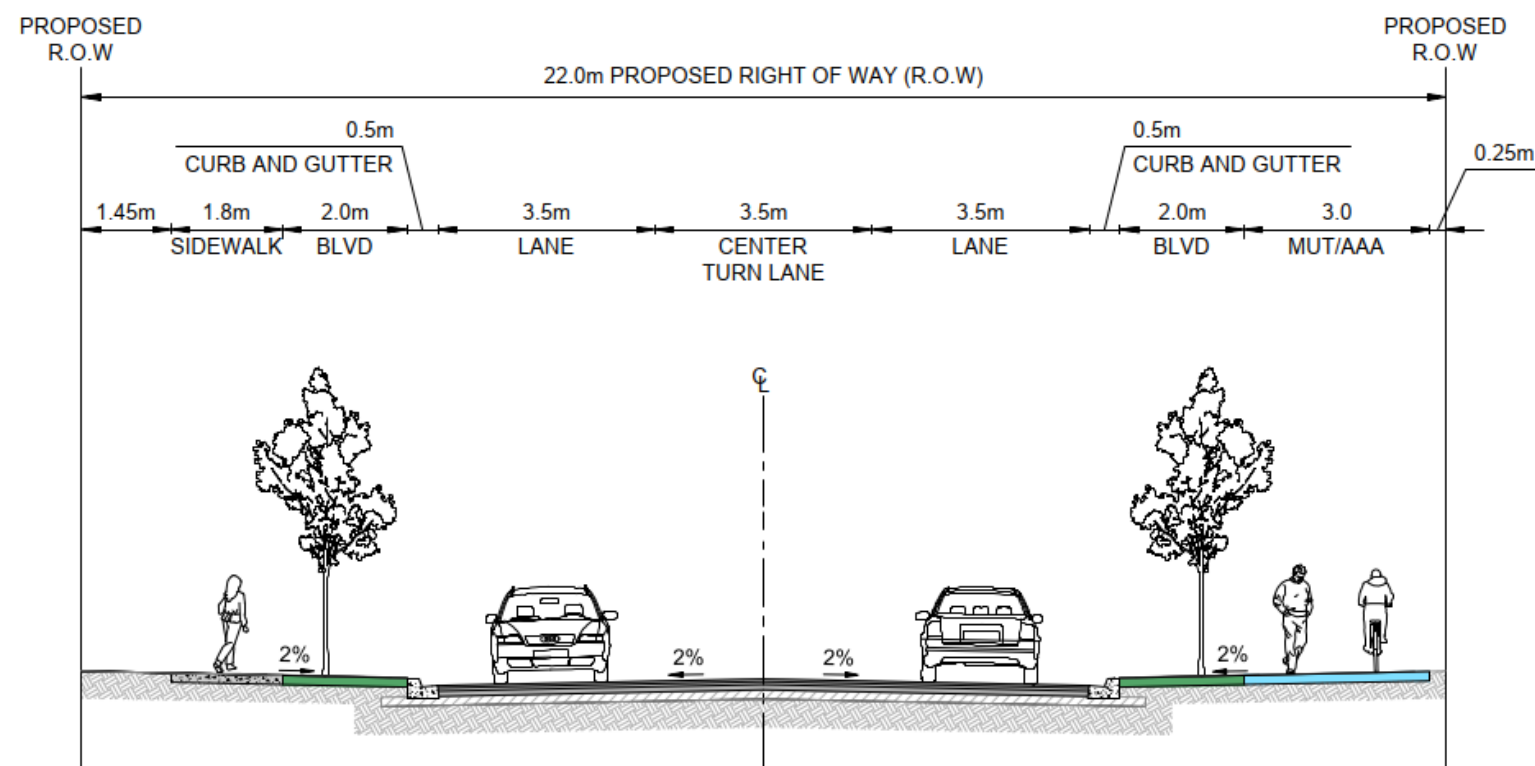
Missouri Ironweed Source:iNaturalist

Ecological Features

The study area includes several ecological features including:

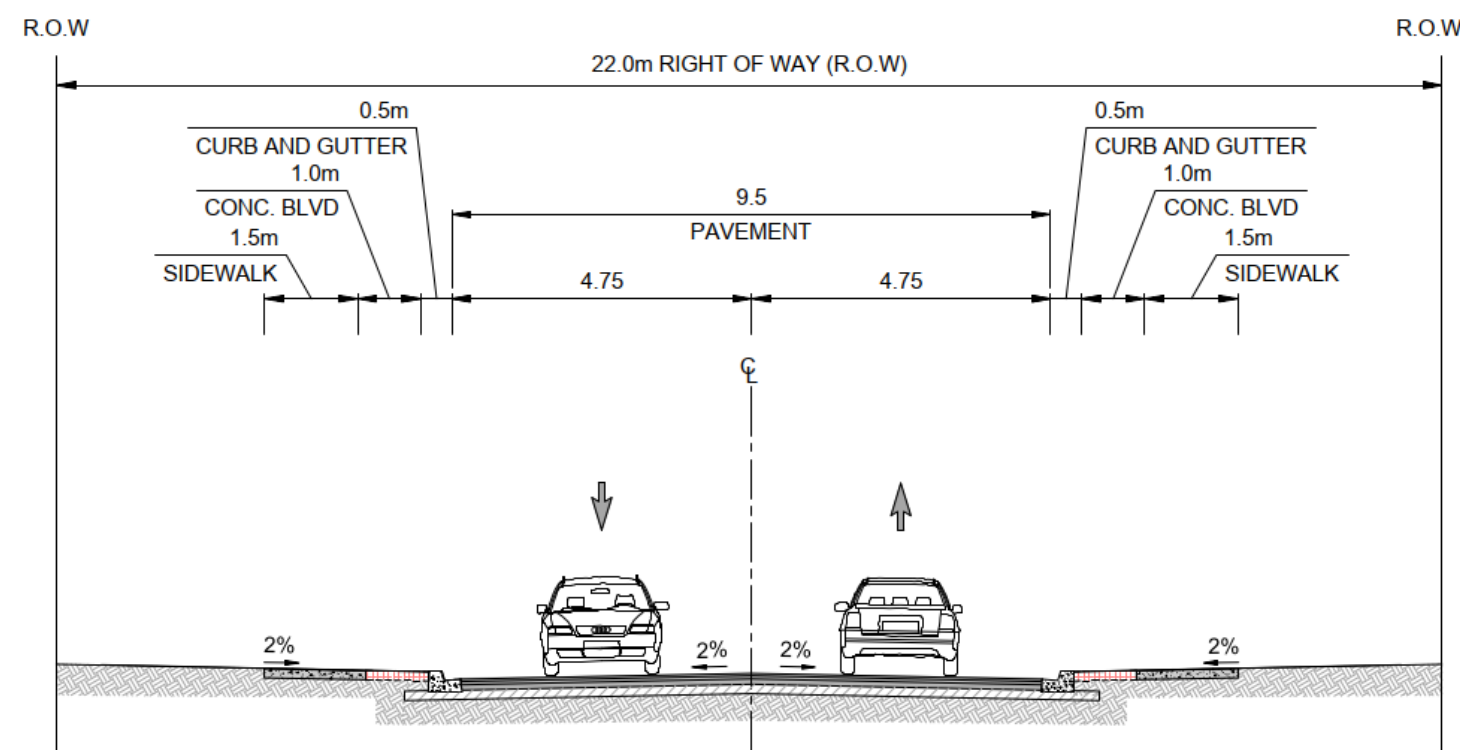
- A protected woodlot at the northwest corner.
- A meadow, which potentially contains rare tallgrass prairie plants.
- Terrestrial crayfish burrows which can be used as hibernation sites by Butler's Gartersnake, an Endangered Species.
- Tall Boneset and Missouri Ironweed, both rare plants but not regulated under the Endangered Species Act.

The Environmental Assessment process requires a review of alternative road designs. An evaluation was conducted to identify the best design. For this study, an option to “Do Nothing” or not build a road (Alternative 1) was considered along with the Alternative cross-sections described below.















Alternative 2 Cross-Section

- Two vehicle lanes + two-way centre turn lane
- Multi-use trail on one side
- Sidewalk on the other side
- 22m wide right of way



Alternative 3 Cross-Section

- Two vehicle lanes, no turning lanes
- Sidewalks on both sides of the road
- 22m wide right of way

Criteria for Evaluating Alternatives	Alternative 1: Do Nothing	Alternative 2: Cross Section with Centre turn lane + multi-use trail + sidewalk	Alternative 3: Cross Section without turn lane, sidewalks only
Natural Environment			
Socio-Cultural Environment			
Technical Factors			
Financial Factors			
Overall Summary	Not Carried Forward	Most Preferred	Not Preferred

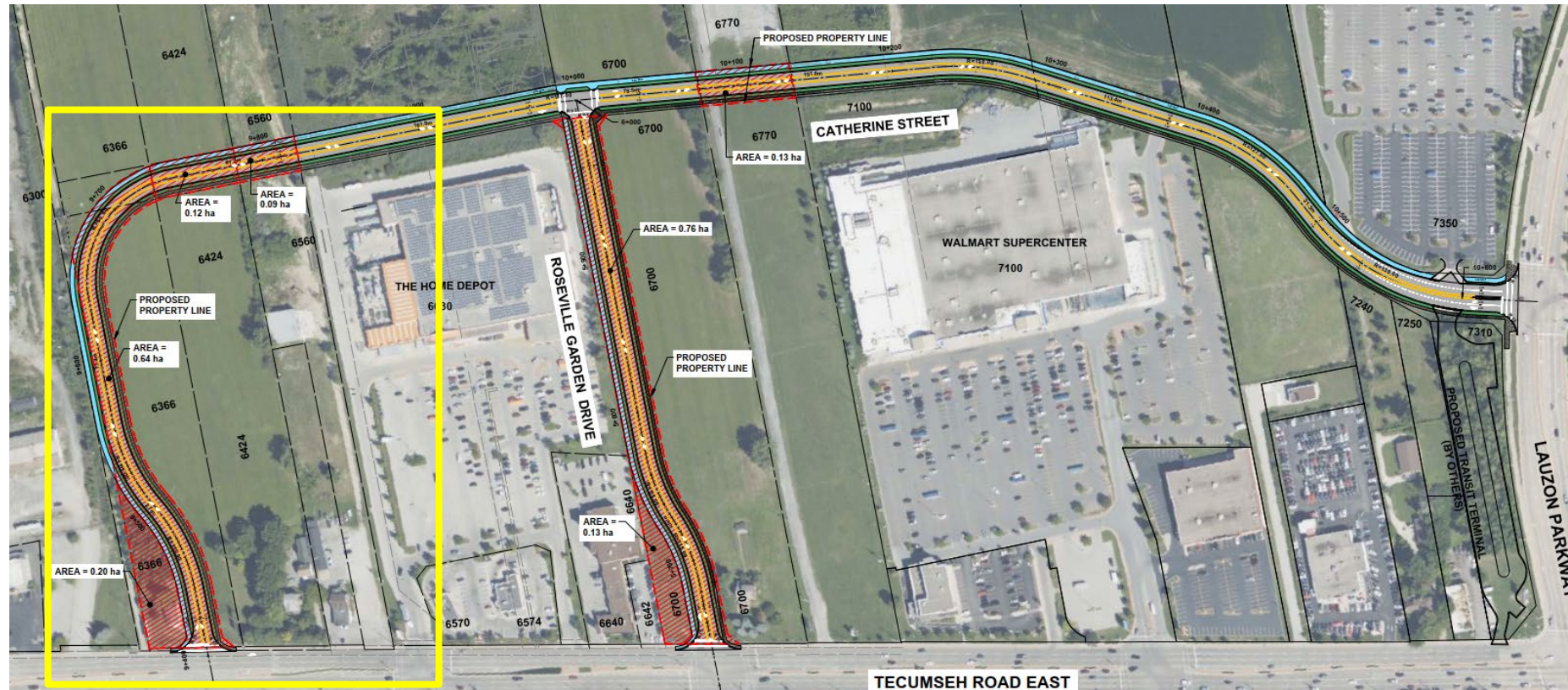
Order of Preference:

Least Preferred  Less Preferred  Somewhat Preferred  More Preferred  Most Preferred 

Evaluation Considerations:

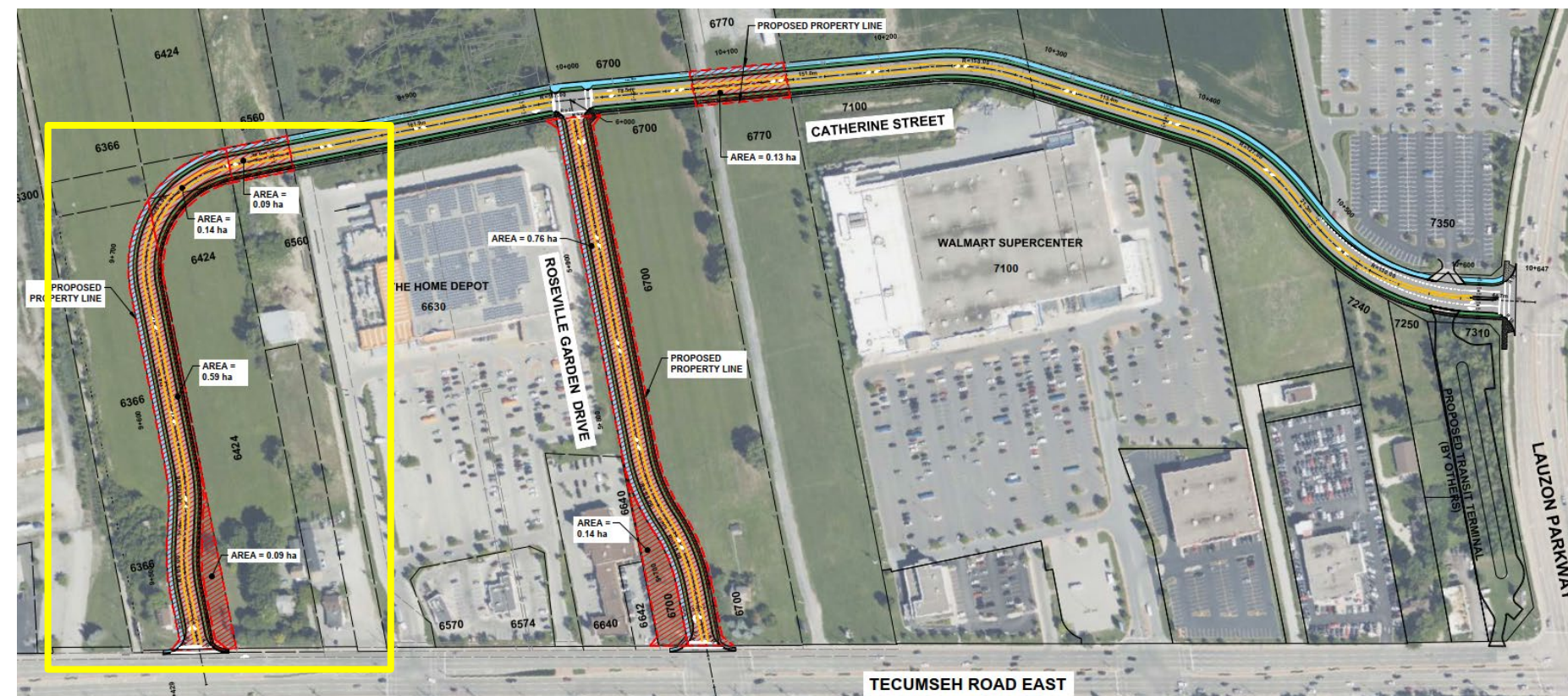
- Alt 2 and 3 have the same ROW width, therefore the same property acquisition.
- Alt 2 is safer for cyclists and meets City's active transportation goals.
- Traffic studies showed that a centre turn lane is required to keep good traffic flow.
- Alt 2 will require existing sections of Catherine St. to be modified.

Alternative road alignments were also considered. Two options for the western end of Catherine St. were considered, as shown below, in addition to Alternative 1: Do Nothing.



Alternative 2: Western Alignment

- Veers to the west edge of 6366 Tecumseh Rd. E.



Alternative 3: Eastern Alignment

- Veers to the eastern edge of 6366 Tecumseh Rd. E.

Criteria for Evaluating Alternatives	Alternative 1: Do Nothing	Alternative 2: Western Alignment	Alternative 3: Eastern Alignment
Natural Environment	●	◐	◐
Socio-Cultural Environment	●	◑	◑
Technical Factors	○	●	●
Financial Factors	●	◑	◐
Overall Summary	Not Carried Forward	Not Preferred	Most Preferred

Order of Preference:

Least Preferred ○ Less Preferred ◑ Somewhat Preferred ◐ More Preferred ◑ Most Preferred ●

Evaluation Considerations:

- Both alignments have clear lines of sight at the curve.
- Alt 2 is slightly longer and requires more property acquisition.
- Both alignments meet Tecumseh Rd. E. at an existing break in the road median.

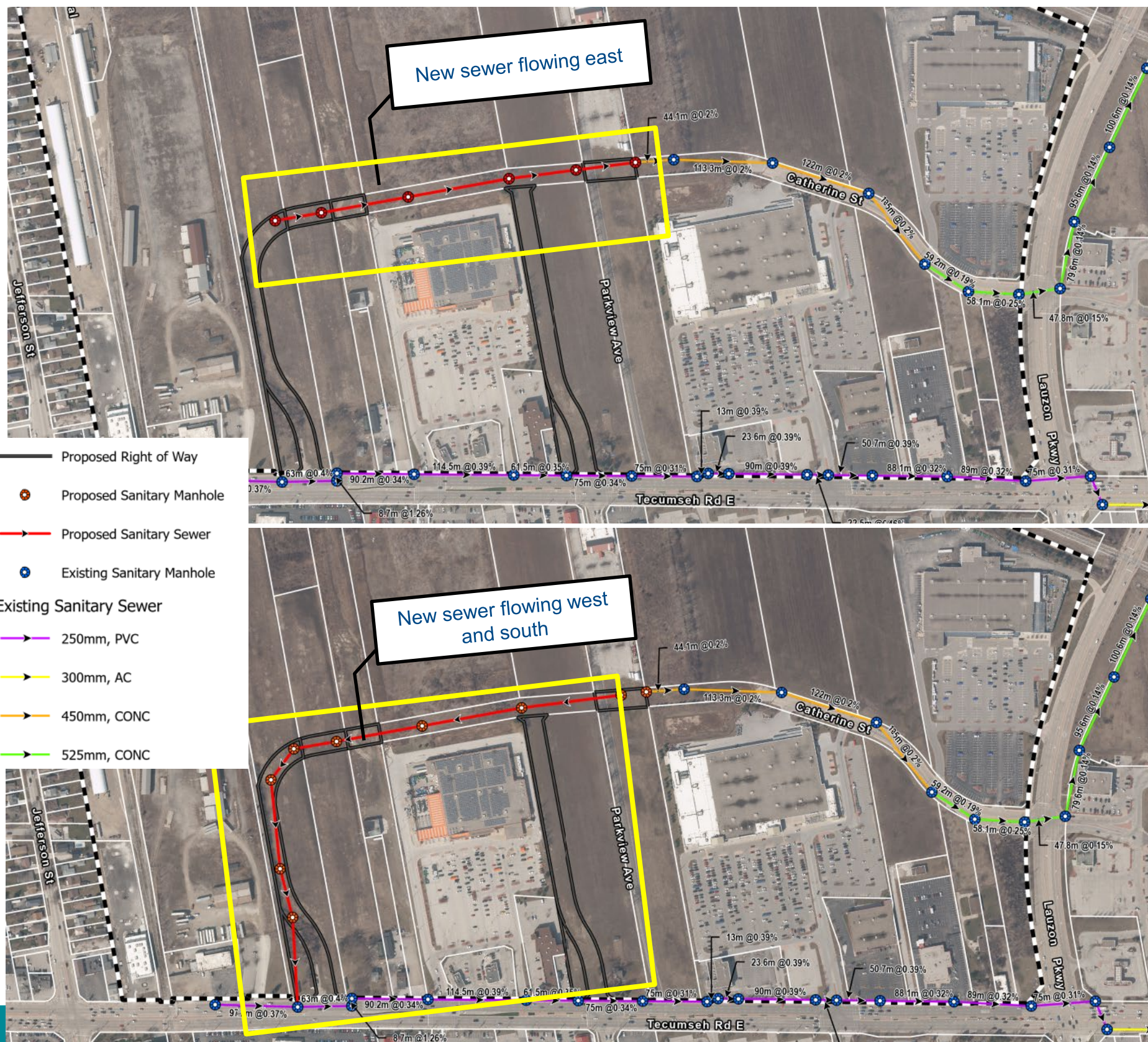
The Environmental Assessment process requires a review of alternative wastewater servicing concepts. An evaluation was conducted to identify the best way to provide sanitary sewer service to the study area. For this study, Alternative 1: Do Nothing to not build a sanitary sewer system, was considered along with the Alternative systems described below.

Alternative 2: Lauzon Pkwy Connection

- Construct a sanitary sewer running eastward through the study area to connect to the City’s existing sewer at Catherine St. near Lauzon Pkwy.

Alternative 3: Tecumseh Rd. E Connection

- Construct a sanitary sewer running westward through the study area to connect to the City’s existing system at Tecumseh Rd. E.



Evaluation of Wastewater Servicing Alternatives

Criteria for Evaluating Alternatives	Alternative 1: Do Nothing	Alternative 2: Lauzon Pkwy Connection	Alternative 3: Tecumseh Rd. E Connection
Natural Environment	●	●	●
Socio-Cultural Environment	●	●	●
Technical Factors	○	●	◐
Financial Factors	●	◐	○
Overall Summary	Not Carried Forward	Most Preferred	Not Preferred

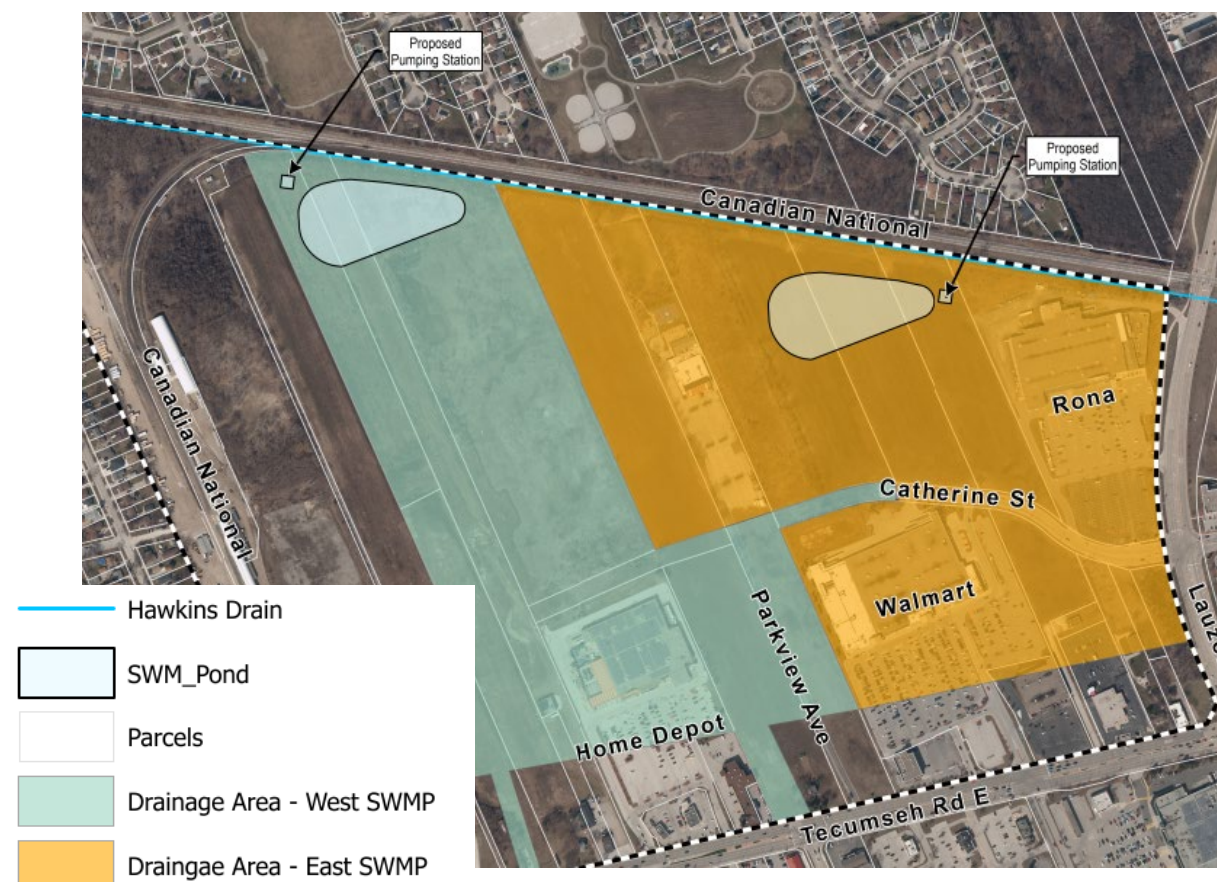
Order of Preference:

Least Preferred ○ Less Preferred ◐ Somewhat Preferred ◑ More Preferred ◒ Most Preferred ●

Evaluation Considerations:

- The existing sewers on Tecumseh Rd. E are not sufficiently sized to adequately convey the quantity of wastewater expected from future development.
- For Alt 2, the existing sewers on Catherine St. may need to be upgraded.

The Environmental Assessment process requires a review of alternative stormwater servicing concepts. An evaluation was conducted to identify the best way to manage stormwater in the study area. For this study, an option to “Do Nothing” or not build a stormwater management system (Alternative 1) was considered along with the Alternative systems described below.








Alternative 2: Construct Two Stormwater Ponds

- Construct two stormwater management ponds in the study area.
- Both ponds would outlet to the Hawkins Drain



Alternative 3: Construct One Stormwater Pond

- Construct one stormwater management pond with an outlet to the Hawkins Drain.
- Manage the remaining stormwater with on-site facilities on each individual property (e.g. infiltration trenches, individual ponds).

Criteria for Evaluating Alternatives	Alternative 1: Do Nothing	Alternative 2: Construct 2 SWM Ponds	Alternative 3: Construct 1 SWM Pond
Natural Environment			
Socio-Cultural Environment			
Technical Factors			
Financial Factors			
Overall Summary	Not Carried Forward	Not Preferred	Most Preferred

Order of Preference:

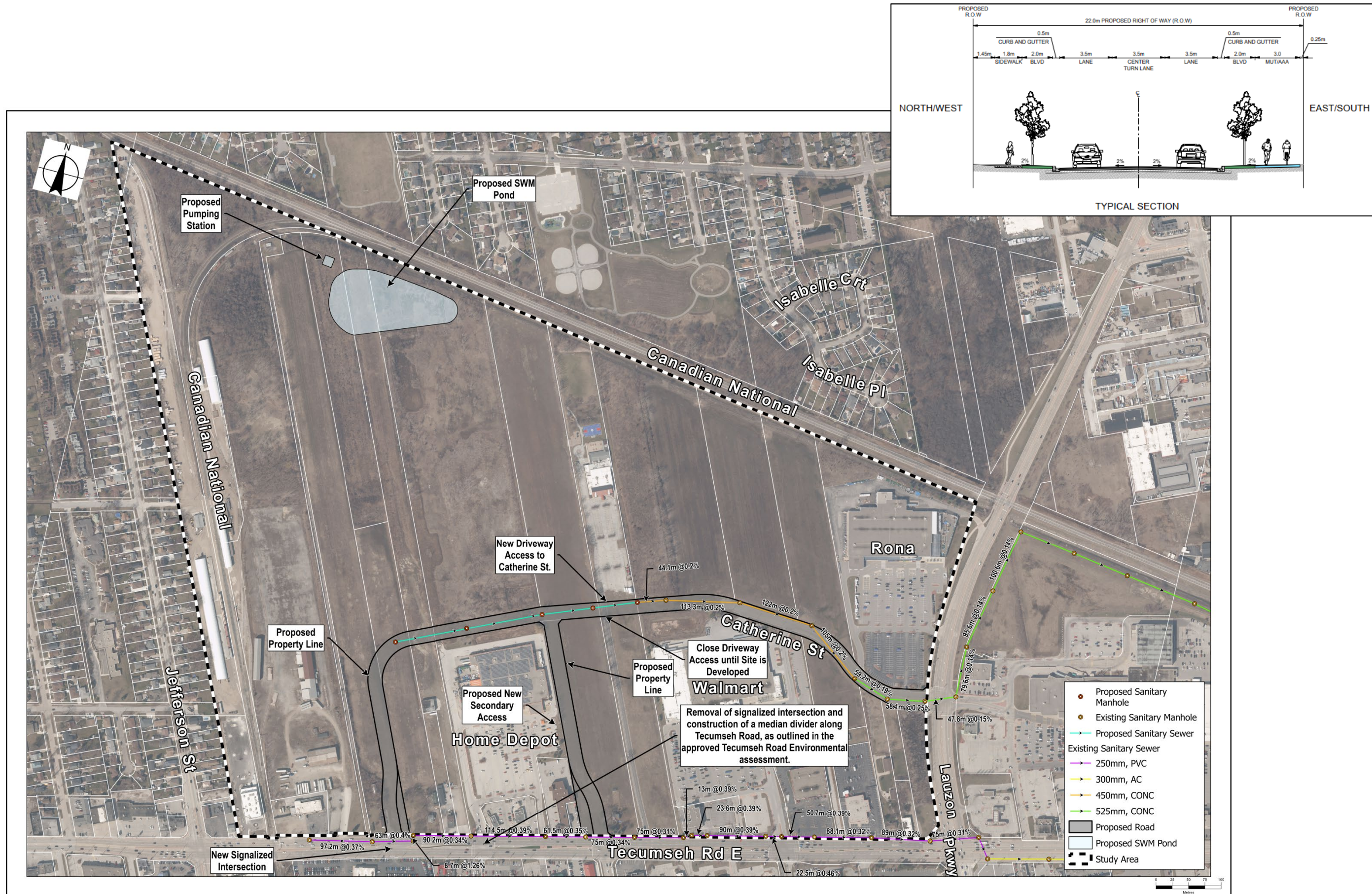
Least Preferred  Less Preferred  Somewhat Preferred  More Preferred  Most Preferred 

Evaluation Considerations:

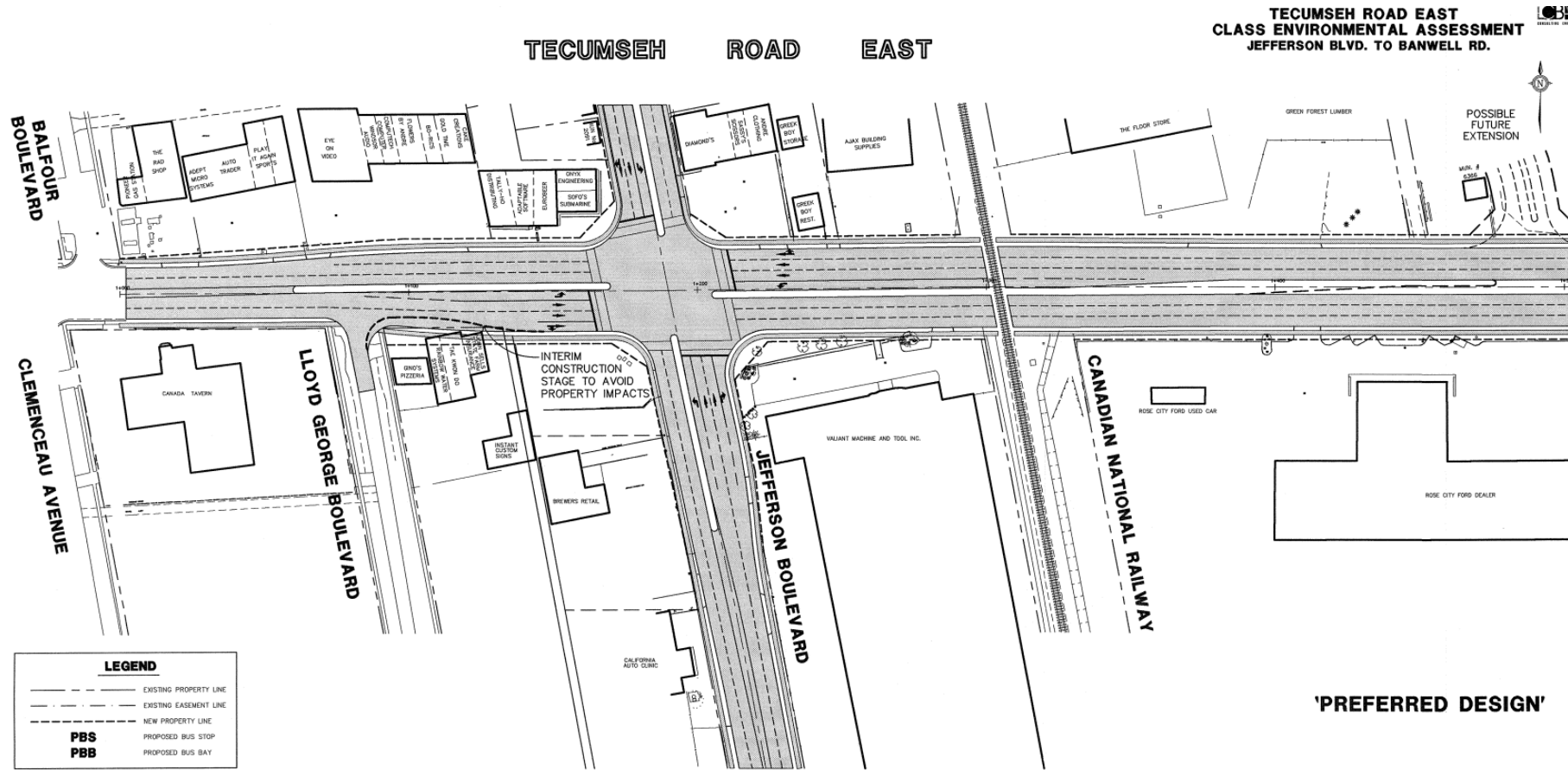
- Constructing 2 regional SWM ponds is costlier for the City to build and maintain than 1 pond.
- Constructing 2 ponds would require the City to acquire more property than 1 pond.
- For Alt 3, stormwater not directed to the SWM pond can be safely managed through individual design elements on each private property and will be reviewed/subject to permits as each site develops.

Based on the preliminary evaluation the preferred servicing alternative is to construct:

- An extension of Catherine St. and Roseville Garden Dr. with:
 - Two vehicle lanes and a centre turn lane, a sidewalk on one side and multi-use path on the other.
 - An alignment that runs along the east side of property 6366 to its connection with Tecumseh Rd. E.
- A sanitary sewer that runs eastward within the Catherine St. right-of-way to a connection with the existing sewer along Catherine St. near Lauzon Pkwy.
- One stormwater management pond in the northwestern portion of the study area. Properties not connecting to the pond will manage stormwater through on-site facilities.

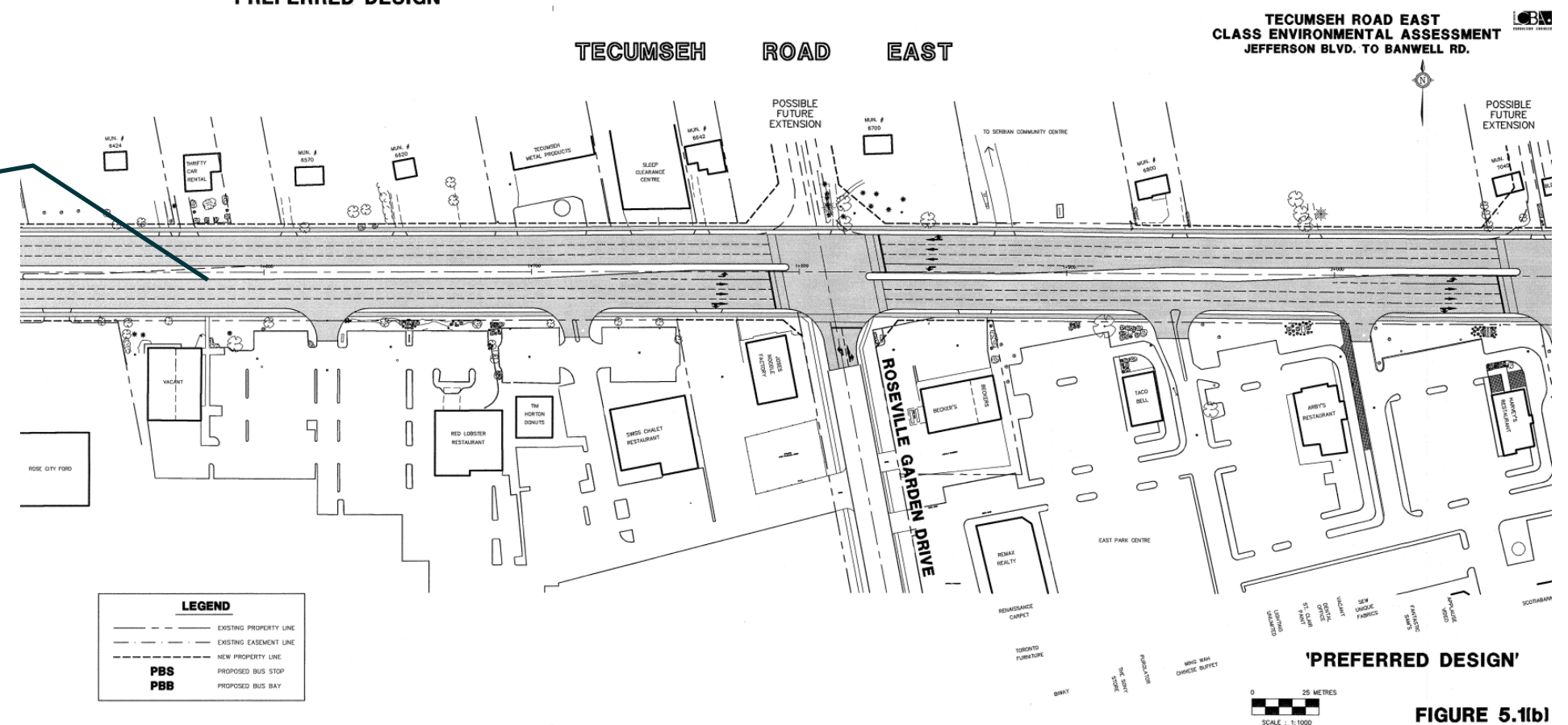


Planned Changes to Tecumseh Rd. E



A previous Environmental Assessment for Tecumseh Rd. E recommended a raised median from Jefferson Blvd. to Roseville Garden Dr. The median will alter eastbound access to some businesses on the north side of Tecumseh Rd. E. (Refer to note on previous board).

Central Raised Median to be Extended



Potential Impacts and How They Will be Addressed

Construction, and ongoing use, of the preferred road cross-section and alignment, stormwater and wastewater facilities could have negative impacts on the environmental, social and cultural heritage features in the study area. Potential impacts and plans to lessen the impacts are described below.

Private property will be acquired by the City for the road right of way and SWM pond.



- The City is will make best efforts to secure property with landowners through amicable agreement. This will include compensation for the use of land. The City also reserves its property rights as set out in the Municipal Act, and powers outlined as part of the Act for property acquisition.

Impacts to Built Heritage and Cultural Heritage Landscapes



- No Built Heritage or Cultural Heritage Landscapes were identified in the study area.
- Should future work require an expansion of the study area then a qualified heritage consultant should be contacted in order to confirm the impacts of the proposed work on potential heritage resources.

Impacts to Archaeological Resources



- No archaeological resources are expected to be present, based on studies conducted.
- Should previously undocumented archaeological resources be discovered, all work must cease immediately and a licensed consultant archaeologist will be for further study and direction. Contact with the Ministry and applicable Indigenous communities will be made, as required.

Traffic flow/access disruptions



- Contractor will be required to develop and implement a traffic management plan in coordination with the City.
- Adequate signage to give advance notice of disruptions and detours is to be provided by the contractor.
- The City will work with property owners to ensure that alternate access is provided where current access points are expected to be removed.

Potential Impacts and How They Will be Addressed

Construction, and ongoing use, of the roads, stormwater and wastewater facilities could have negative impacts on the environmental, social and cultural heritage features in the study area. Potential impacts and plans to lessen the impacts are described below.

Minimal tree removal



- Remove when birds are not nesting (between Sept 1st and March 31st).

Removal of Tall Boneset,
Very rare but not protected
under the Endangered
Species Act



- Protect the plant and transplant it to a protected area before construction or collect seeds and plant seeds in a protected area.

Chimney Crayfish Burrows,
often used by Butler's
Gartersnake, an Endangered
Species



- Protect the burrows with a 5m fenced setback.
- Naturalize areas around the SWM pond and create snake habitat features (e.g. brush/rock piles)

Harm to rare snakes during
construction.



- Install reptile exclusion fencing around all construction areas and inspect the condition of fencing regularly.
- Inspect area inside fencing to ensure snakes were not trapped inside once fencing is installed.
- Inspect construction machinery that has been left idle to ensure snakes are not present.
- If species at risk are observed during construction, all work should stop until to individual has moved out of the construction zone on its own.

Construction, and ongoing use, of the roads, stormwater and wastewater facilities could have negative impacts on the environmental, social and cultural heritage features in the study area. Potential impacts and plans to lessen the impacts are described below.

Movement of exposed soils into the Hawkins Drain



- Install sediment and erosion control fencing around all work areas.
- Avoid work during wet weather.

Installation of stormwater outlet into the Hawkins Drain



- Install outlet when the drain is dry, or if that is not possible, create a dry work zone by pumping water around the area and ensuring all fish are removed from the work zone before all water is removed.

Spills during construction

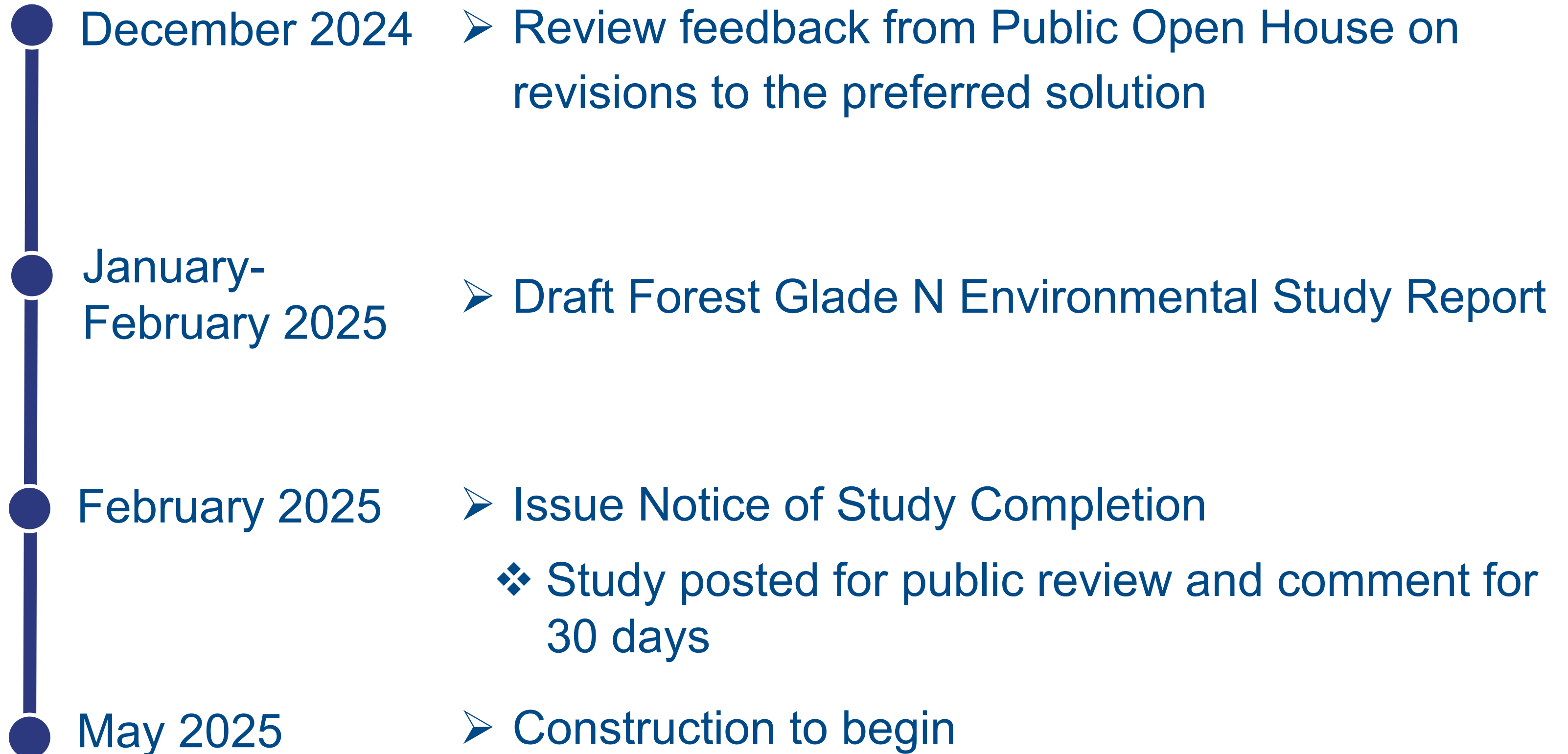
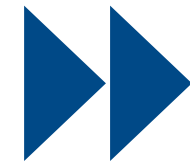


- Fuel all construction machinery well away from the Hawkins Drain.
- Ensure the contractor has a spill response plan on hand during construction and that it is enacted, if required.

Contribution to climate change from traffic and deliveries.



- Ensure construction equipment is in good working order to minimize emissions.
- Naturalize the area along the Hawkins Drain to create a carbon sink from trees, shrubs and grasses.
- Ensure that the multi-use trail is well maintained and connected to locations around the City to promote walking and cycling, where possible.



Next Steps

- Review feedback from PIC.
- Finalize recommendations.
- Issue a Notice of Study Completion, followed by a 30-day public review period.
- If there are no objections related to impacts to Aboriginal treaties or rights within the 30-day review period, the EA will be deemed complete and can proceed to final design and construction.

Help shape decisions made in this study

- Please fill out a comment form and return it tonight or email the contacts below by **December 17, 2024**.
- Information materials about the study will be made available online at www.windsoreas.ca

If you would like more information or if you have any questions or concerns please contact:

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Development Engineer
City of Windsor
210-350 City Hall Square W
Windsor, ON N9A 6S1
Tel: 519-255-6267 x6353
E-mail: jparamo@citywindsor.ca

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Tel: 1-800-265-9662 x1778
E-mail: tricia.radburn@rjburnside.com



Minutes of Meeting

Meeting Date: November 22, 2024 **Project No.:** 300058184.0000

Project Name : Forest Glade N. Servicing EA

Meeting Subject: Overview of Servicing Plans

Meeting Location: Virtual Meeting

Date Prepared: November 22, 2024

Those in attendance were:

Patrick Winters	City of Windsor	pwinters@citywindsor.ca
Juan Paramo	City of Windsor	jparamo@citywindsor.ca
Tricia Radburn	R.J. Burnside & Associates Ltd.	tricia.radburn@rjburnside.com
Cole Roddick	R.J. Burnside & Associates Ltd.	cole.roddick@rjburnside.com
Rob Filipov	Aleo Associates Inc.	rfilipov@aleoassociates.com
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Marnie McKean	Home Depot	marnie_mckean@homedepot.com
Brandon Duguay	Home Depot	Brandon_c_duguay@homedepot.com
Mukesh Desai	Home Depot	Mukesh_desai@homedepot.com

The following items were discussed

Action by

1. Introductions

1.1 Introductions were done.

2. Stormwater

2.1 Stormwater on the Home Depot site is currently designed to flow into the Home Depot's private stormwater pond to the north of the building. The existing stormwater pond is quite overgrown and may be contributing to flooding in the store's storm sewers. The pond

The following items were discussed	Action by
likely needs to be cleaned out. The pond is private and therefore Home Depot is responsible for maintenance.	
<p>2.2 Home Depot's SWM pond outlets to an open drainage ditch which flows north to the Hawkins Drain. The ditch is within an existing drainage easement. Once the Regional SWM pond is constructed as part of this project, Home Depot's SWM pond outlet would be redirected to a new storm sewer along the Catherine St. extension, which will feed into the regional pond. Therefore, Home Depot's drainage easement will no longer be necessary and will be removed by the City through legal processes. The City is looking into this removal.</p>	City of Windsor
<p>3. Wastewater</p>	
<p>3.1 Currently wastewater from the Home Depot site is being serviced on Tecumseh Road East.</p>	
<p>3.2 The new sanitary sewer proposed on the Catherine Street extension would not have any impacts on Home Depot as servicing would remain on Tecumseh Road East.</p>	
<p>4. Access</p>	
<p>4.1 Catherine St. will be extended along the rear of the Home Depot property and Roseville Garden Dr. will be extended along the eastern edge. Because of the proposed signalized intersection at the Catherine St. extension and Tecumseh Rd., the existing signalized intersection at the Home Depot entrance would be removed and the existing median would be extended through this intersection. This intersection was initially designed to be temporary, and this project would permit the implementation of the initial design from the approved Tecumseh Road East EA (2004). Access to the Home Depot entrance from the westbound travel lane would remain.</p>	
<p>4.2 A proposed alternative access along Roseville Garden Drive would be constructed. Home Depot will review ideal locations for this access.</p>	Home Depot
<p>4.3 Currently, transport trucks utilize the existing signalized intersection to get into the site. With the signalized intersection being removed, an alternative access is needed for transport trucks travelling eastbound. An option exists for a new entrance off the Catherine</p>	Home Depot

The following items were discussed	Action by
<p>Street extension on the northwest corner of the Home Depot site. Home Depot will review all potential access locations with their engineering and real estate team.</p>	
<p>4.4 Home Depot staff requested that all new access points be constructed and operational before removing the existing signalized intersection at Tecumseh Rd. It was also noted that proper signage will be required during construction to direct traffic into and out of the store. The City will ensure this is incorporated into the construction contract.</p>	<p>City of Windsor</p>
<p>4.5 An additional meeting or meetings will be held at a later date to review new access locations. Home Depot's legal and real estate teams should be included on future calls.</p>	
<p>4.6 It was also noted that the restaurants at the front of the Home Depot may also be affected by access changes. City to reach out to other affected property owners.</p>	<p>City of Windsor</p>
<p>5. Public Information Centre</p>	
<p>5.1 An upcoming Public Information Centre (PIC) will be held on Tuesday November 26th, at the Serbian Centre within the Project Area.</p>	
<p>6. Timelines</p>	
<p>6.1 December 2024 – Review feedback from PIC on revisions to the preferred solution.</p> <p>January 2025 – Share feedback and responses from the Project Team on the project webpage.</p> <p>January – February 2025 – Draft Forest Glade N. Environmental Study Report.</p> <p>February 2025 – Issue Notice of Study Completion (study will be posted for public review and comment for 30 days).</p> <p>May 2025 – Construction to begin.</p> <p>August 2025 – Anticipated completion date of construction.</p>	
<p>6.2 Home Depot indicated they would like a refined timeline from the City for the overall construction of the project, as well as the timing</p>	<p>City of Windsor</p>

The following items were discussed

Action by

for the removal of the existing signalized intersection on Tecumseh Road East given the project takes place during their peak season.

The preceding are the minutes of the meeting as observed by the undersigned. Should there be a need for revision, please advise Burnside within seven days of issuance. In the absence of notification to the contrary, these minutes will be deemed to be an accurate record of the meeting.

Minutes prepared by:

R.J. Burnside & Associates Limited

Cole Roddick
Environmental Planner
CR: "[Type Admin Initials]"

Enclosure(s) "[List enclosures if required]"

Distribution:

All Attendees

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