Section 5:
First Nation Consultations

Table of Contents

5.0 First Nation Consultations
5.1 Notices and Information Packages 1

5.2 Feedback Summary 1
5.2.1 Aamjiwnaang First Nation 1
5.2.2 Caldwell First Nation 1
5.2.3 Chippewas of Kettle and Stoney Point First Nation 2
5.2.4 Chippewa of the Thames First Nation 2
5.2.5 Delaware First Nation 2
5.2.6 Metis Nation of Ontario 2
5.2.7 Munsee-Delaware Nation 2
5.2.8 Oneida Nation of the Thames First Nation 2
5.2.9 Walpole Island First Nation 3

5.0 First Nation Consultations

As part of the Public Consultation process, eight (8) First Nations, and the Metis Nation of Ontario, were contacted and offered the opportunity to provide input on the project. The Project Team also extended the invitation to engage in direct consultation (if desired) with each First Nation.

Correspondence with each First Nation has been provided in the corresponding sub-sections herein. A distribution list cataloguing all of the correspondence sent and received with each First Nation is also attached in this section of the Project File.

It is recommended that this record of consultation be included with any subsequent application to the Ministry of the Environment, Conservation and Parks to help in the review of the applications.

5.1 Notices and Information Packages

The following notices were sent to all of the First Nations to notify them of the Public Drop-In Centres, update them on the project status and to extend an offer of consultation.

- Notice of Intent & Invitation to Comment (Public Drop-In Centre No. 1) – October 7, 2019
- Project Update and Offer of Consultation 1 – November 21, 2019
- Invitation to Comment (Public Drop-In Centre No. 2) – January 13, 2020
- Project Update and Offer of Consultation 2 – February 25, 2020
- Information Package 3 (Sent to all First Nations to offer consultation) – December 6, 2021
- Notice of Completion – February 22, 2022

5.2 Feedback Summary

A summary of the feedback we have received from each First Nation has been provided below.

5.2.1 Aamjiwnaang First Nation:

In a letter dated 29 October 2019, Courtney Jackson (Consultation/Environment Worker with the Aamjiwnaang First Nation) indicated the Aamjiwnaang First Nation's Environment Committee did not have any concerns with the project. They requested that future information on the project continue to be forwarded to their office. No further communication has been received from the Aamjiwnaang First Nation. All of the correspondence sent and received can be found in this section of the project file.

5.2.2 Caldwell First Nation:

In an email dated 5 December 2019, Nikki Orosz acknowledged receipt of email with Project update and Offer of Consultation. All of the correspondence sent and received can be found in this section of the project file.

No additional communication has been received from the Caldwell First Nation (as of January 2022).

5.2.3 Chippewas of Kettle and Stoney Point First Nation:

All of the correspondence sent can be found in this section of the project file.

No communication has been received from the Chippewas of Kettle and Stoney Point First Nation (as of January 2022).

5.2.4 Chippewas of the Thames First Nation:

In a letter dated 13 December 2021, Fallon Burch provided feedback on the project. After their review, COTTFN identified minimal concerns, but did not identify specifically what the concerns were. COTTFN also asked to be kept informed of any changes and notified of any on-site archaeological assessments so they could participate. They would also like any follow up information regarding the results of soil sampling if conducted within the project area.

In an e-mail dated 10 March 2022, Fallon Burch indicated that COTTFN had no comments or concerns to address at this time considering there was no substantial changes to the project since their review in December 2021.

All of the correspondence sent and received can be found in this section of the project file. No additional communication has been received from the Chippewas of the Thames First Nation as of April 2022.

5.2.5 Delaware First Nation:

All of the correspondence sent can be found in this section of the project file.

No communication has been received from the Delaware First Nation (as of January 2022).

5.2.6 Metis Nation of Ontario:

All of the correspondence sent can be found in this section of the project file.

No communication has been received from the Metis Nation of Ontario (as of January 2022).

5.2.7 Munsee-Delaware Nation:

All of the correspondence sent can be found in this section of the project file.

No communication has been received from the Munsee-Delaware Nation (as of January 2022).

5.2.8 Oneida Nation of the Thames First Nation:

All of the correspondence sent can be found in this section of the project file.

No communication has been received from the Oneida Nation of the Thames First Nation (as of January 2022).

5.2.9 Walpole Island First Nation:

All of the correspondence sent can be found in this section of the project file.

No communication has been received from the Walpole Island First Nation (as of January 2022).

Oldcastle Stormwater Master Plan
First Nations - Distribution List & Communications Inventory

First Nations	Communications Sent			Communications Received		
	Date	**Type**	**Description**	**Date**	**Type**	**Description**
Aamjiwnaang First Nation 978 Tashmoo Avenue Sarnia, Ontario N7T 7H5 Attn: Chief Chris Plain chief.plain@aamjiwnaang.ca cc: Sharilyn Johnston Environment Coordinator sjohnston@aamjiwnaang.ca cc: Courtney Jackson Environment Consultant Worker cjackson@aamjiwnaang.ca	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment	7-Oct-19	E-mail	Confirmation from Courtney Jackson information was received.
	21-Oct-19	E-mail	Project Update and Offer of Consultation	29-Oct-19	Lettermail	Letter to indicate no concerns at this time and would like to be informed throughout progresses.
	13-Jan-20	E-mail	Invitation to Comment - PIC #2			
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	6-Dec-21	E-mail	Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion and Offer of Consultation 4			
Walpole Island First Nation Bkejwanong Territory R.R.#3 Wallaceburg, Ontario N8A 4K9 Attn: Mr. Dean Jacobs Consultation Manager dean.jocobs@wifn.org cc: Janet Macbeth Project Review Coordinator janet.macbeth@wifn.org cc: Chief Dan Miskokomon drskoke@wifn.org	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	21-Oct-19	E-mail	Project Update and Offer of Consultation			
	13-Jan-20	E-mail	Invitation to Comment - PIC #2			
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	6-Dec-21	E-mail	Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion and Offer of Consultation 4			
Chippewas of Kettle & Stoney Point First Nation 6247 Indian Lane Kettle & Stoney Point, FN, Ontario N0N 1J0 Attn: Chief Jason Henry jason.henry@kettlepoint.org Attn: Ms. Valerie George Consultation Coordinator Valerie.george@kettlepoint.org	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	21-Oct-19	E-mail	Project Update and Offer of Consultation			
	13-Jan-20	E-mail	Invitation to Comment - PIC #2			
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	6-Dec-21	E-mail	Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion and Offer of Consultation 4			
Chippewas of the Thames First Nation 320 Chippewa Road, R.R. #1 Muncey, Ontario N0L 1Y0 Attn: Chief Jacqueline French jfrench@cottfn.com Attn: Fallon Burch Consultation Coordinator consultations@cottfn.com	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment	15-Dec-21	E-mail	Letter from Fallon Burch with COTTFN comments. No concerns.
	21-Oct-19	E-mail	Project Update and Offer of Consultation	22-Feb-22	E-mail	Automatic reply to notify that all cossespondence must use online portal moving forward.
	13-Jan-20	E-mail	Invitation to Comment - PIC #2	10-Mar-22	E-mail	E-mail from Fallon Burch to indication no concerns at this time.
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	6-Dec-21	E-mail	Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion			

First Nations	Communications Sent			Communications Received		
	Date	Type	Description	Date	Type	Description
Caldwell First Nation 14 Orange St. Leamington, Ontario N8H 3W3 Attn: Nikki Orosz Executive Administrator nikki.orosz@caldwellfirstnation.ca Brianna Sands Consultation Coordinator ecc@caldwellfirstnation.ca	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment	05-Dec-19	E-mail	Nikki Orosz - confirming reciept of e-mail.
	21-Oct-19	E-mail	Project Update and Offer of Consultation			
	13-Jan-20	E-mail	Invitation to Comment - PIC #2			
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	3-Dec-21	Online Tool	Caldwell online consultation tool. Project information was uploaded for review.			
	6-Dec-21	E-mail	Sent update e-mail to Brianna Sands. Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion and Offer of Consultation 4			
Oneida Nation of the Thames First Nation 2210 Elm Avenue Southwold, Ontario N0L 2G0 Attn: Chief Jessica Hill jessica.hill@oneida.on.ca As of 2020 - Chief Adrian Chrisjohn adrian.chrisjohn@oneida.on.ca	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	21-Oct-19	E-mail	Project Update and Offer of Consultation			
	13-Jan-20	E-mail	Invitation to Comment - PIC #2			
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	6-Dec-21	E-mail	Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion and Offer of Consultation 4			
Munsee-Delaware Nation 289 Jubilee Road, R.R. #1 Muncey, Ontario N0L 1Y0 Attn: Chief Roger Thomas chief@munsee.ca Attn:Stacey Phillips Relationship Fund Coordinator consultation@munsee.ca	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	21-Oct-19	E-mail	Project Update and Offer of Consultation			
	13-Jan-20	E-mail	Invitation to Comment - PIC #2			
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	6-Dec-21	E-mail	Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion and Offer of Consultation 4			
Delaware Nation 14760 School House Line, R.R. #3 Thamesville, Ontario N0P 2K0 Attn: Chief Denise Stonefish denise.stonefish@delawarenation.on.ca General Inbox info@delawarenation.on.ca	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	21-Oct-19	E-mail	Project Update and Offer of Consultation			
	13-Jan-20	E-mail	Invitation to Comment - PIC #2			
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	6-Dec-21	E-mail	Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion and Offer of Consultation 4			
Metis Nation of Ontario Community Relations 500 Old St. Patrick St., Unit D Ottawa, Ontario K1N 9G4 Attn: Region 9 Consultation Committee consultations@metisnation.org	7-Oct-19	E-mail	Notice of Intent/Invitation to Comment			
	21-Oct-19	E-mail	Project Update and Offer of Consultation			
	13-Jan-20	E-mail	Invitation to Comment - PIC #2			
	25-Feb-20	E-mail	Project Update and Offer of Consultation 2			
	6-Dec-21	E-mail	Project Update and Offer of Consultation 3			
	22-Feb-22	E-mail	Notice of Completion and Offer of Consultation 4			

Aamjiwnaang First Nation

Correspondence

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 3:12 PM
To: chief.plain@aamjiwnaang.ca
Cc: sharilyn Johnston; cjames@aamjiwnaang.ca
Subject: Notice of Intent - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Chief Chris Plain,

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

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:

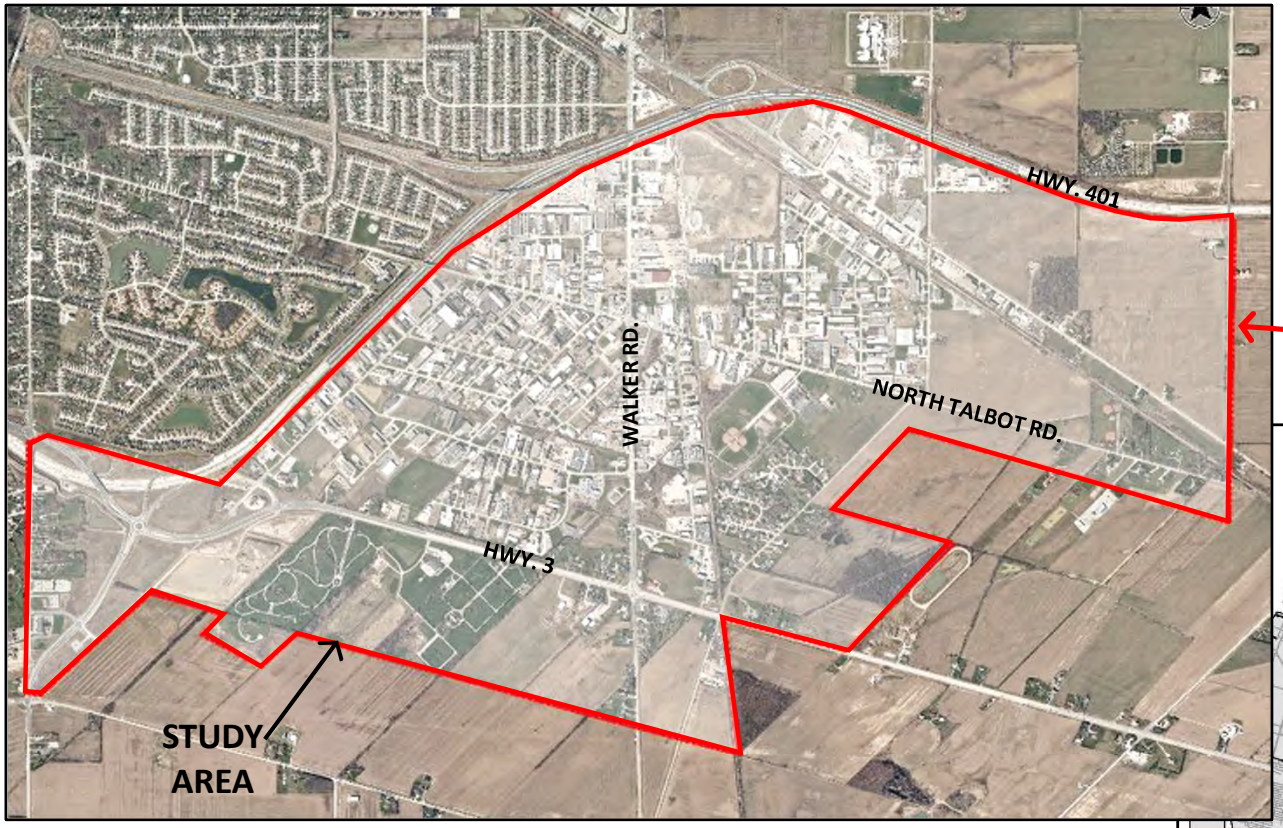
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

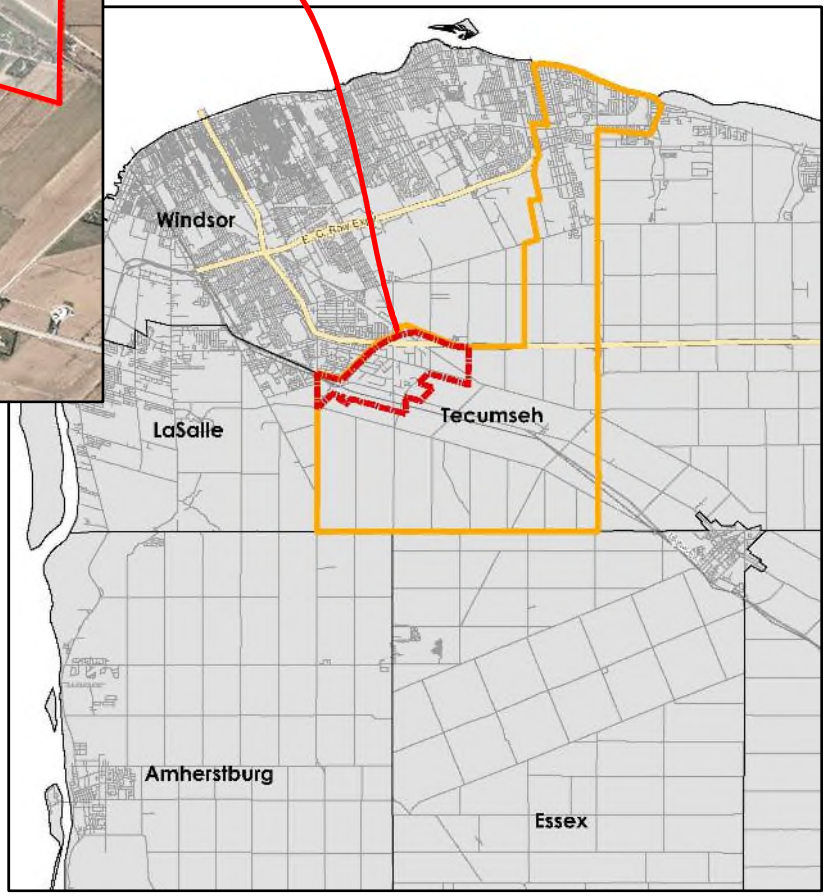
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Courtney Jackson <cjackson@aamjiwnaang.ca>
Sent: October 7, 2019 3:33 PM
To: Liz Michaud
Subject: RE: Notice of Intent - Oldcastle Stormwater Master Plan

Hi Liz,
Thank you for the information, I'll review the information and send an email response by October 18th, if Aamjiwnaang has any interest in the project.

Sincerely,
Courtney Jackson

Courtney Jackson
Consultation/Environment Worker
Aamjiwnaang First Nation
978 Tashmoo Ave.
Sarnia, ON
N7T 7H5
Tel: (519) 336-8410 ext. 250
Fax: (519) 336-0382
https://www.facebook.com/AamjiwnaangEnvironment
www.aamjiwnaang.ca

"This email, including any attachments, is for the sole use of the intended recipient and may contain confidential information. If you are not the intended recipient, please immediately notify us by reply email or by telephone, delete this email and destroy any copies. Thank you."

From: Liz Michaud <lmichaud@landmarkengineers.ca>
Sent: Monday, October 7, 2019 3:22 PM
To: Courtney Jackson <cjackson@aamjiwnaang.ca>
Subject: FW: Notice of Intent - Oldcastle Stormwater Master Plan

Courtney,

Please see e-mail below. I copied Christine James and she asked me to forward to you.

Thank you,

Liz Michaud
Landmark Engineers Inc.
p (519) 972-8052

From: Liz Michaud
Sent: October 7, 2019 3:12 PM
To: chief.plain@aamjiwnaang.ca

Cc: sharilyn Johnston <sjohnston@aamjiwnaang.ca>; cjames@aamjiwnaang.ca
Subject: Notice of Intent - Oldcastle Stormwater Master Plan

Good Afternoon Chief Chris Plain,

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

AAMJIWNAANG FIRST NATION

978 Tashmoo Ave
Sarnia, Ontario N7T 7H5
Ph.: 519-336-8410
Fax: 519-336 0382

October 29, 2019

Our File # 2019-0027

Landmark Engineers Inc.
2280 Ambassador Drive
Windsor, Ontario N9C 4E4

Attention: Ms. Liz Michaud

Re: Oldcastle Stormwater Master Plan
Notice of Intent and Invitation for Public Comment

Dear Ms. Michaud:

I am writing to follow-up with the information that you recently provided regarding the above noted project sent via email on October 7, 2019. The information was recorded into our consultation log and recently discussed at the Aamjiwnaang First Nation's Environment Committee on October 28, 2019 for their review and consideration.

After review and consideration of the information available, the committee members did not have any concerns with the project but request that future information on this project continue to be forwarded to our office. As the First Peoples of this territory, we are intimately connected to our lands, water and resources. We have an inherent and sacred responsibility to manage and protect our lands and resources. Our existing Aboriginal and treaty rights, our perspectives, interests and obligations of stewardship must inform the development of any proposed project, which may potentially impact these rights. Our First Nation must be involved in the decision-making processes at an early stage in the project and be fully informed throughout.

To promote consistency and timely responses, please continue to forward any and all relevant information pertaining to this project to:

Chief Chris Plain
Aamjiwnaang First Nation
978 Tashmoo Avenue
Sarnia, Ontario, N7T 7H5
Office: (519) 336-8410

Sharilyn Johnston
Environmental Coordinator
Aamjiwnaang First Nation
978 Tashmoo Avenue
Sarnia, Ontario, N7T 7H5
Office: (519) 336-8410
Email: sjohnston@aamjiwnaang.ca

"Saving our Home and Native Land"

AAMJIWNAANG FIRST NATION

978 Tashmoo Ave.
Sarnia, Ontario N7T 7H5
Ph.: 519-336-8410
Fax: 519-336-0382

Information sharing between the proponent and our community is critical to making informed decisions. However, this review process must not in any way be interpreted as satisfying the Crown's constitutional duty to consult and accommodate Aamjiwnaang First Nation. As the Supreme Court set out in *Haida Nation*, the Crown may delegate procedural elements of its duty to consult, however, "the ultimate legal responsibility for consultation and accommodation rests with the Crown and the Crown alone."

Aamjiwnaang First Nation is committed to facilitating a flexible, clear, and reasonable process for reviewing information in relation to the proposed project and will participate fully in responding to the information provided. This letter does not abrogate or derogate Aamjiwnaang First Nation's continuing ability to assert and exercise its Aboriginal Rights and Title to all parts for its Reserve and Traditional Territory.

Sincerely,

Courtney Jackson

Courtney Jackson
Consultation/Environment Worker
Aamjiwnaang First Nation

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 12:15 PM
To: cjackson@aamjiwnaang.ca
Cc: sharilyn Johnston; chief.plain@aamjiwnaang.ca
Subject: FW: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Courtney,

Thank you for your letter dated October 29, 2019. At this time, I am reaching out to offer an update on our project.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

If you have any questions or require further details, please contact the undersigned. We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

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:

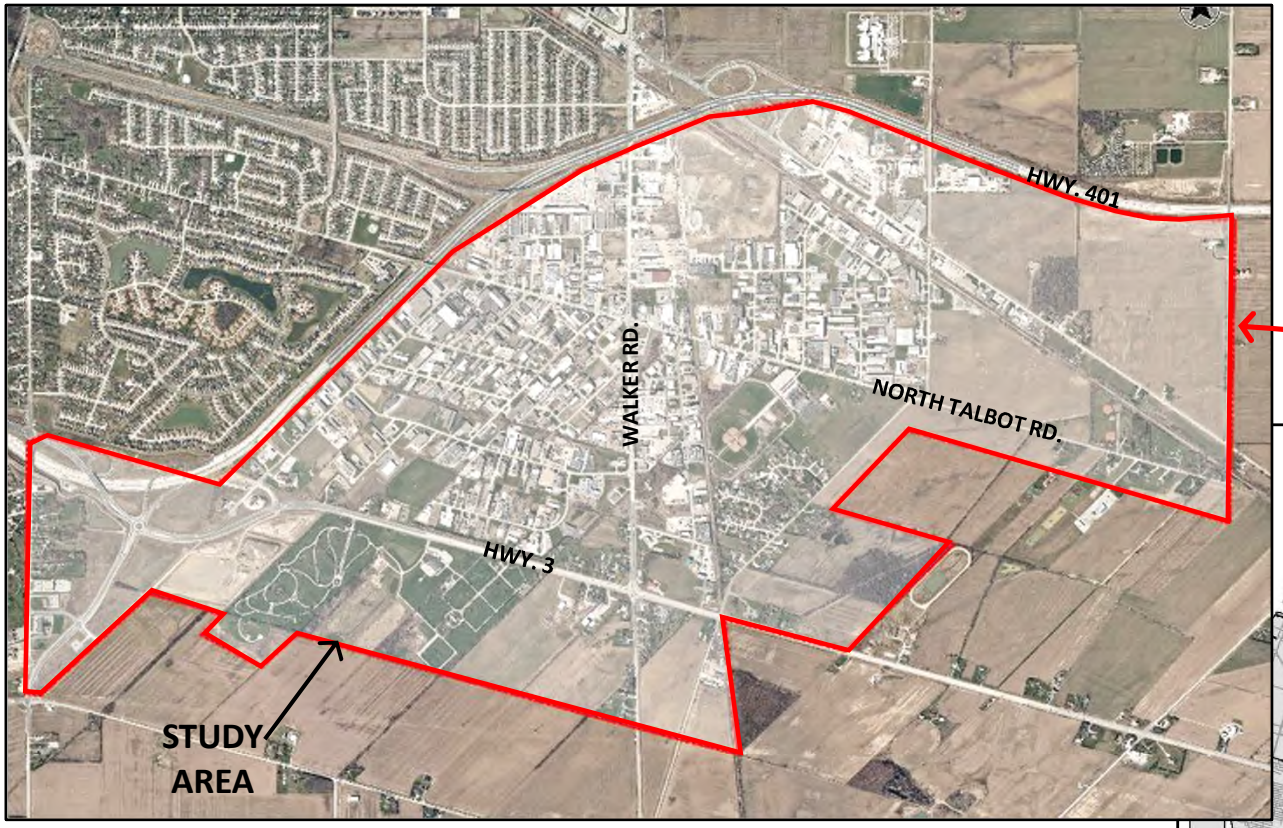
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

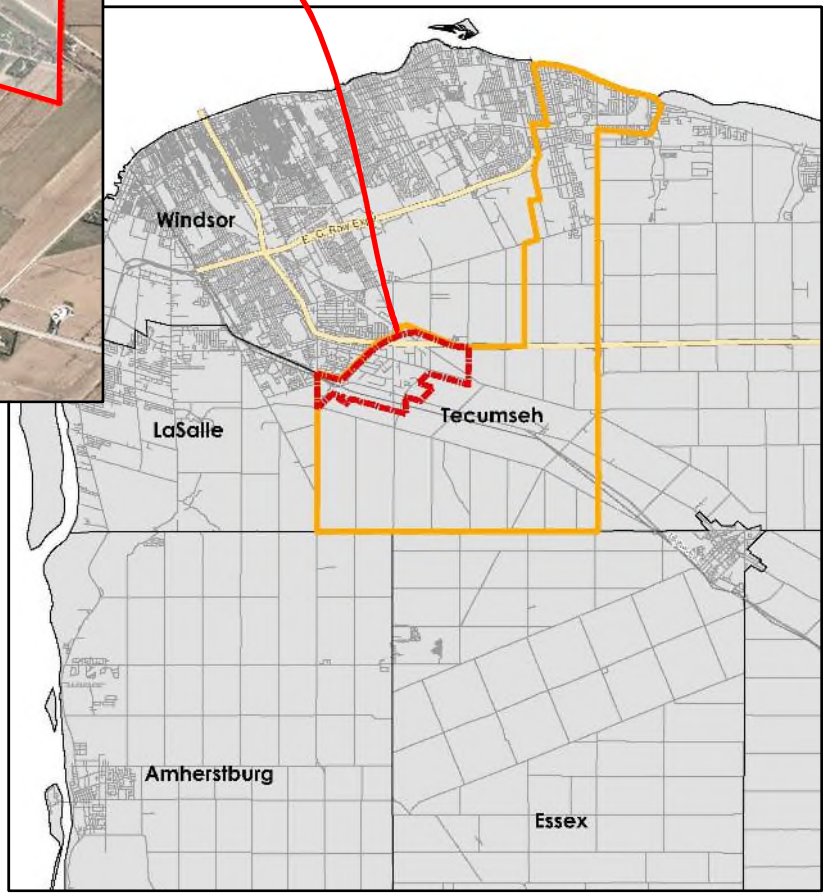
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:03 PM
To: cjackson@aamjiwnaang.ca
Cc: chief.plain@aamjiwnaang.ca; sharilyn Johnston
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Afternoon Ms. Jackson,

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 29th, 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

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:07 AM
To: cjackson@aamjiwnaang.ca
Cc: chief.plain@aamjiwnaang.ca; sharilyn Johnston
Subject: Project Update and Offer of Consultation 2 - Oldcastle Stormwater Master Plan

Good Morning Ms. Jackson,

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 12:48 PM
To: cjackson@aamjiwnaang.ca
Cc: sharilyn Johnston; chief.plain@aamjiwnaang.ca; John Henderson
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon Ms. Jackson,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

Landmark Engineers Inc.
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Windsor, ON, N9C 4E4
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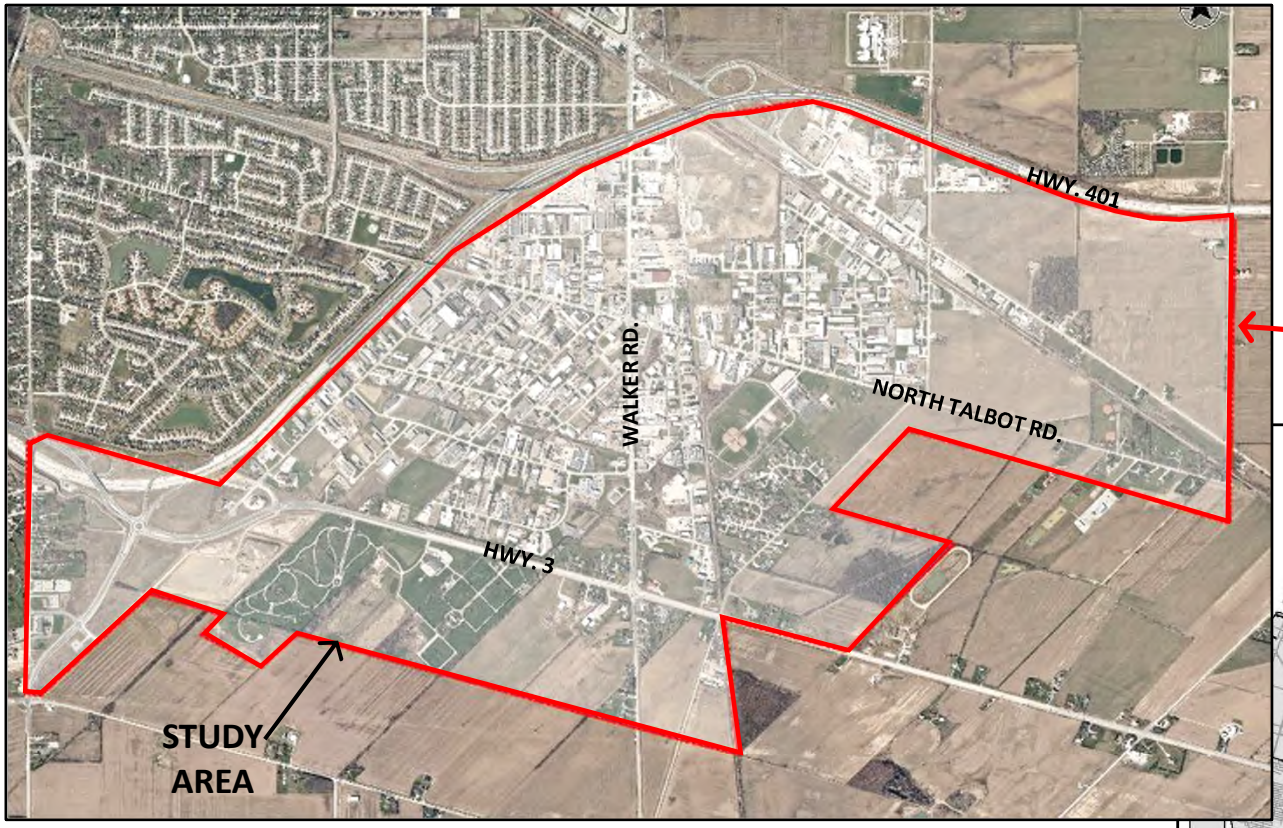
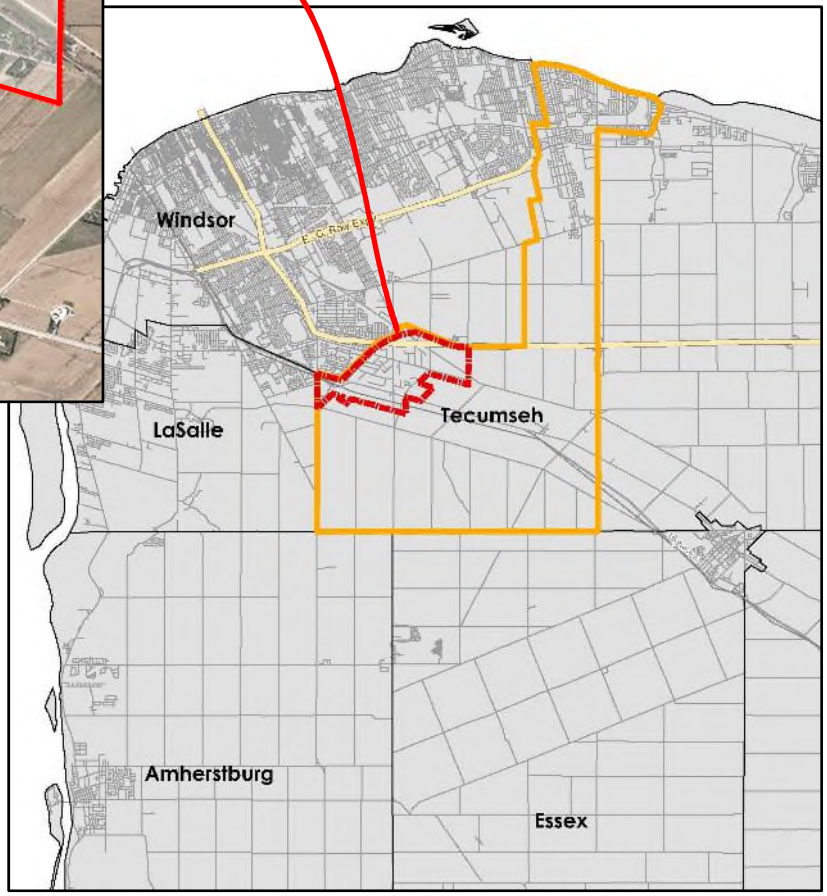
e-mail lmichaud@landmarkengineers.ca



Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

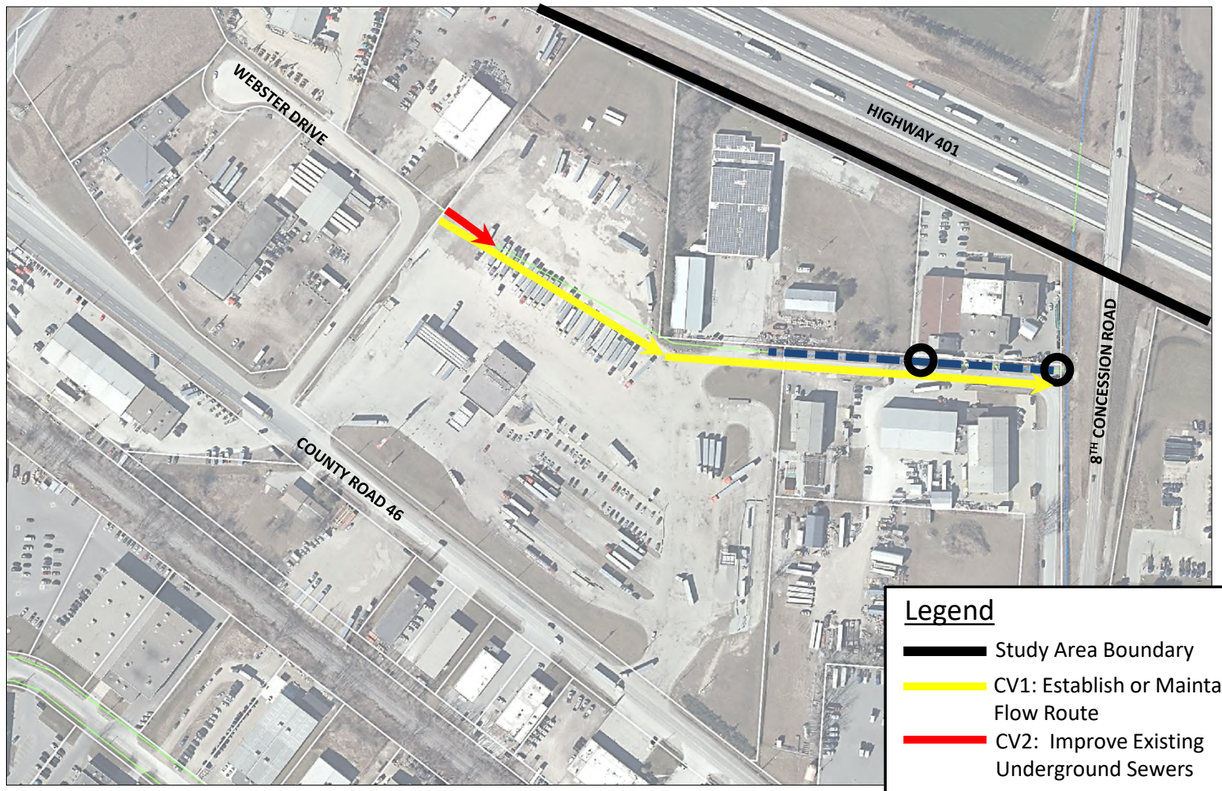
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

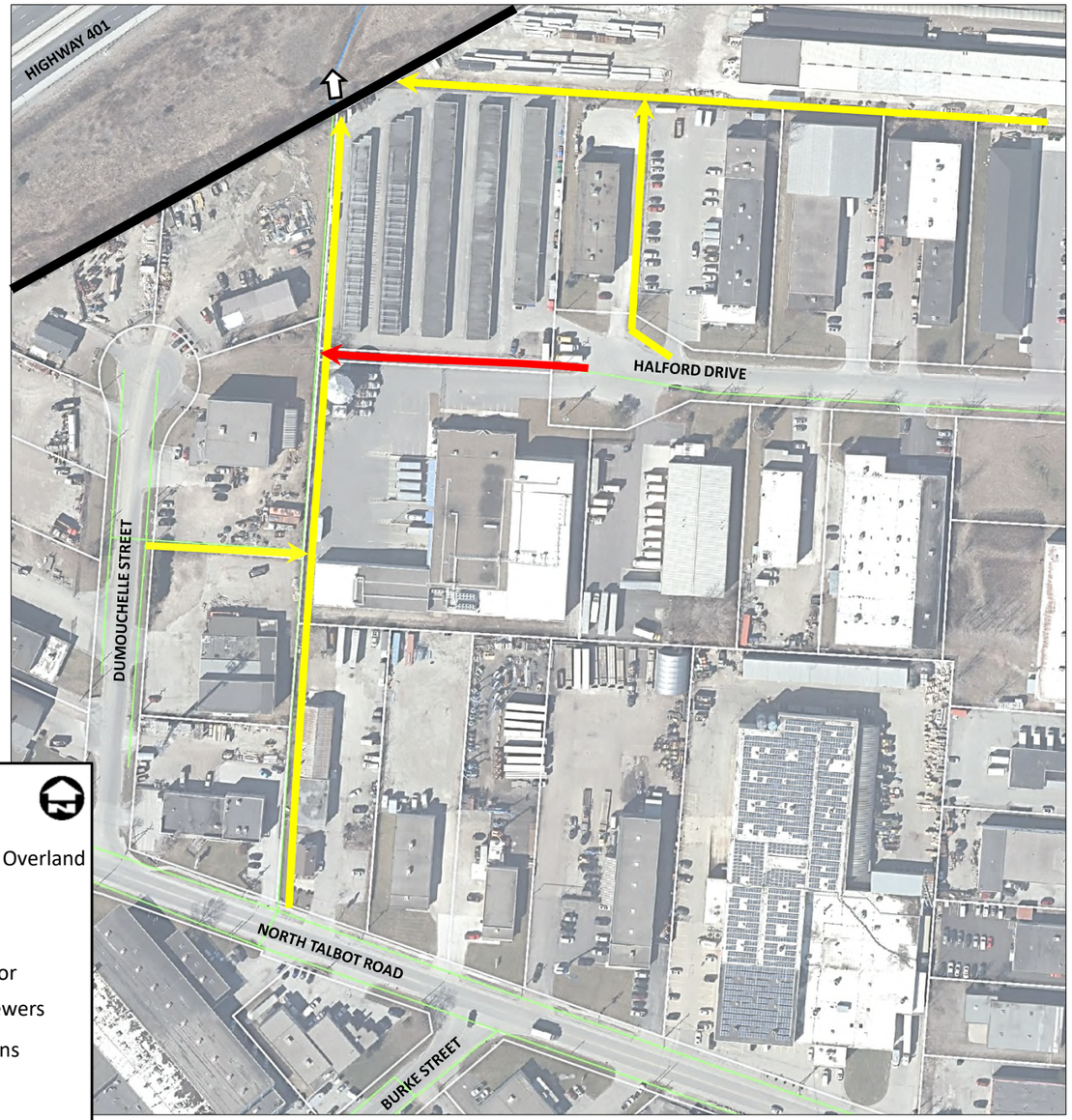
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

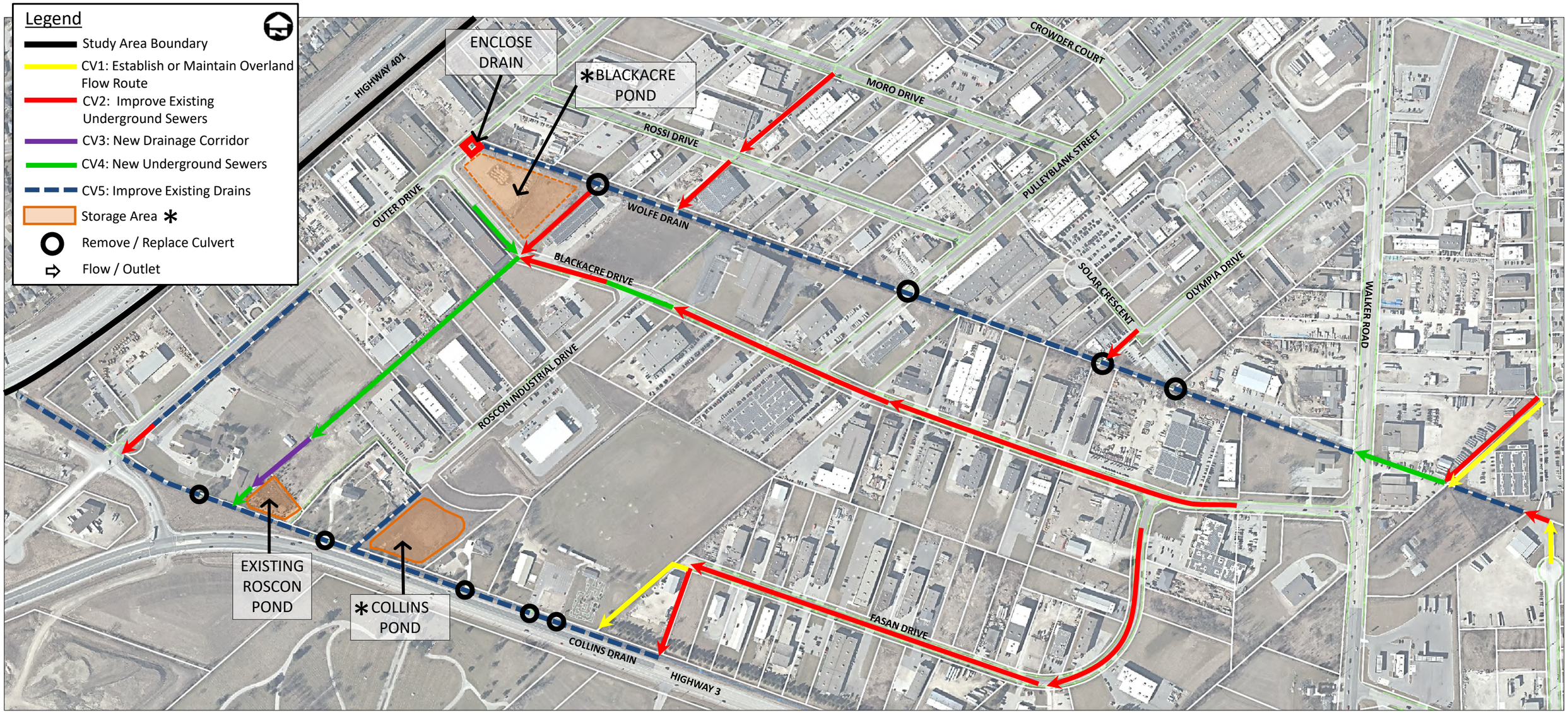
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



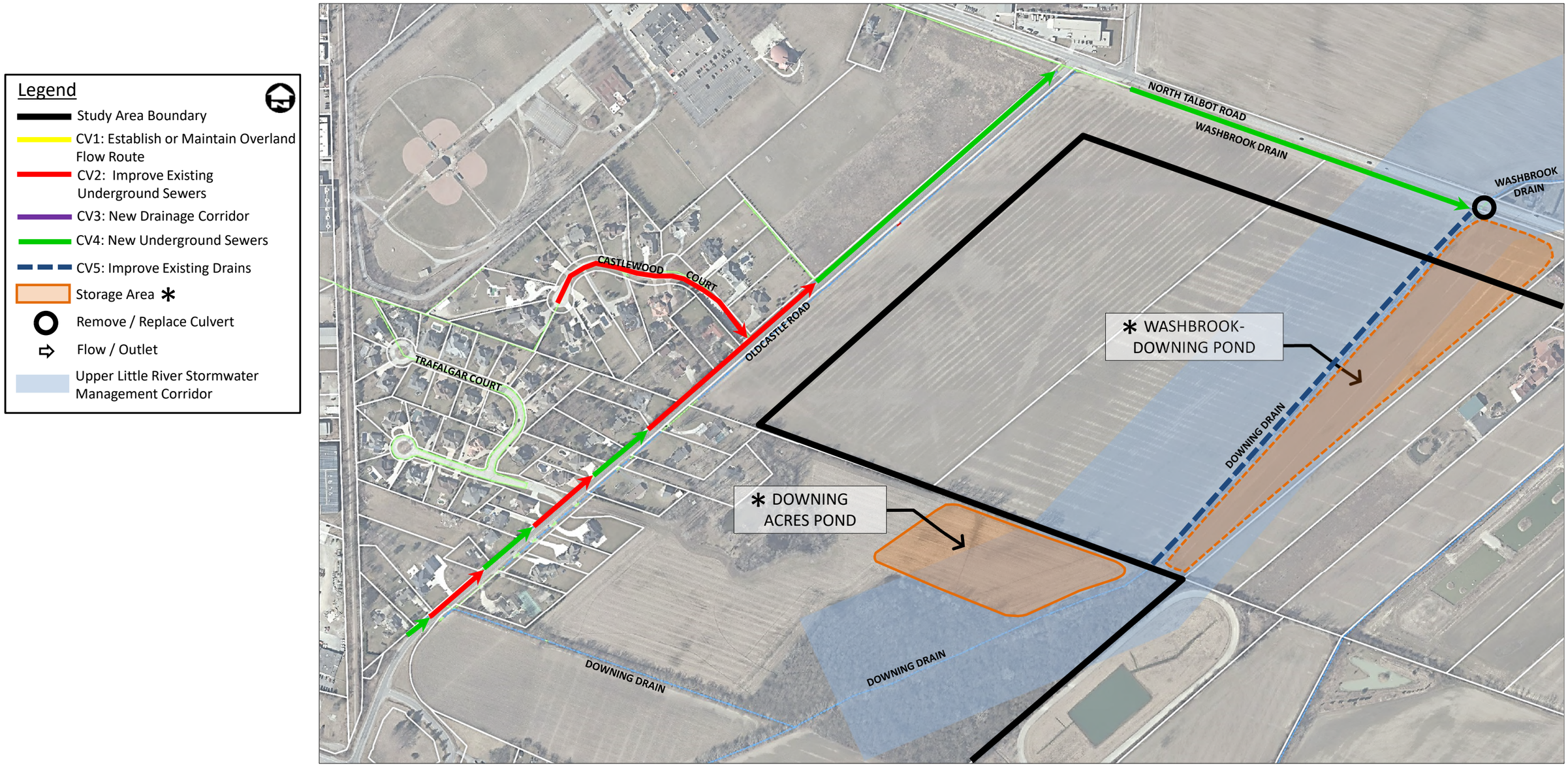
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.



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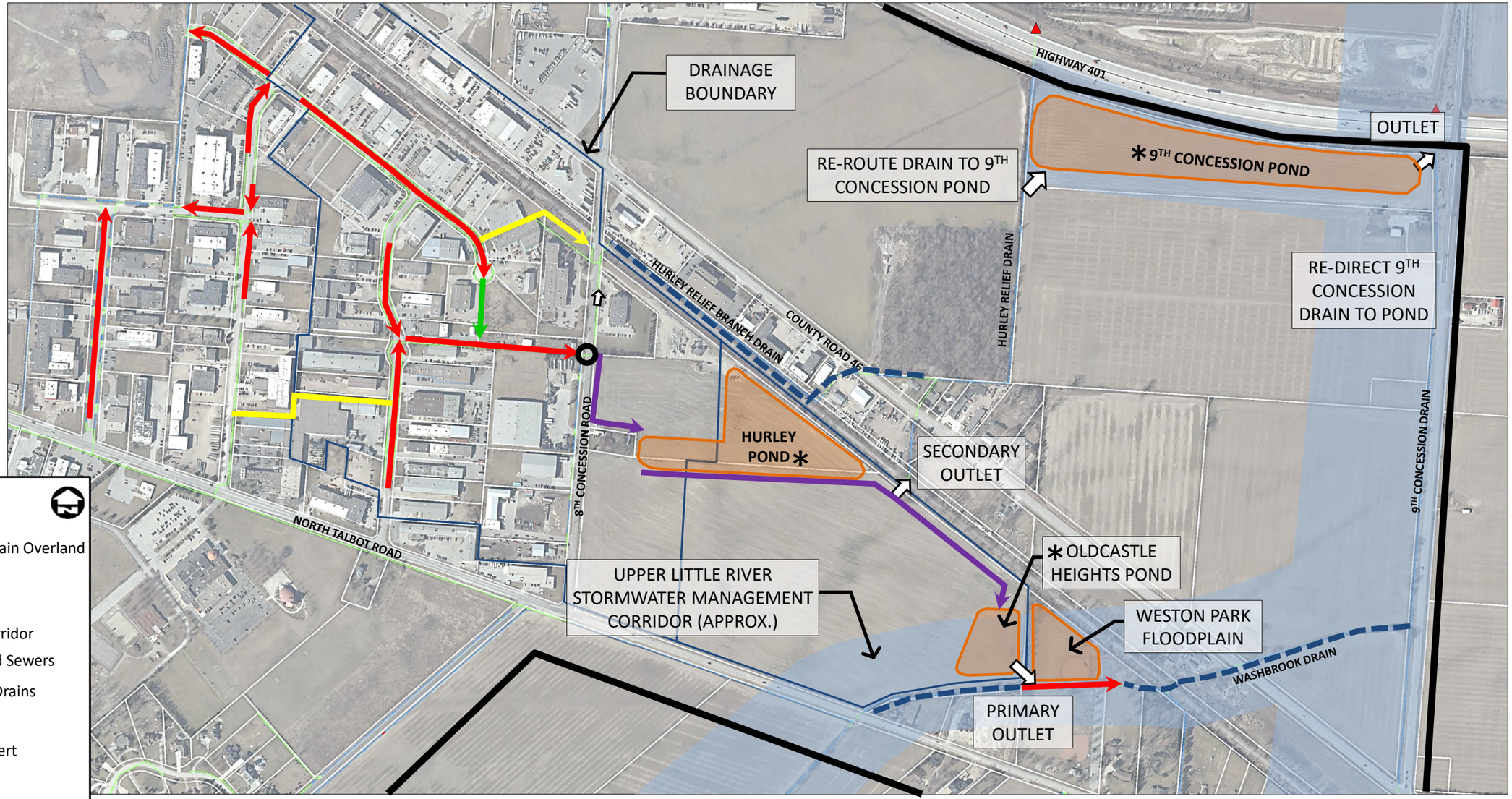
Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



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Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 2:20 PM
To: cjackson@aamjiwnaang.ca
Cc: sharilyn Johnston; chief.plain@aamjiwnaang.ca; John Henderson
Subject: Oldcastle Stormwater Master Plan - Notice of Study Completion and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

Good Afternoon Ms. Jackson,

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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As well, three offers for consultation have been extended to you by e-mail (21 October 2019, 25 February 2020 and 6 December 2021). As indicated in the previous correspondence, all of the project information is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx.

The study has now progressed to the point where preferred solutions have been identified and we have issued the Notice of Completion. The preferred solution can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/resources/Documents/Oldcastle-Stormwater-MP/Section-3---Preferred-Solution-redacted.pdf

Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information. As indicated in the attached Notice, our 30 day review period closes on March 25, 2022.

This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

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Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

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Windsor, ON, N9C 4E4
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Sent: December 6, 2021 12:48 PM
To: cjackson@aamjiwnaang.ca
Cc: sharilyn Johnston <sjohnston@aamjiwnaang.onmicrosoft.com>; chief.plain@aamjiwnaang.ca; John Henderson <jhenderson@tecumseh.ca>
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

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Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

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John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

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Windsor, ON, N9C 4E4
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f (519) 972-8644
e-mail lmichaud@landmarkengineers.ca

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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

Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Rd.
Tecumseh, ON N8N 1W9
519-735-2184 ext. 166
jhenderson@tecumseh.ca

This Notice issued 15 February 2022.

Caldwell First Nation

Correspondence

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 3:25 PM
To: Nikki Orosz
Subject: Notice of Intent - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Ms. Orosz,

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

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:

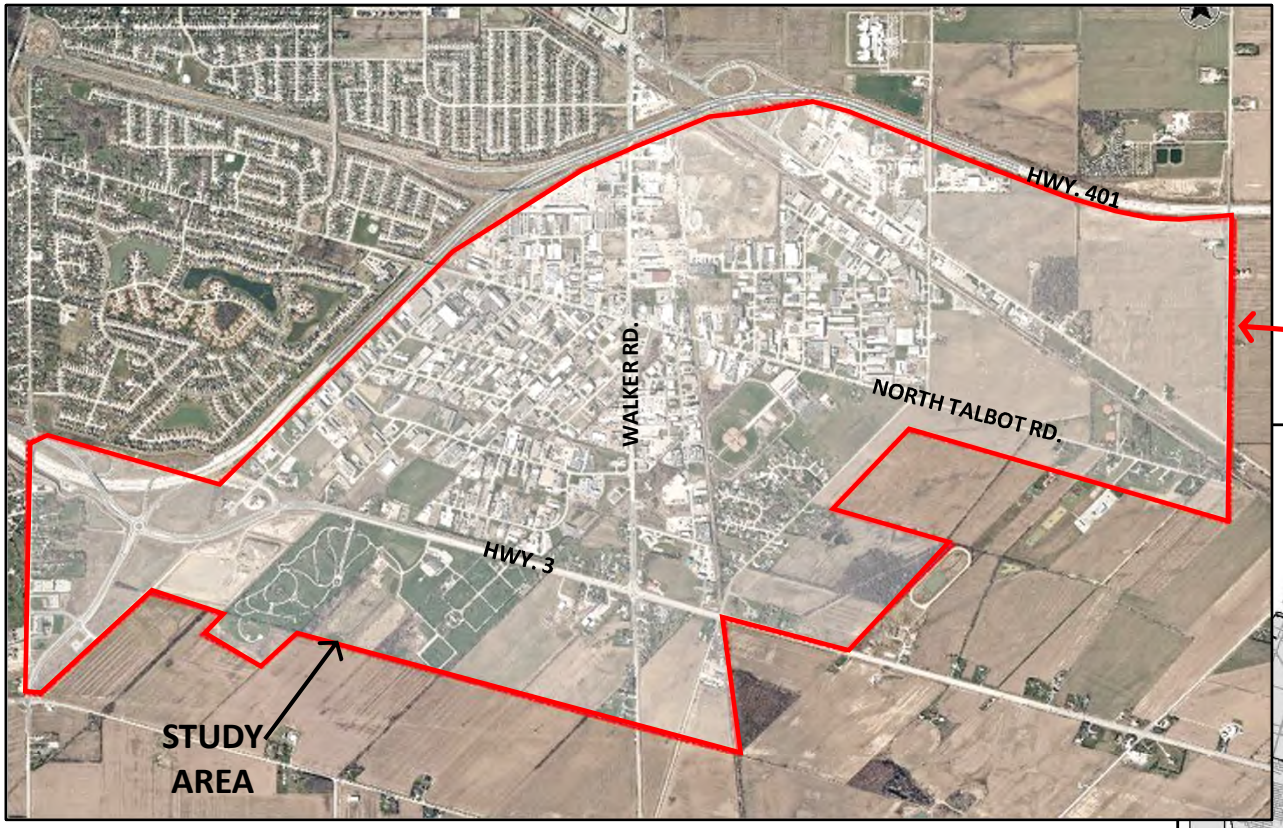
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

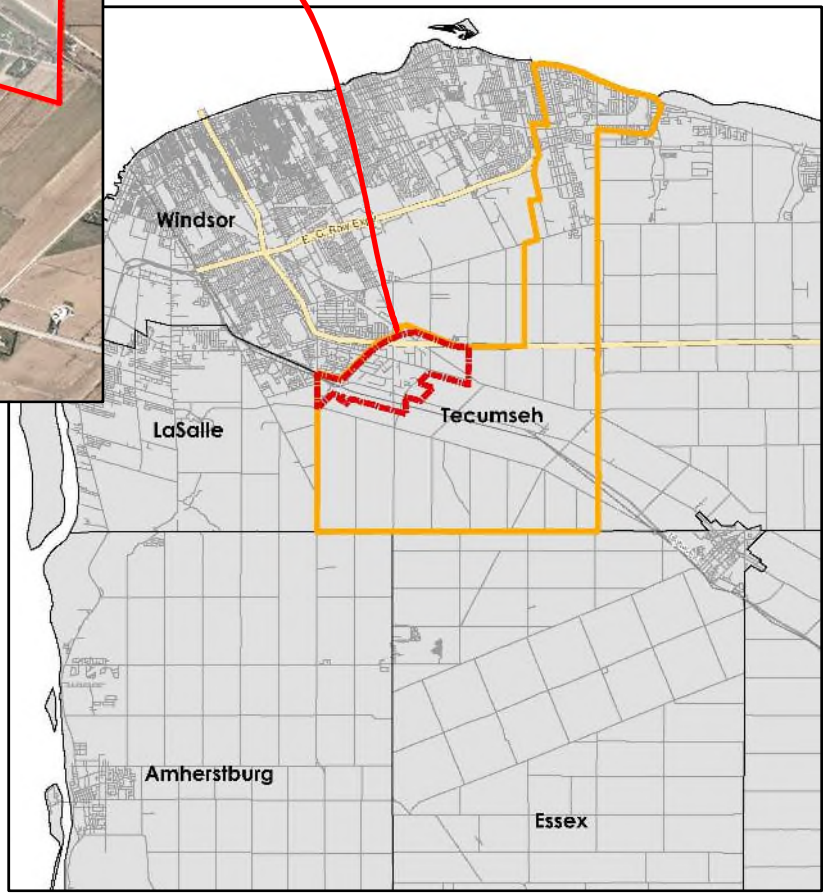
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 12:00 PM
To: Nikki Orosz
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Ms. Orosz,

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As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

OLDCASTLE STORMWATER MASTER PLAN

NOTICE OF INTENT AND INVITATION FOR PUBLIC COMMENT

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DATE:	**Thursday, October 17th, 2019**
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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
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(519) 972-8052
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Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Road
Tecumseh, Ontario N8N 1W9
(519) 735-2184
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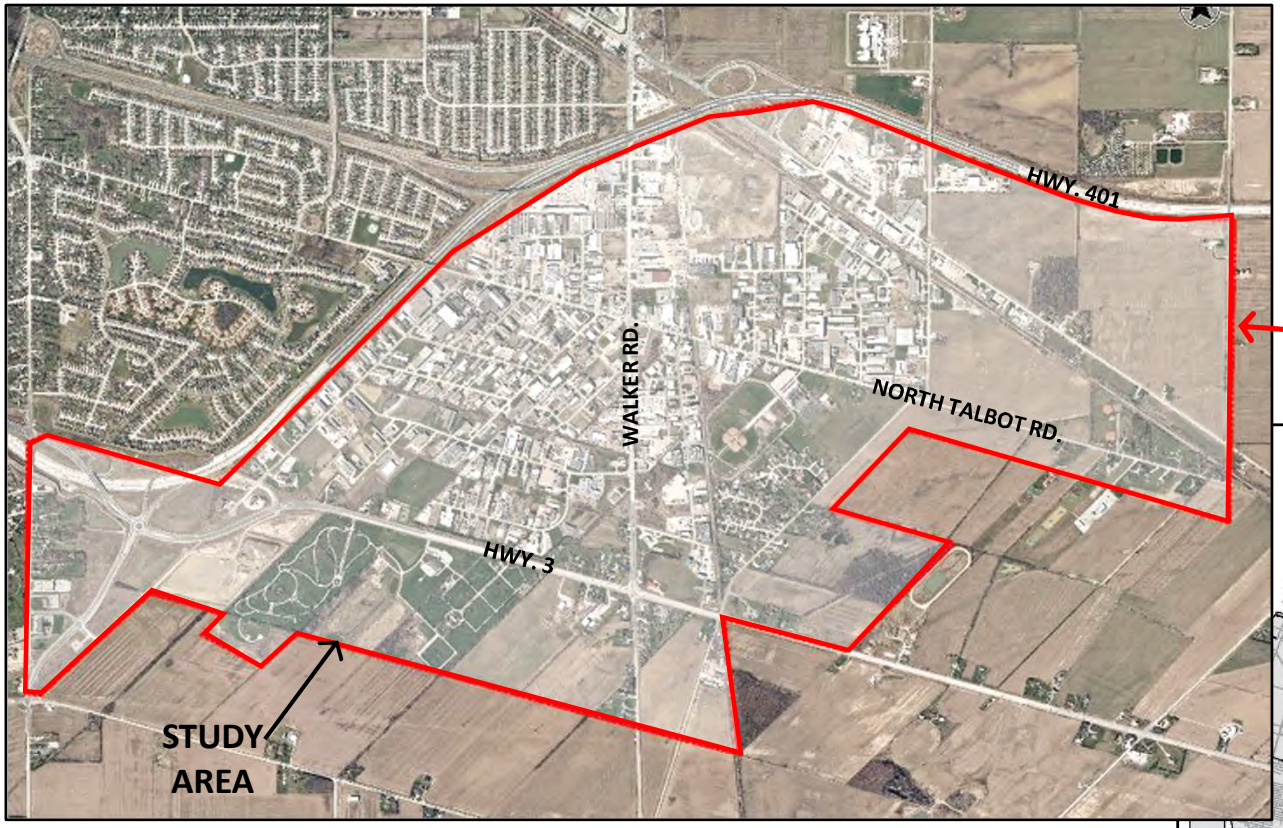
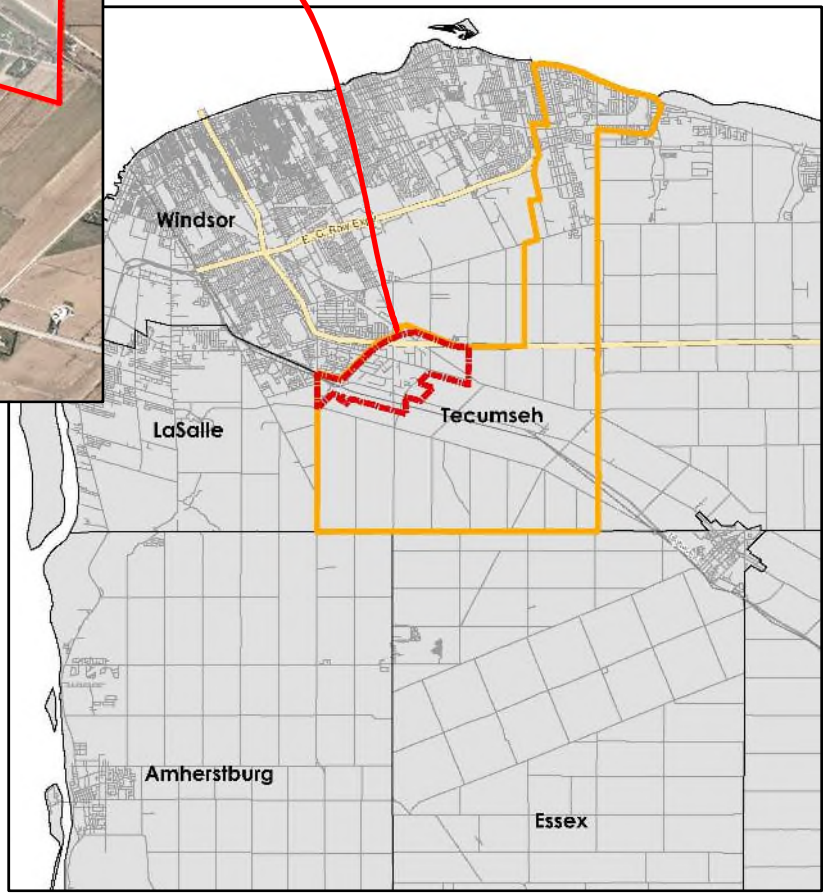
Under the *Municipal Freedom of Information and Protection of Privacy Act* and *the Ontario Environmental Assessment Act*, unless otherwise stated in submission, with the exception of personal information, all comments will become part of the public record and will be released, if requested to any person.



Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Caldwell First Nation <nikki.orosz@caldwellfirstnation.ca>
Sent: December 5, 2019 2:21 PM
To: Liz Michaud
Cc: Mary Duckworth; Robyn Perkins; Councillor Stan Scott; Councillor Steve Simpson Sr; Councillor James Peters
Subject: RE: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan

Confirming receipt of email.
Looking forward to receiving the plan in January.

From: Liz Michaud <lmichaud@landmarkengineers.ca>
Sent: Thursday, November 21, 2019 12:00 PM
To: Nikki Orosz <nikki.orosz@caldwellfirstnation.ca>
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan

Good Afternoon Ms. Orosz,

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:10 PM
To: Nikki Orosz
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Afternoon Ms. Orosz,

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 29th, 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

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:14 AM
To: Caldwell First Nation
Cc: Mary Duckworth; Robyn Perkins; Councillor Stan Scott; Councillor Steve Simpson Sr; Councillor James Peters
Subject: RE: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan

Good Morning Ms. Orosz,

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

From: Caldwell First Nation <nikki.orosz@caldwellfirstnation.ca>
Sent: December 5, 2019 2:21 PM
To: Liz Michaud <lmichaud@landmarkengineers.ca>
Cc: Mary Duckworth <chief@caldwellfirstnation.ca>; Robyn Perkins <councillor.perkins@caldwellfirstnation.ca>; Councillor Stan Scott <councillor.scott@caldwellfirstnation.ca>; Councillor Steve Simpson Sr <councillor.simpson@caldwellfirstnation.ca>; Councillor James Peters <councillor.peters@caldwellfirstnation.ca>
Subject: RE: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan

Confirming receipt of email.
Looking forward to receiving the plan in January.

From: Liz Michaud <lmichaud@landmarkengineers.ca>
Sent: Thursday, November 21, 2019 12:00 PM
To: Nikki Orosz <nikki.orosz@caldwellfirstnation.ca>
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan

Good Afternoon Ms. Orosz,

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Liz Michaud

From: CFN Consultation Coordinator <noreply@consultwithcaldwell.ca>
Sent: December 3, 2021 4:47 PM
To: Liz Michaud
Subject: consultwithcaldwell.ca - Project Submission

Julia Ierullo
Consultation Coordinator

Caldwell First Nation
14 Orange Street
Leamington | ON | N8H 1P5

Your project has been submitted for review

Thank you for using the CFN Community Consultation Tool. We will respond with next steps **within 60 days of receipt**.

If you have questions, please contact CFN's Consultation Coordinator: ecc@caldwellfirstnation.ca or 519-322-1766 ext. #1243.

*Please note that simply sending an email to the Consultation Coordinator or to a Chief and Council member does not constitute consultation.

*Please be advised that an administrative fee will be charged for a meeting with Chief and Council.

Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 1:38 PM
To: Brianna Sands
Cc: John Henderson
Subject: FW: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon Brianna,

The above noted project commenced prior to the online consultation tool now used to screen projects for consultation. I am sending the e-mail below as part of our Notification process, but please note that I have also used the online tool to submit the project information for review.

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

Landmark Engineers Inc.
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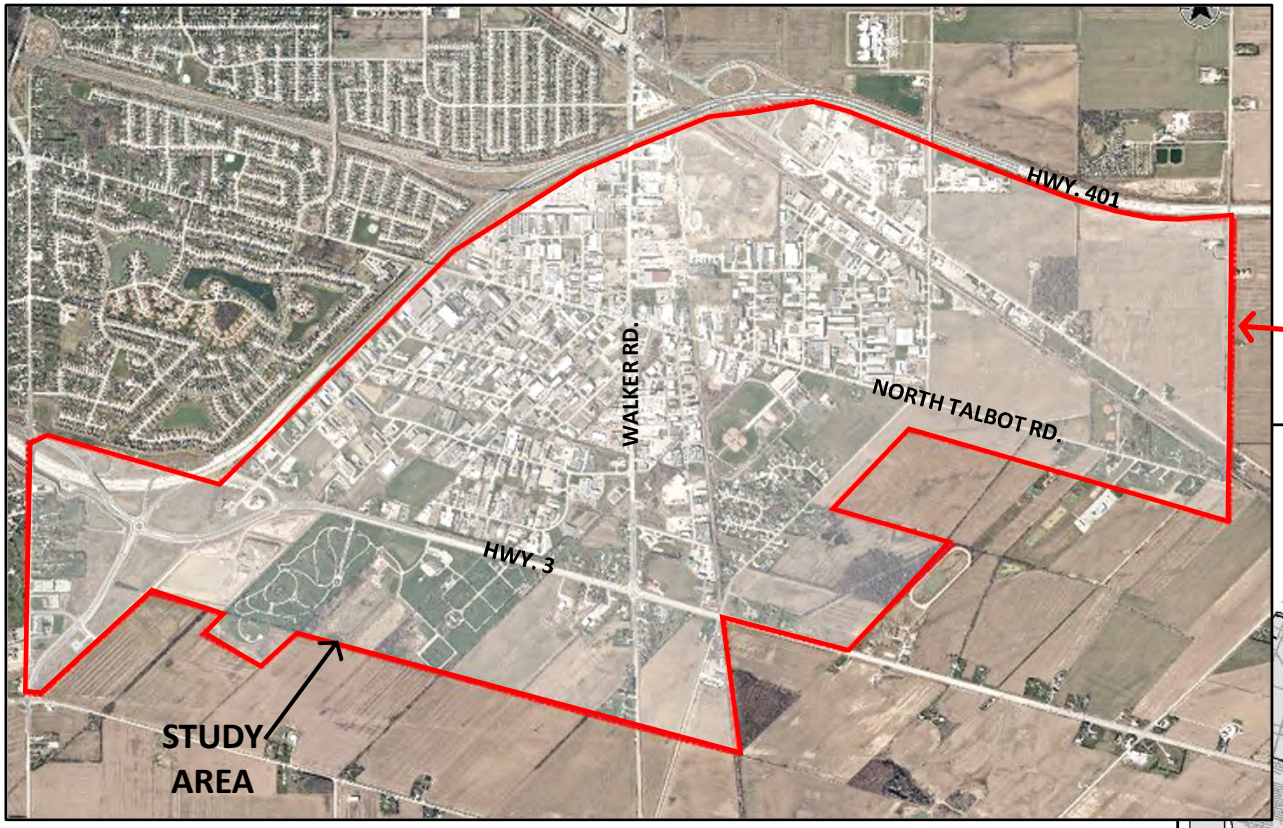
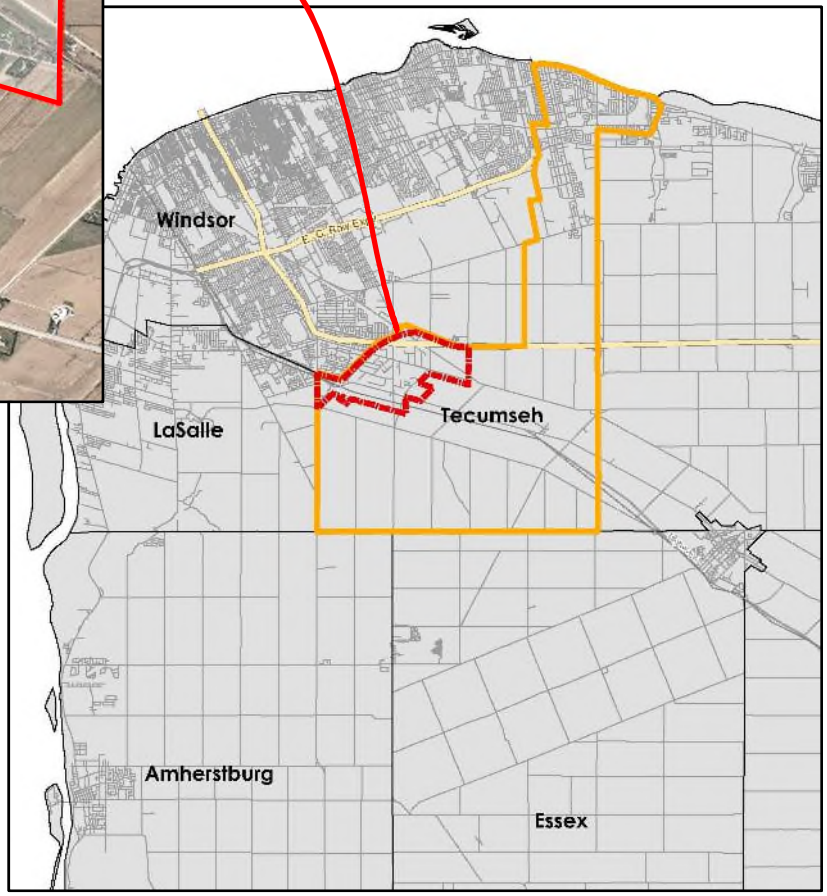
e-mail lmichaud@landmarkengineers.ca



Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

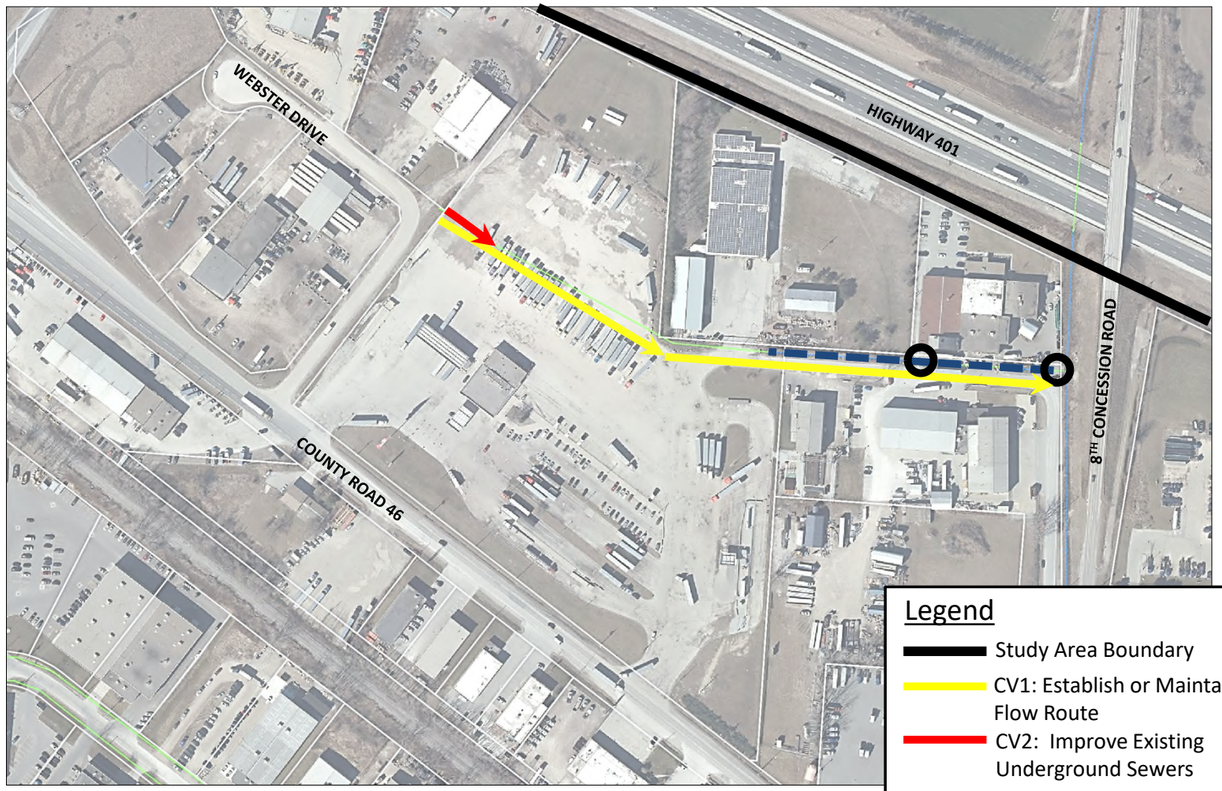
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

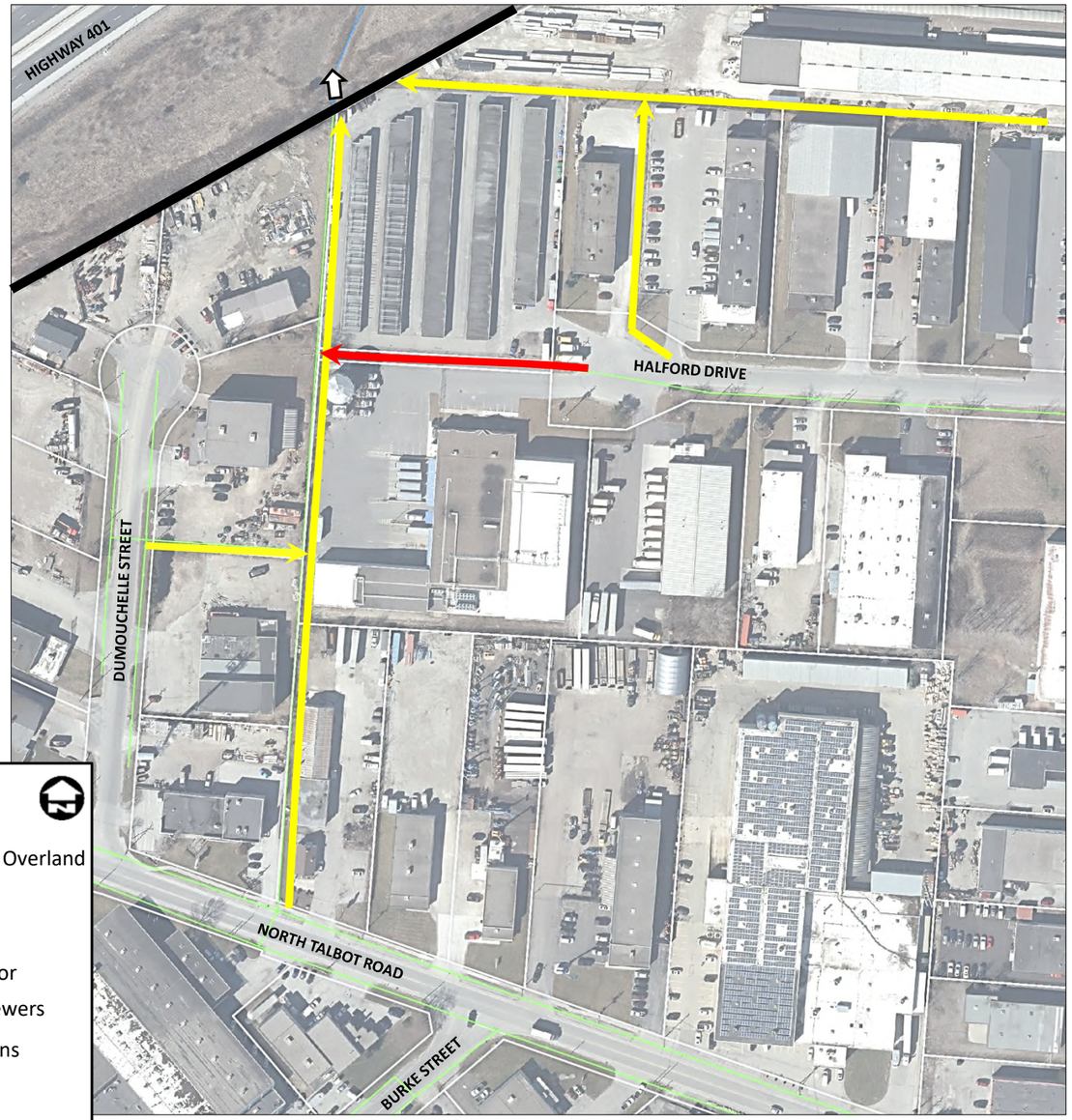
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

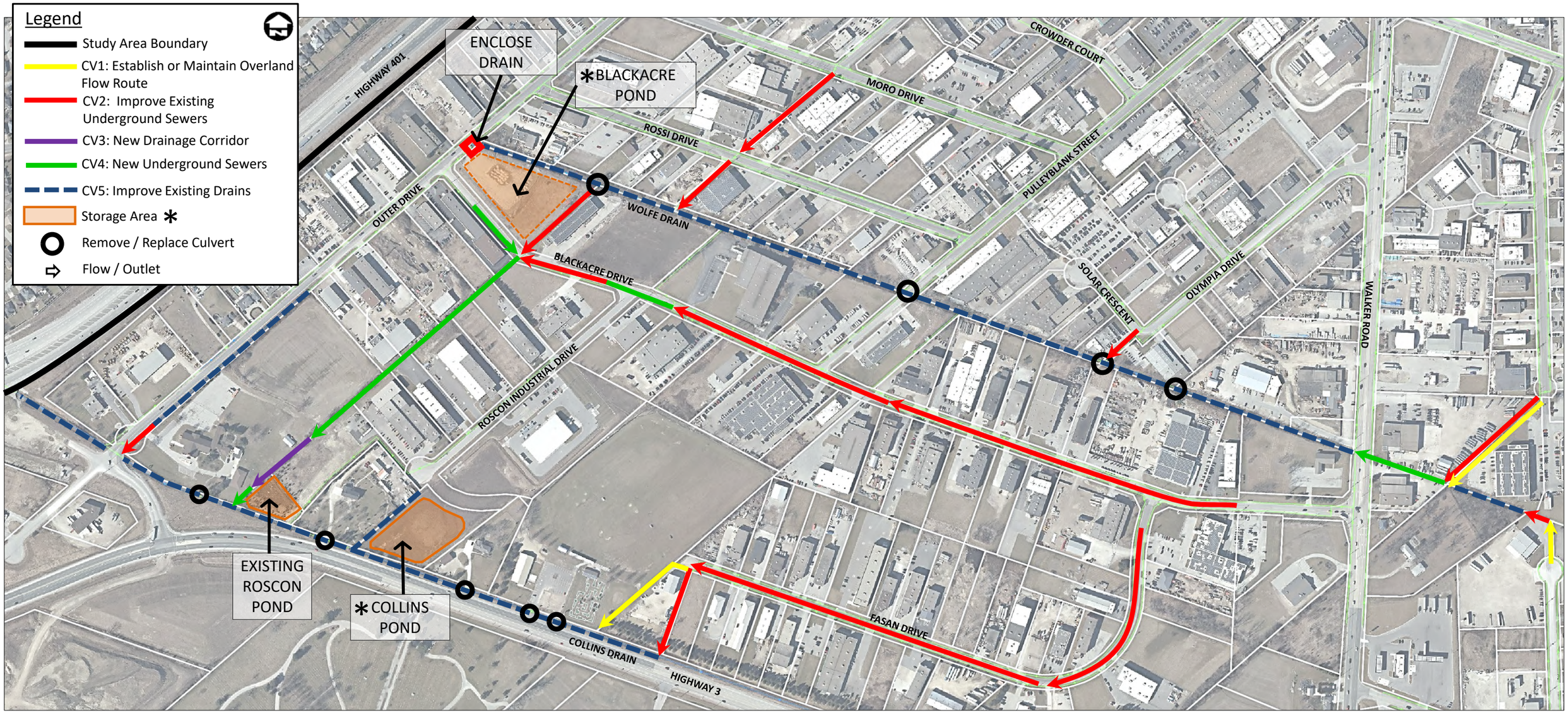
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



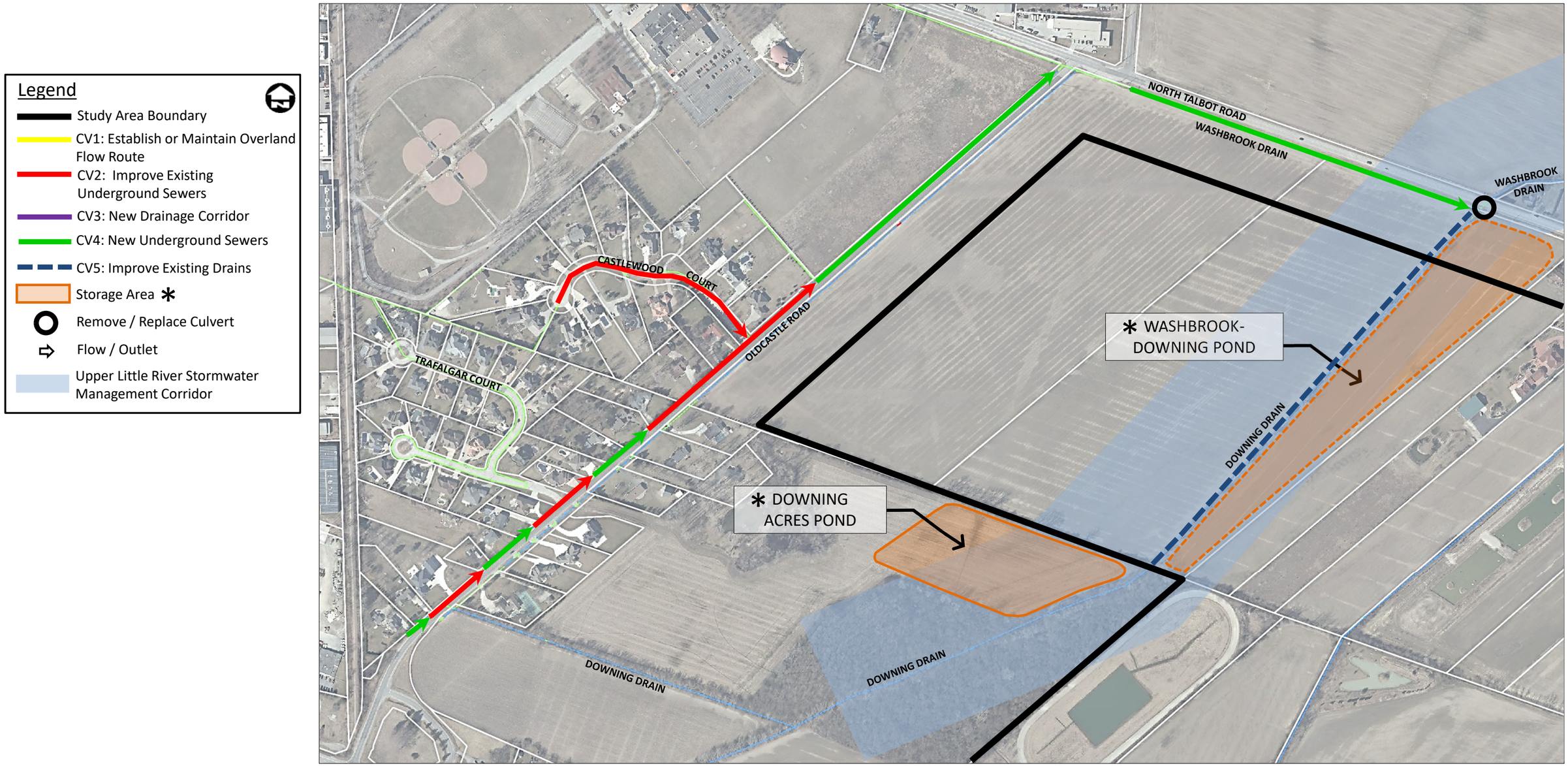
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.

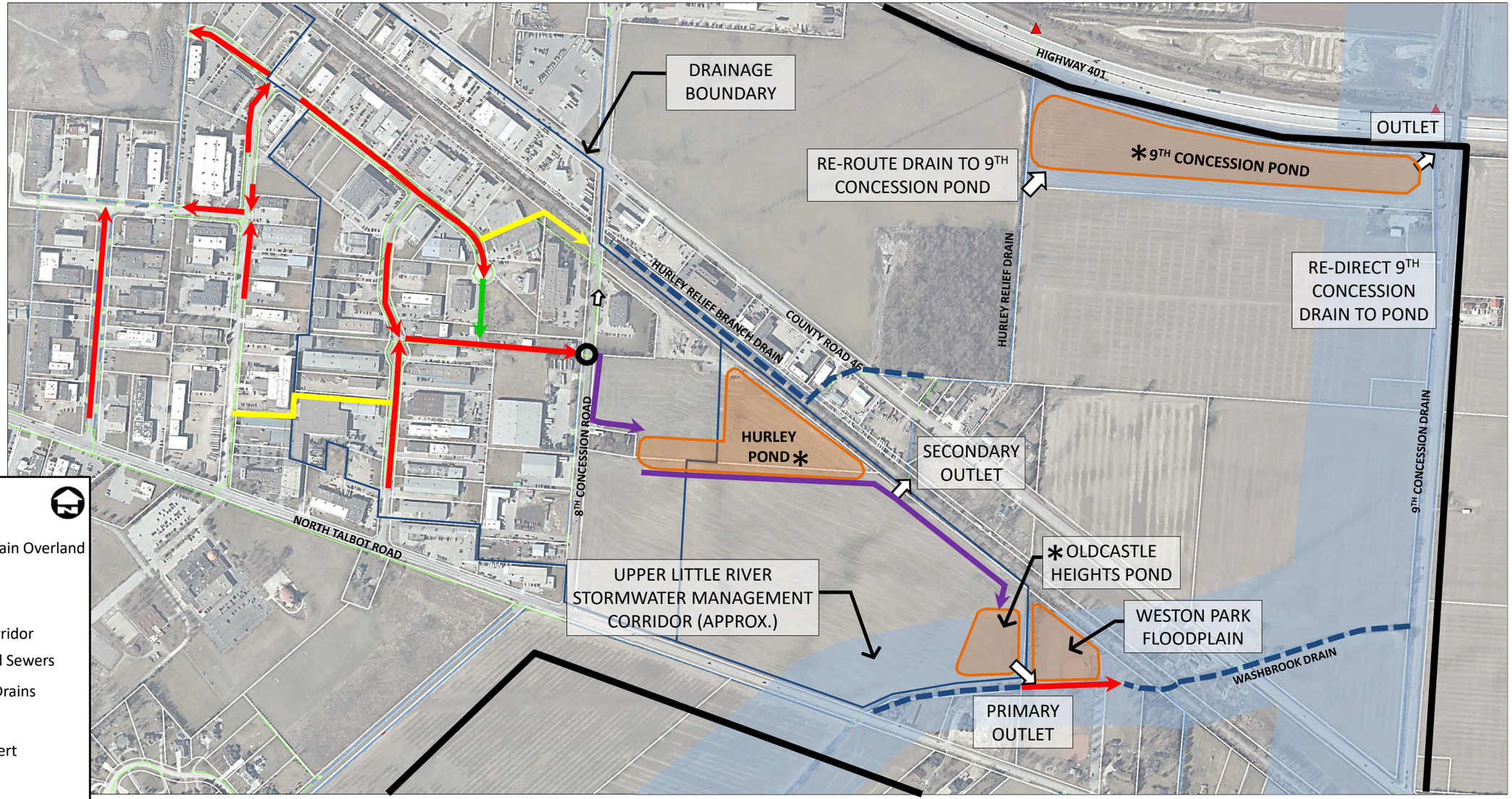


* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



* 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.

Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 4:03 PM
To: Brianna Sands
Cc: John Henderson; Caldwell First Nation
Subject: RE: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

Good Afternoon Brianna,

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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As well, three offers for consultation have been extended to you by e-mail (21 October 2019, 25 February 2020 and 6 December 2021). As indicated in the previous correspondence, all of the project information is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx.

The study has now progressed to the point where preferred solutions have been identified and we have issued the Notice of Completion. The preferred solution can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/resources/Documents/Oldcastle-Stormwater-MP/Section-3---Preferred-Solution-redacted.pdf

Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information. As indicated in the attached Notice, our 30 day review period closes on March 25, 2022.

This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

Please note that as indicated in the e-mail below, I have submitted through the online portal. I have not received any communication since the automatic reply indicating that the project was successfully submitted.

We look forward to hearing from you.

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

From: Liz Michaud
Sent: December 6, 2021 1:38 PM
To: Brianna Sands <ecc@caldwellfirstnation.ca>
Cc: John Henderson <jhenderson@tecumseh.ca>
Subject: FW: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Good Afternoon Brianna,

The above noted project commenced prior to the online consultation tool now used to screen projects for consultation. I am sending the e-mail below as part of our Notification process, but please note that I have also used the online tool to submit the project information for review.

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to

review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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

Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Rd.
Tecumseh, ON N8N 1W9
519-735-2184 ext. 166
jhenderson@tecumseh.ca

This Notice issued 15 February 2022.

Chippewa of Kettle and Stoney Point First Nation

Correspondence

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 3:15 PM
To: Valerie George
Cc: jason.henry@kettlepoint.org
Subject: Notice of Intent - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Ms. George,

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

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:

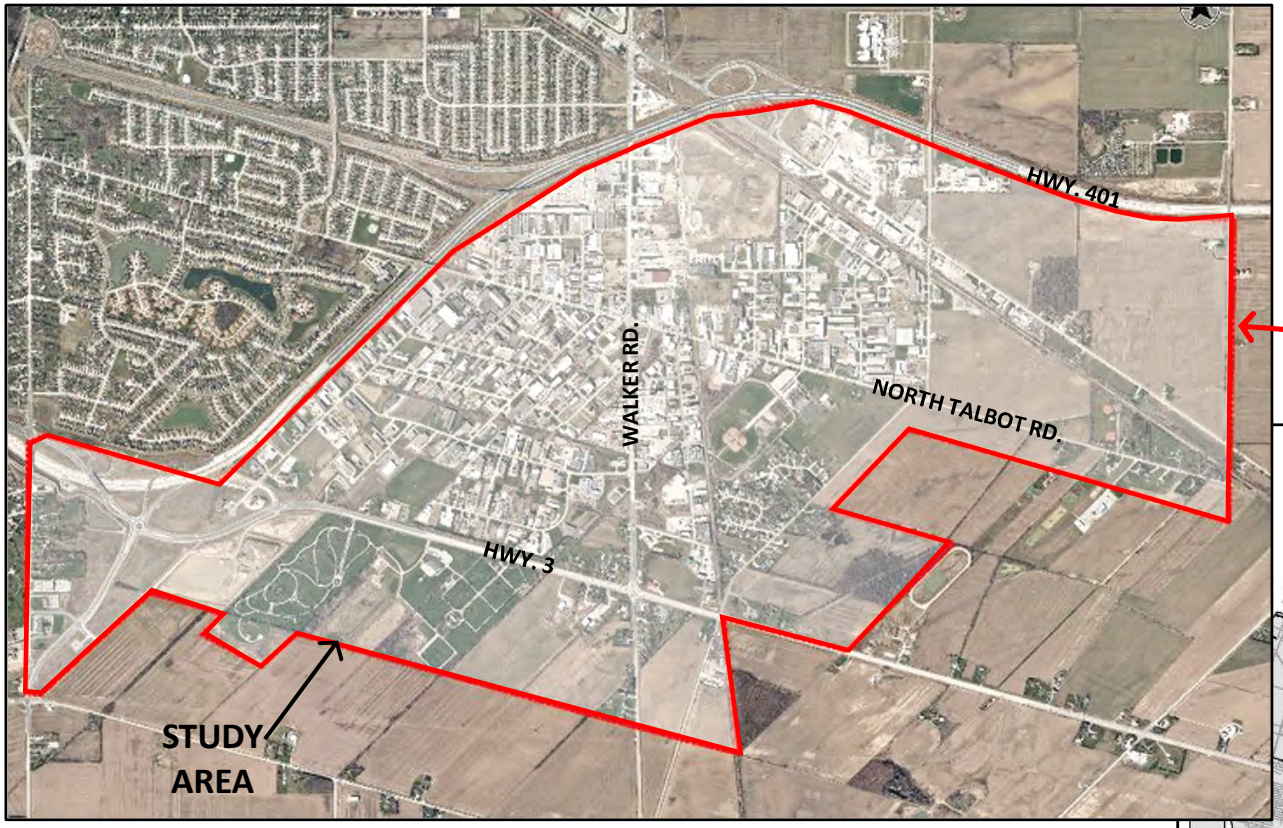
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

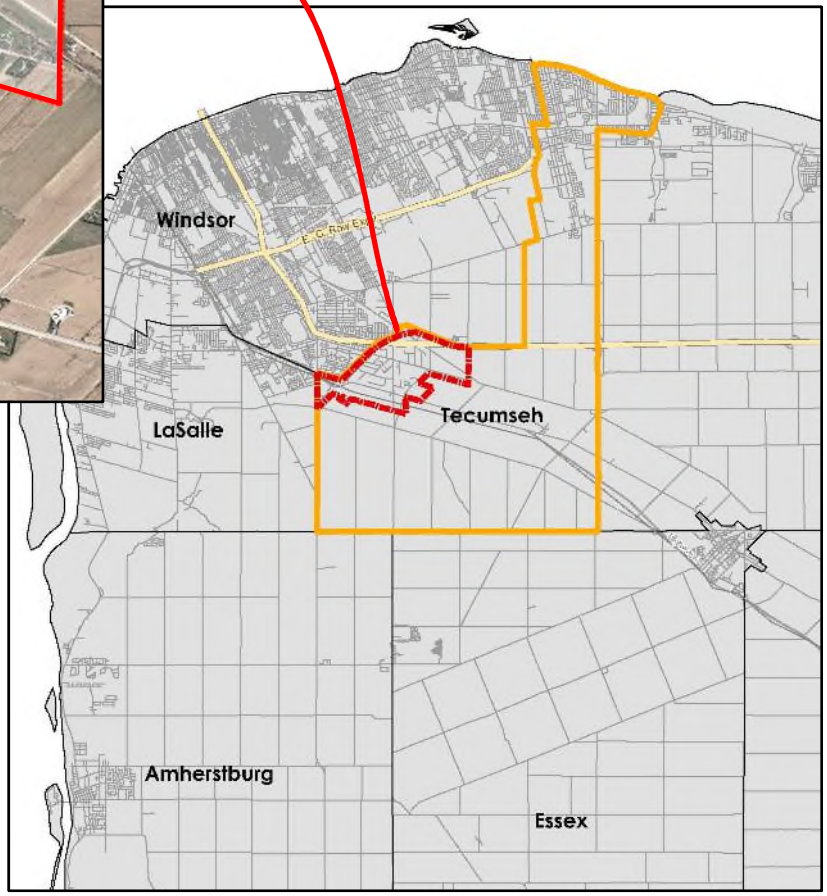
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 11:57 AM
To: Valerie George
Cc: jason.henry@kettlepoint.org
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Morning Ms. George,

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

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.

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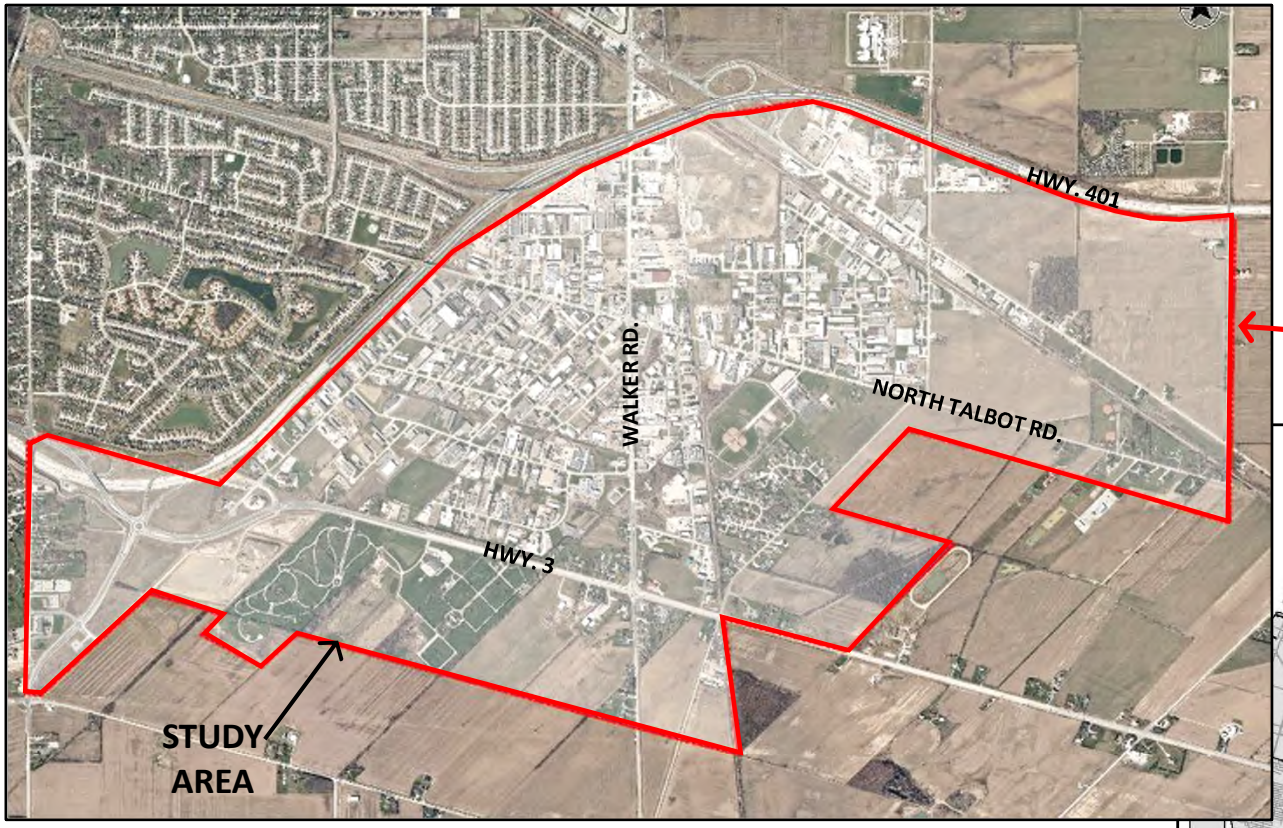
We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the Environmental Assessment process. For additional information or to provide comments on the project, please contact one of the following individuals:

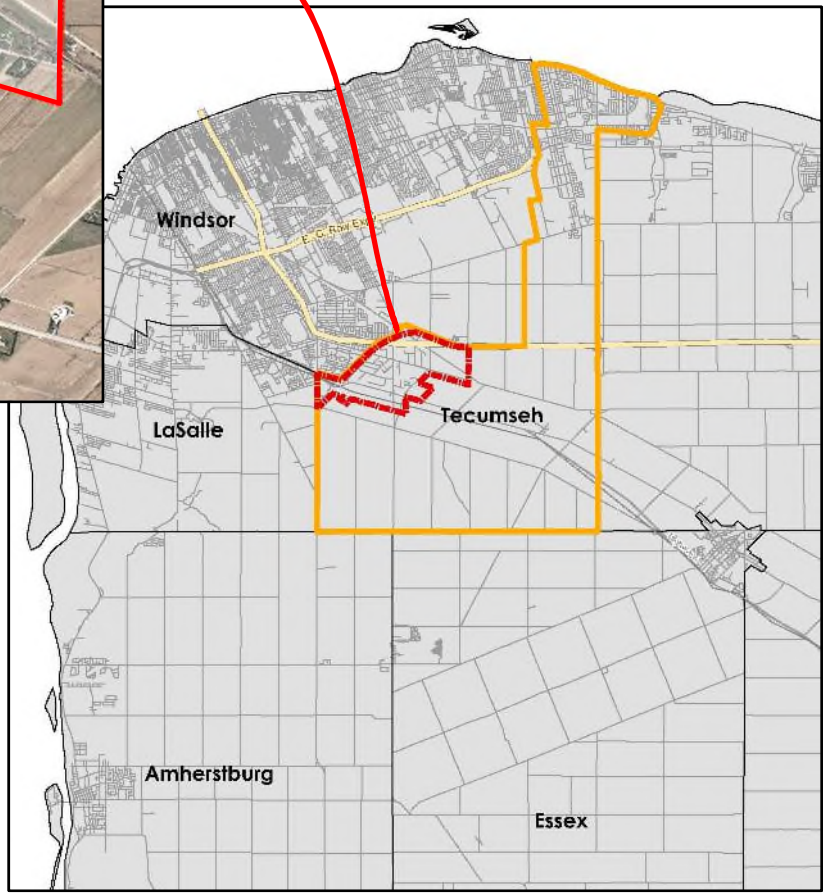
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:05 PM
To: Valerie George
Cc: jason.henry@kettlepoint.org
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Afternoon Ms. George,

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 29th, 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

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:09 AM
To: Valerie George
Cc: jason.henry@kettlepoint.org
Subject: Project Update and Offer of Consultation 2 - Oldcastle Stormwater Master Plan

Good Morning Ms. George,

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 1:01 PM
To: Valerie George
Cc: jason.henry@kettlepoint.org; John Henderson
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon Ms. George,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

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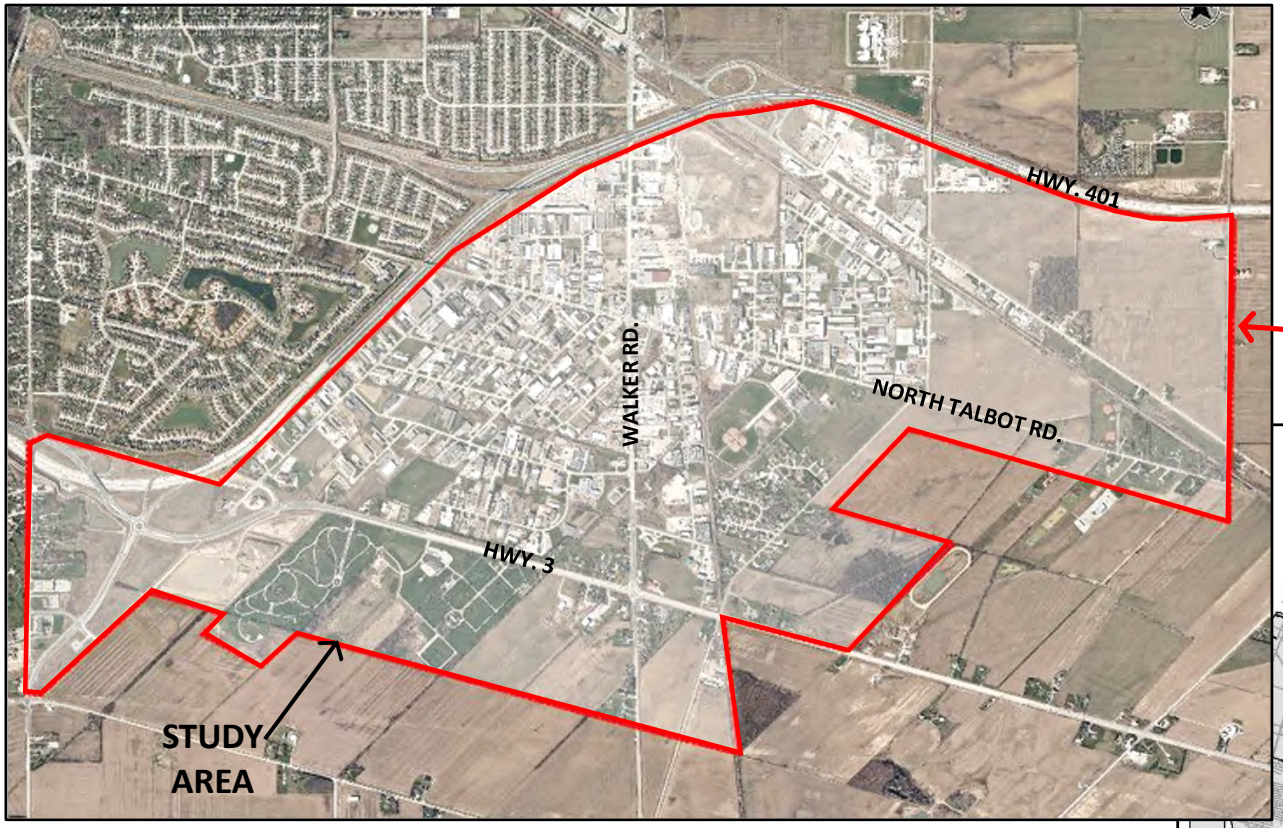
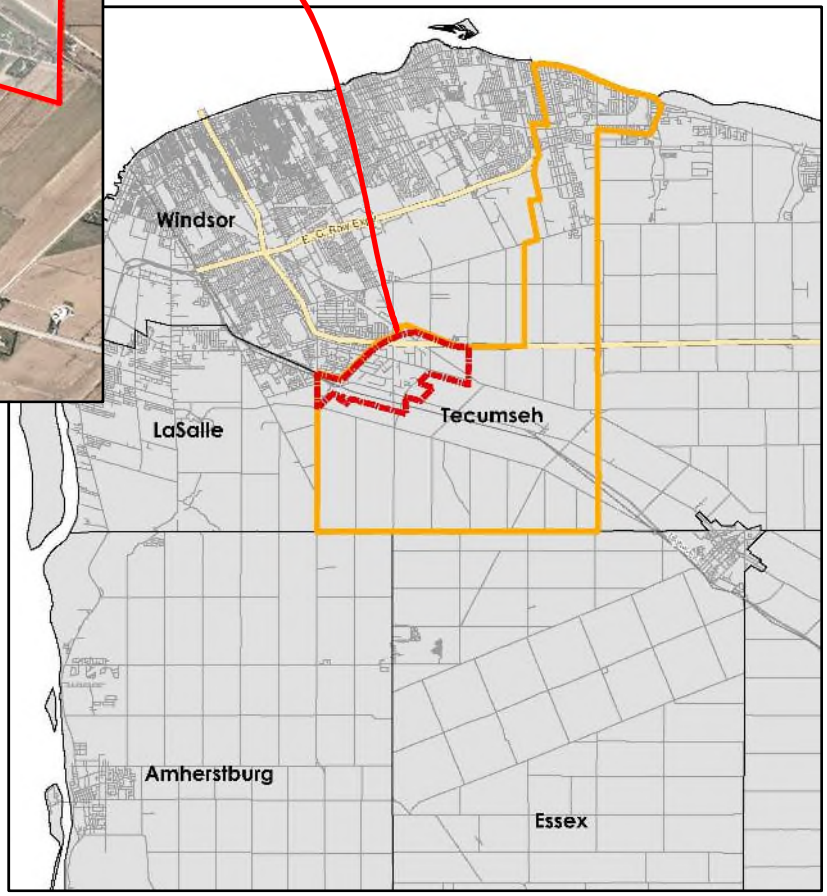


Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

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Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

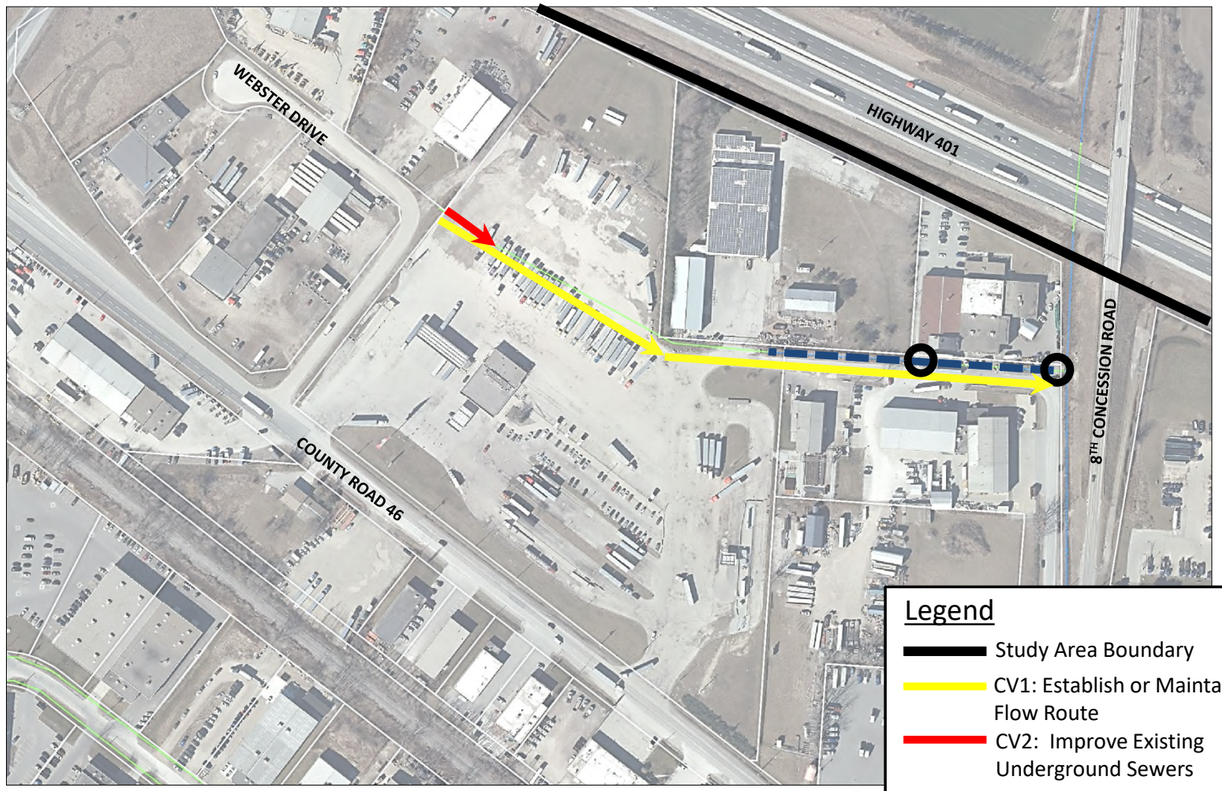
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

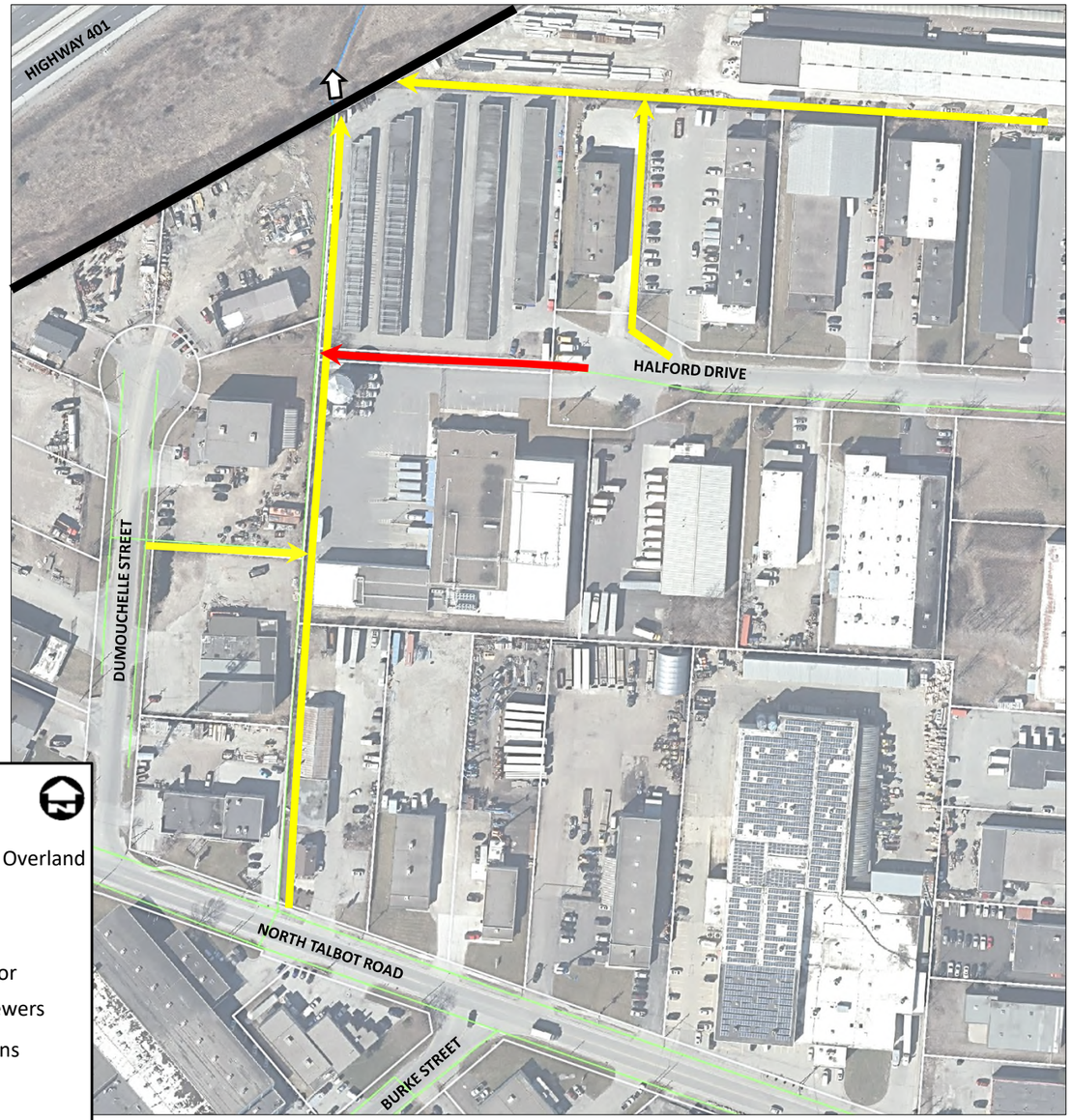
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

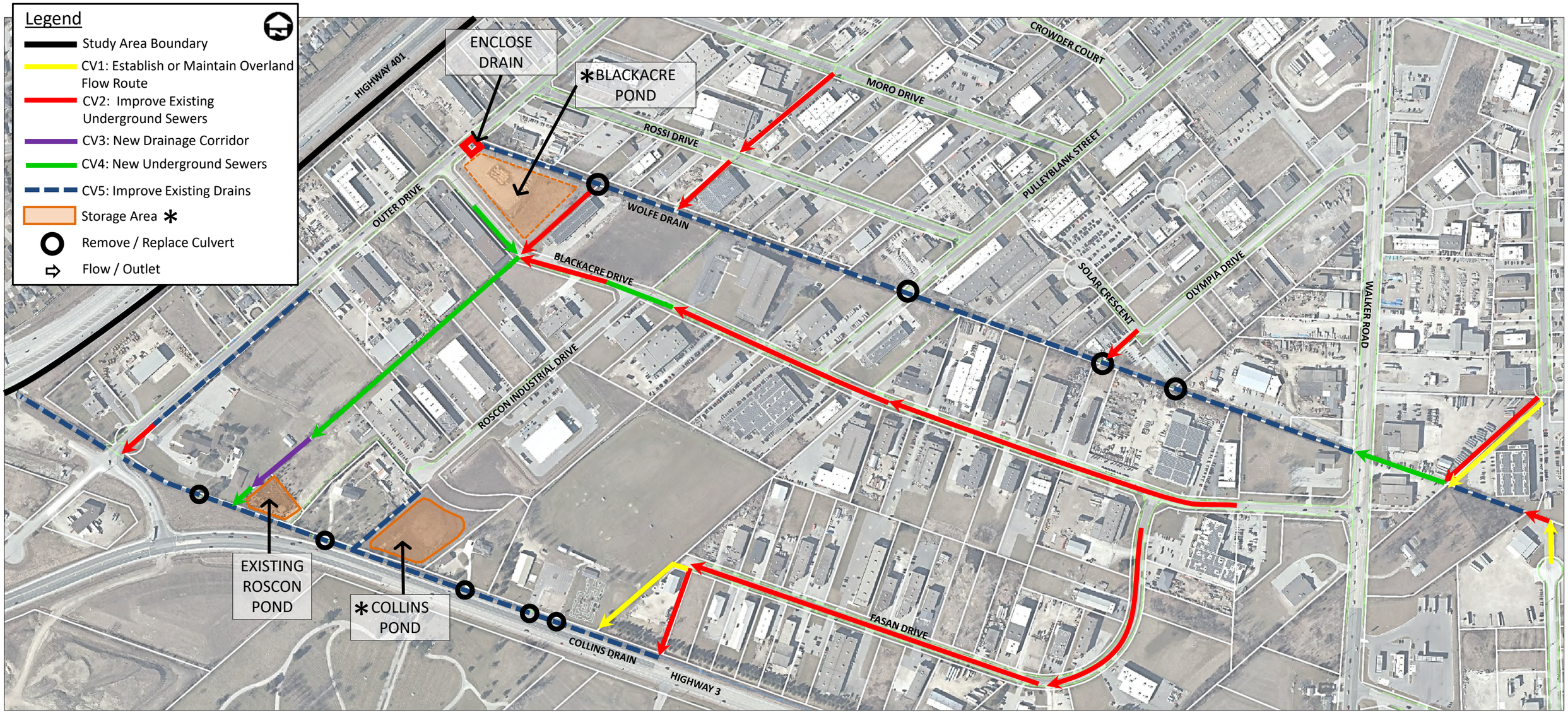
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



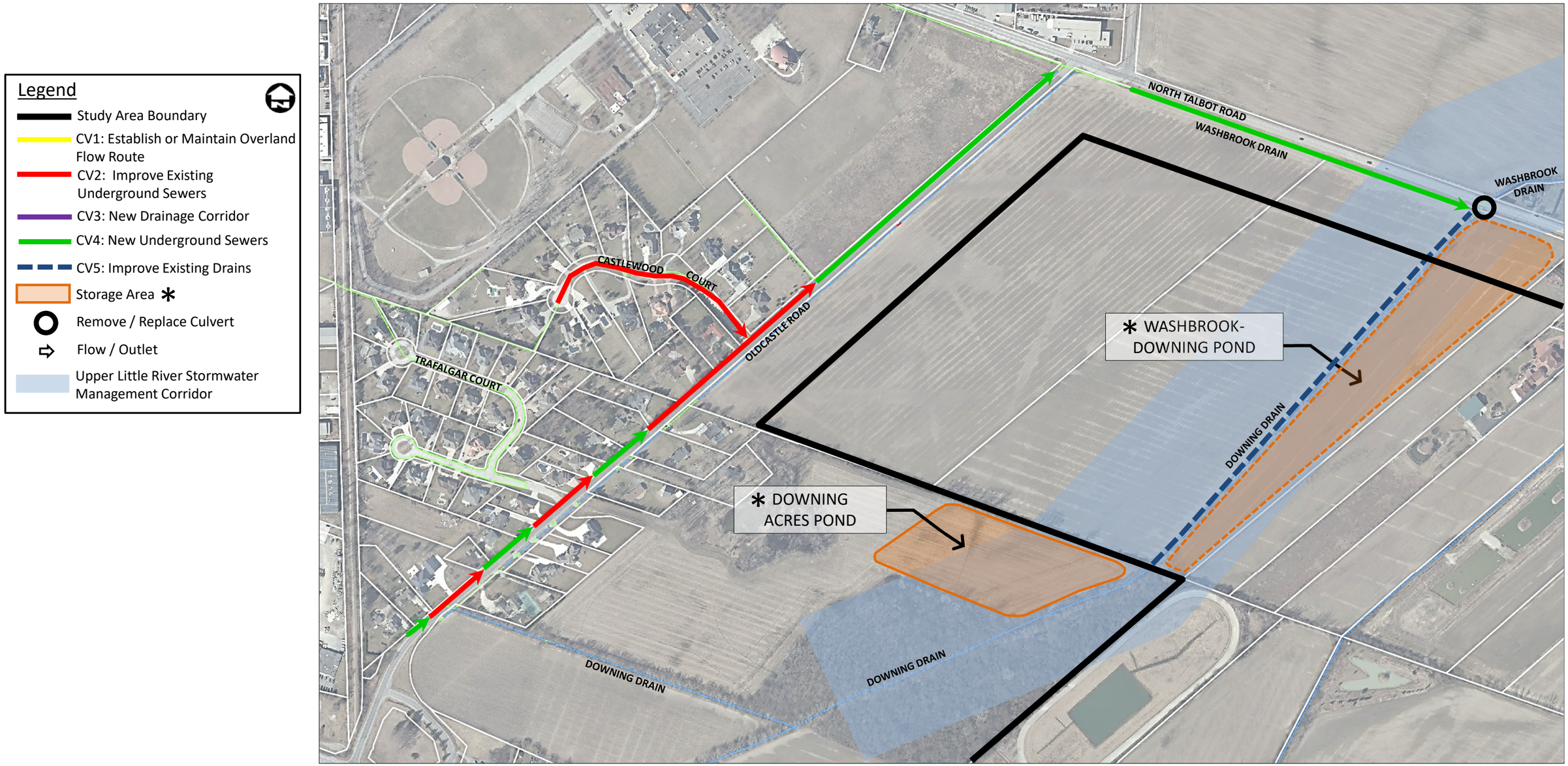
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.



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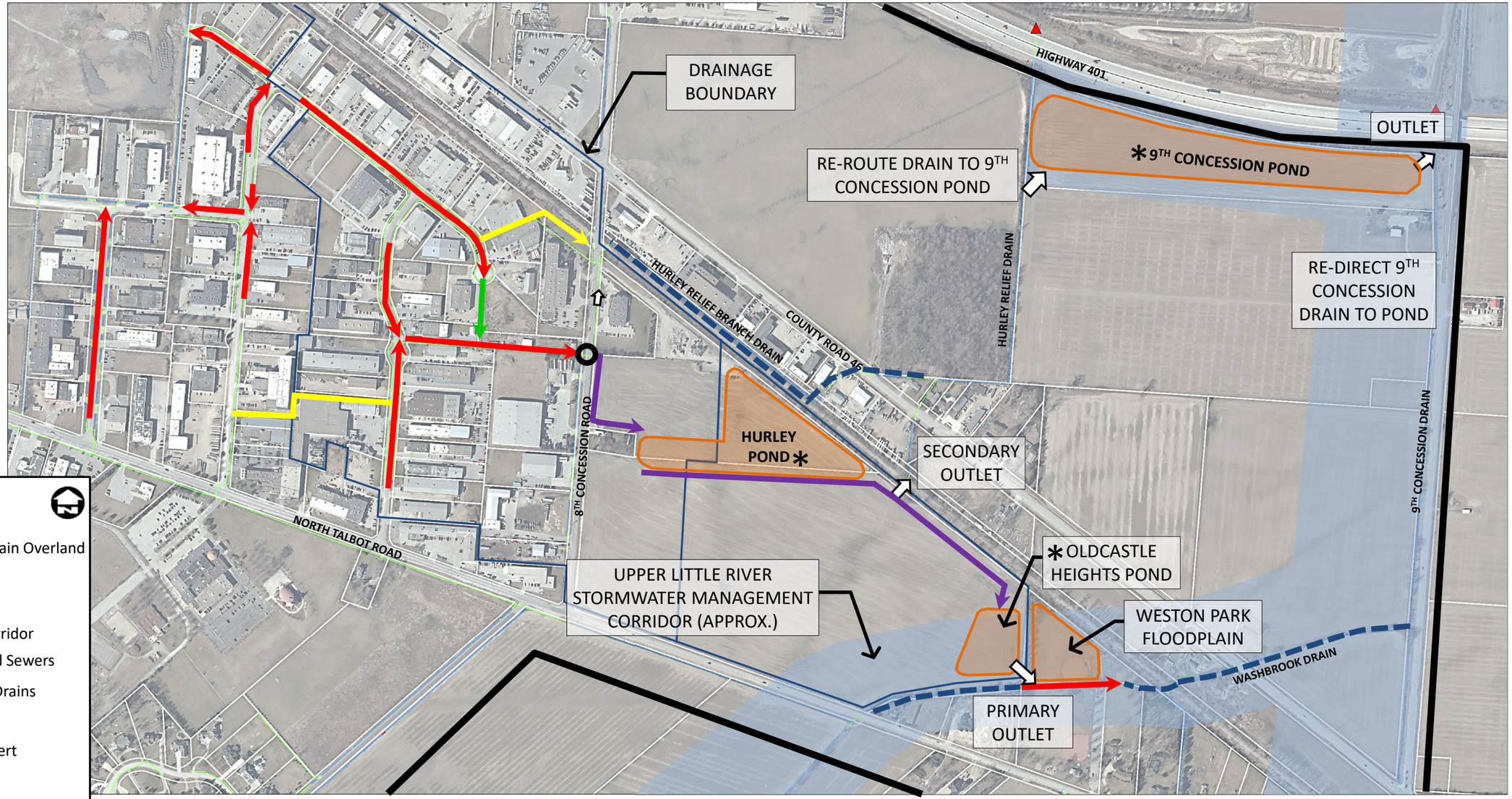
Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



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Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 2:30 PM
To: Valerie George
Cc: jason.henry@kettlepoint.org; John Henderson
Subject: Oldcastle Stormwater Master Plan - Notice of Study Completion and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

Good Afternoon Ms. George,

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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As well, three offers for consultation have been extended to you by e-mail (21 October 2019, 25 February 2020 and 6 December 2021). As indicated in the previous correspondence, all of the project information is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx.

The study has now progressed to the point where preferred solutions have been identified and we have issued the Notice of Completion. The preferred solution can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/resources/Documents/Oldcastle-Stormwater-MP/Section-3---Preferred-Solution-redacted.pdf

Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information. As indicated in the attached Notice, our 30 day review period closes on March 25, 2022.

This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

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519-972-8052
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We look forward to hearing from you.

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Liz Michaud, P.Eng.

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Sent: December 6, 2021 1:01 PM
To: Valerie George <Valerie.George@kettlepoint.org>
Cc: jason.henry@kettlepoint.org; John Henderson <jhenderson@tecumseh.ca>
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

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We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

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f (519) 972-8644
e-mail lmichaud@landmarkengineers.ca

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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

Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Rd.
Tecumseh, ON N8N 1W9
519-735-2184 ext. 166
jhenderson@tecumseh.ca

This Notice issued 15 February 2022.

Chippewas of the Thames First Nation

Correspondence

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 3:23 PM
To: consultation@cottfn.com
Cc: jfrench@cottfn.com
Subject: Notice of Intent - 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

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:

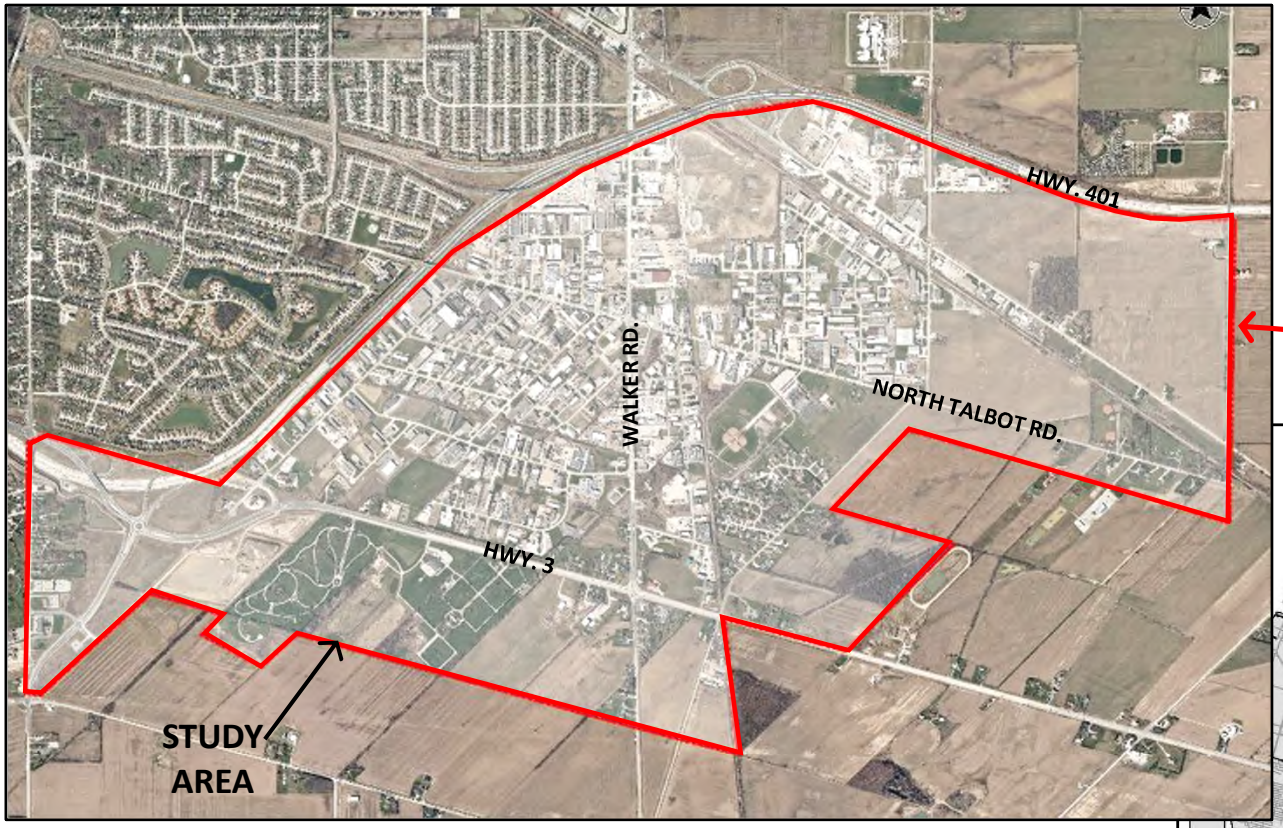
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

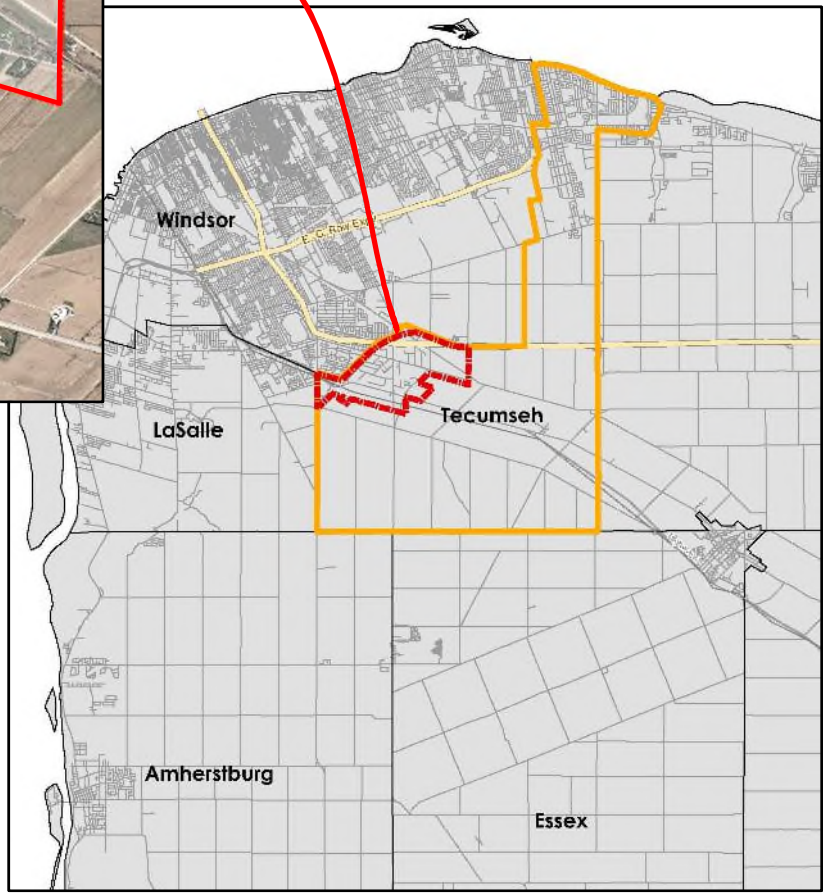
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 11:59 AM
To: consultation@cottfn.com
Cc: jfrench@cottfn.com
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

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:

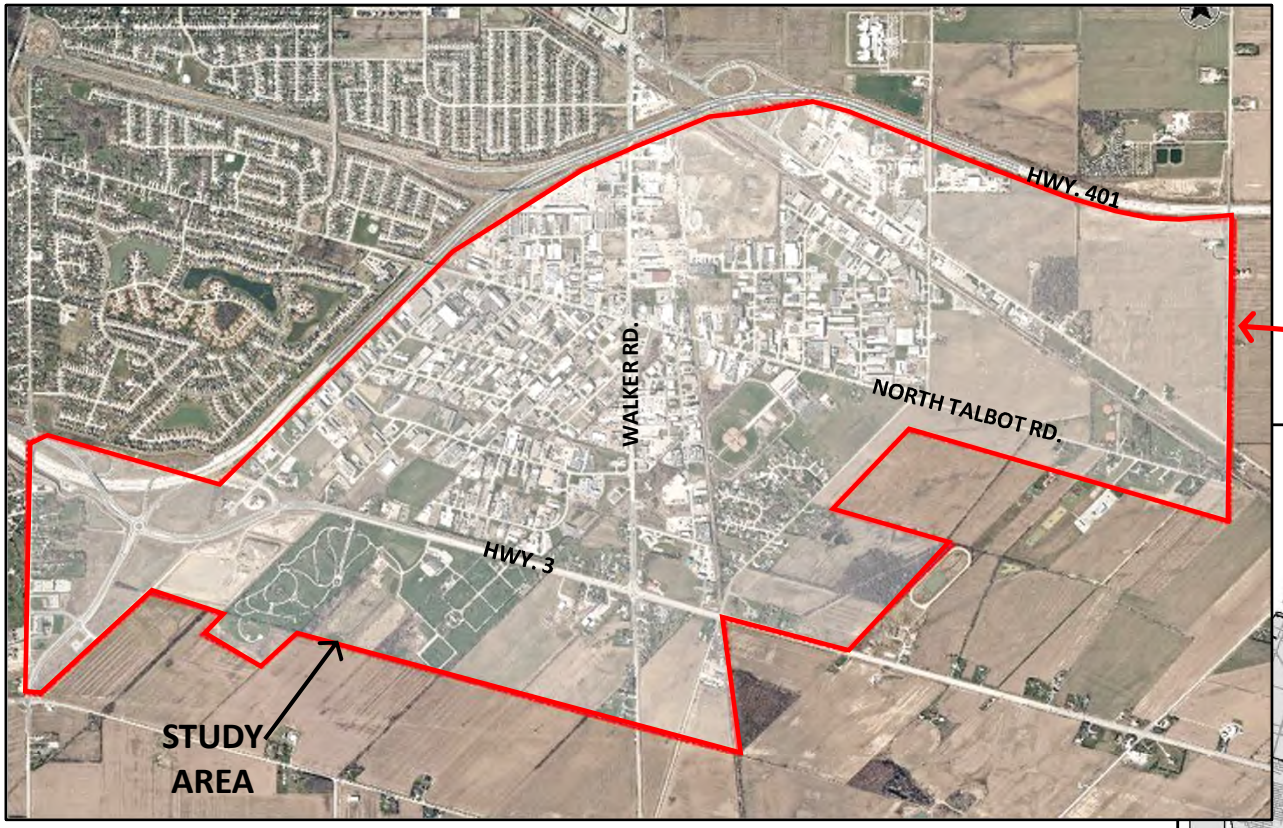
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

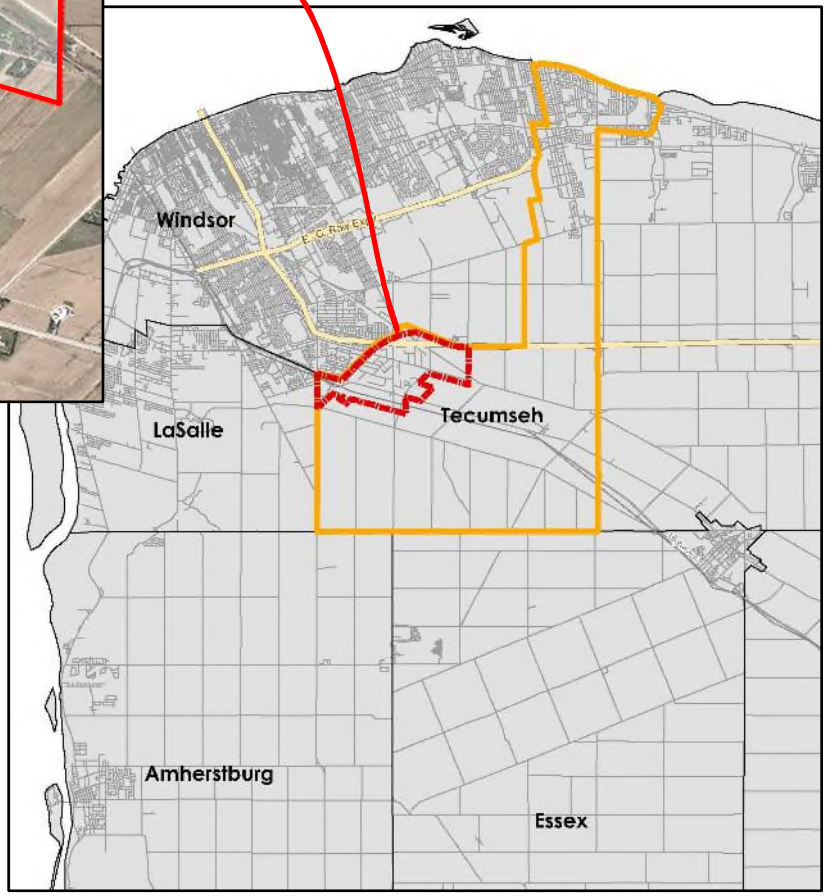
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:09 PM
To: consultation@cottfn.com
Cc: jfrench@cottfn.com
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

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.**

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 29th, 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

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:10 AM
To: consultation@cottfn.com
Cc: jfrench@cottfn.com
Subject: Project Update and Offer of Consultation 2 - Oldcastle Stormwater Master Plan

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 1:19 PM
To: consultation@cottfn.com
Cc: jfrench@cottfn.com; John Henderson
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

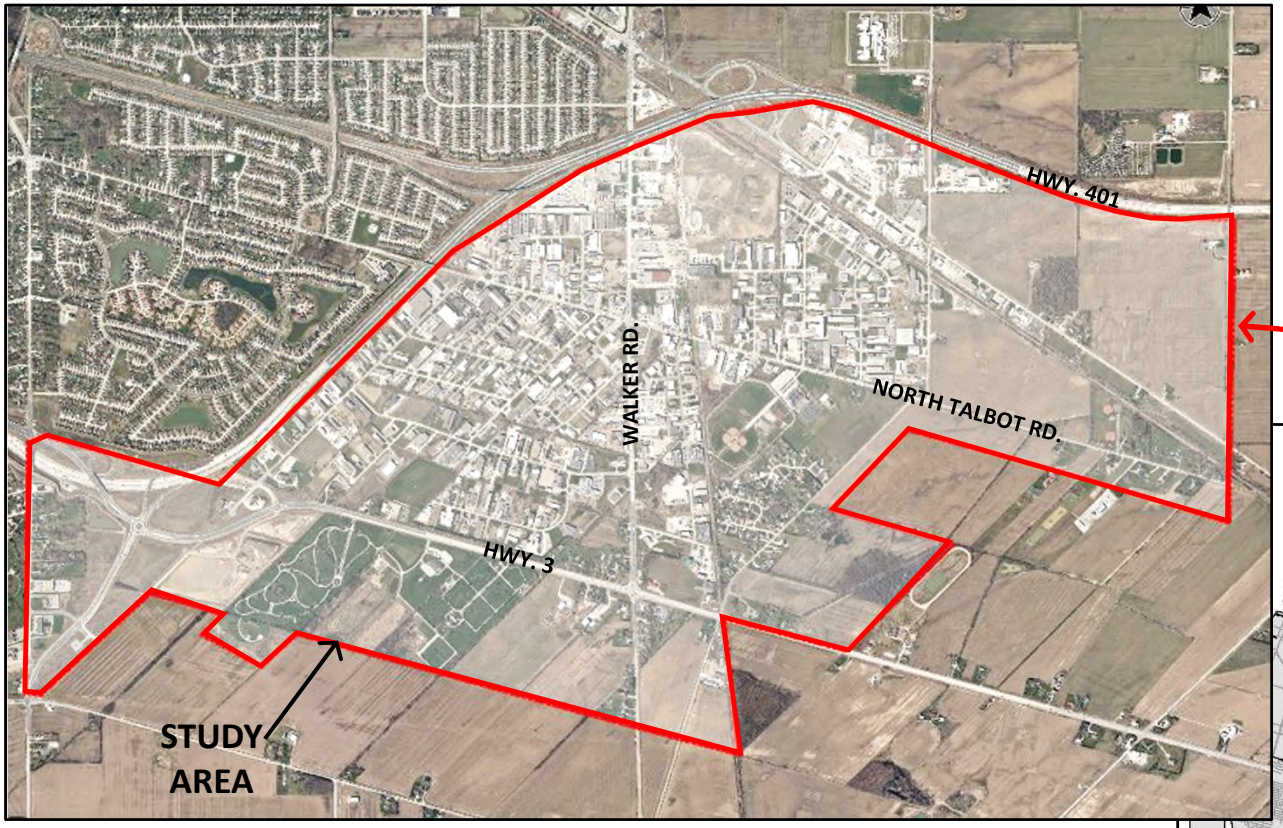
John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

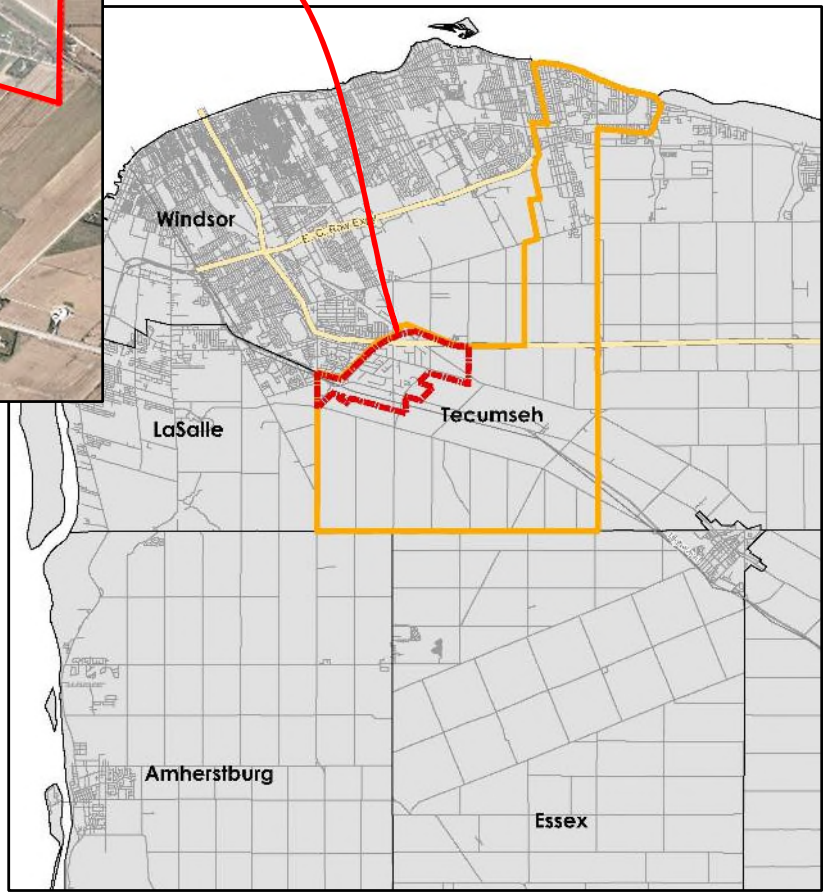
Regards,

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



Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP		Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN		Scale: NTS	
		Project No.: 19-010	

Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

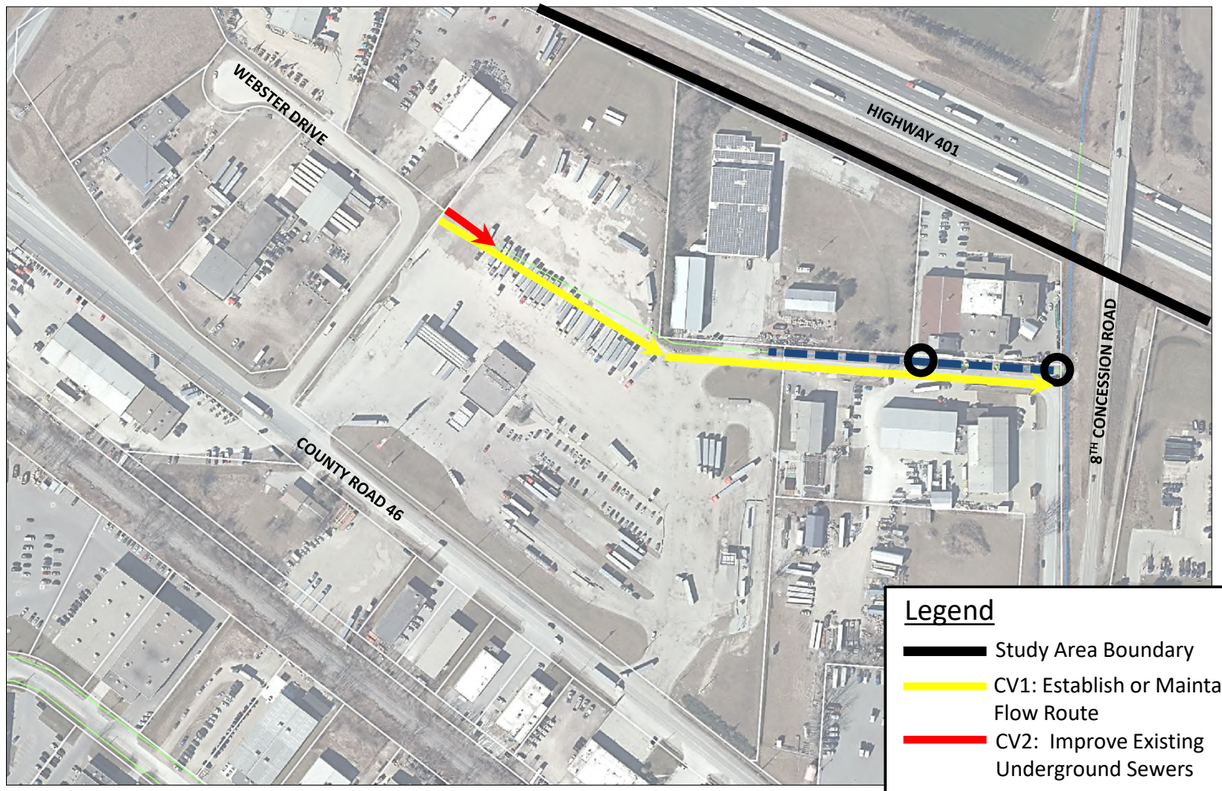
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

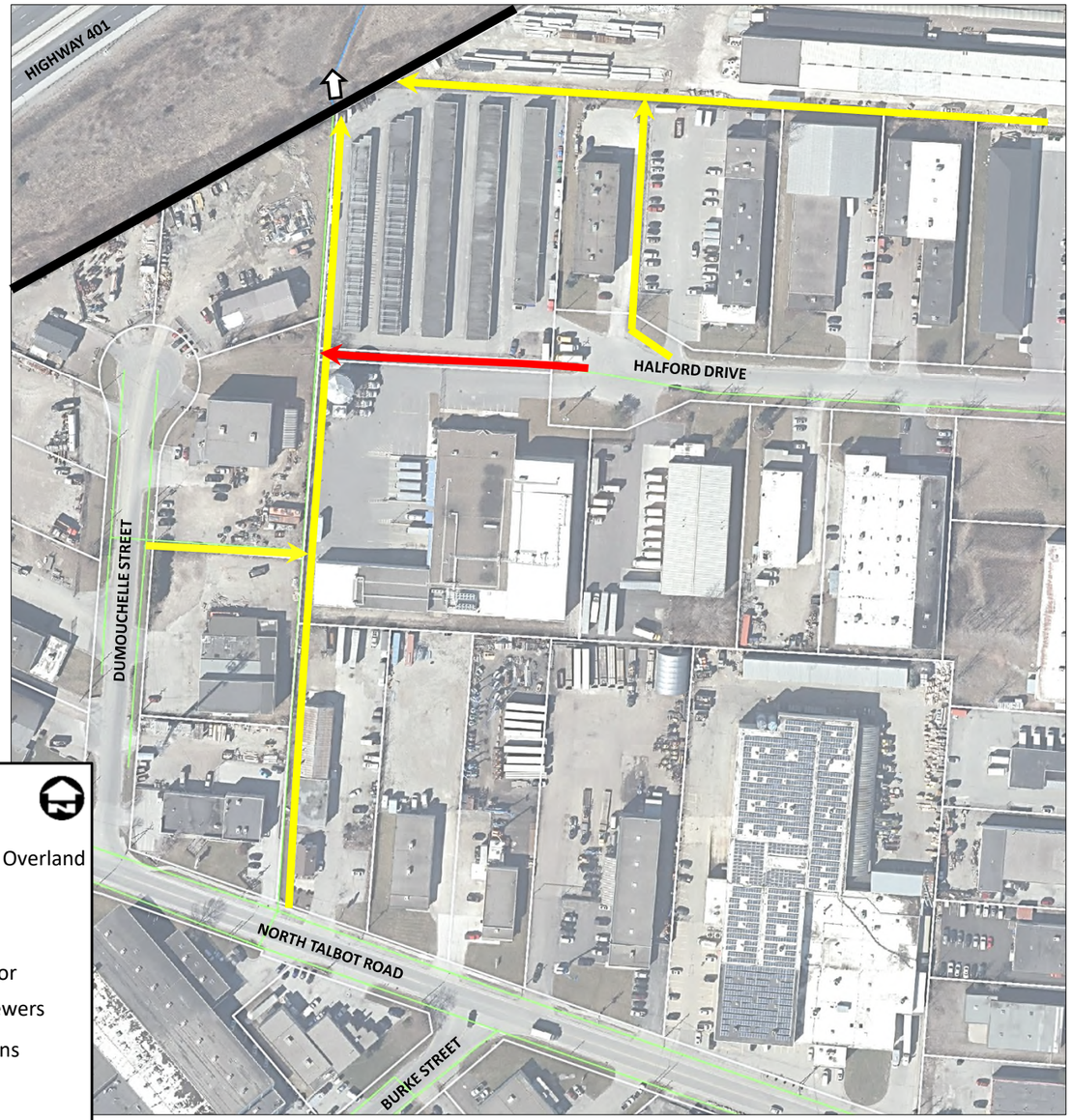
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

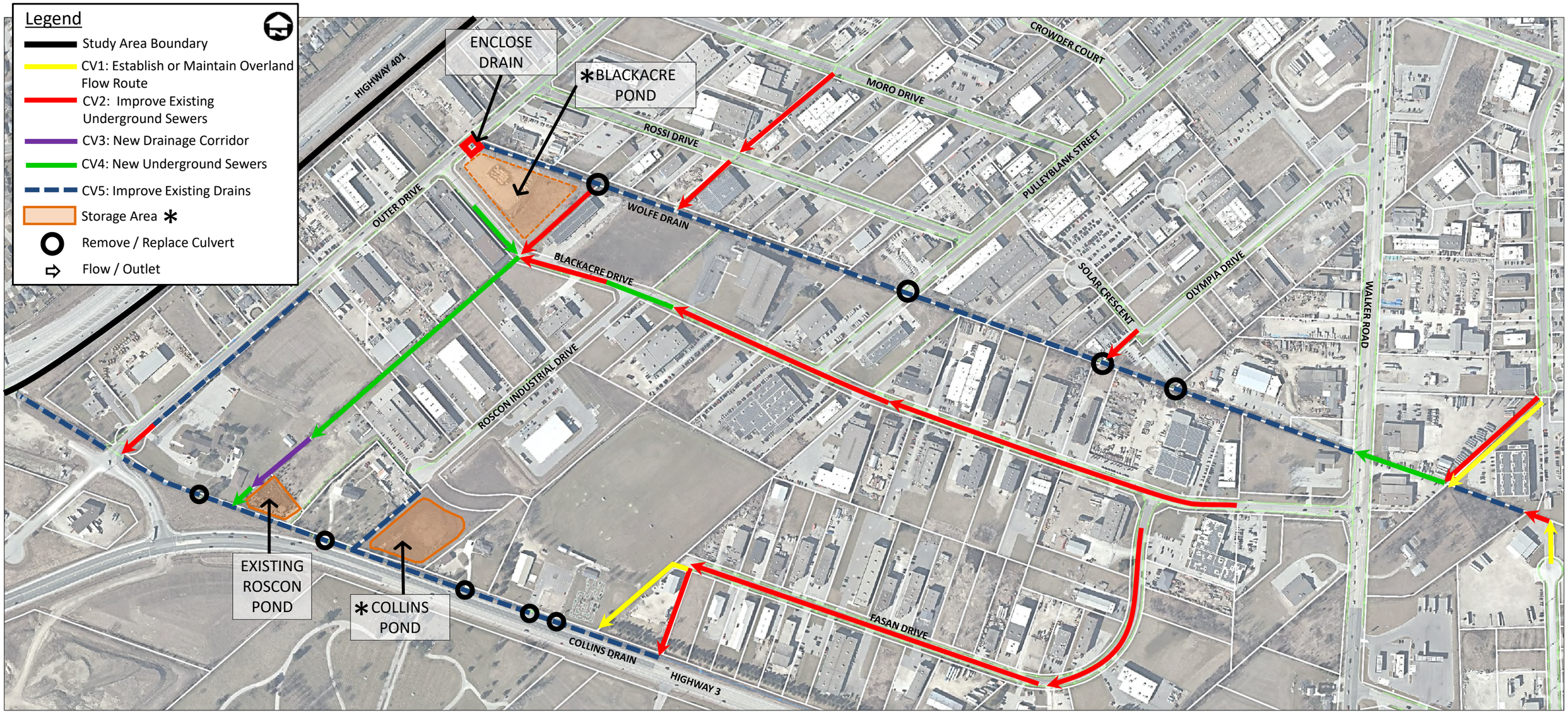
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



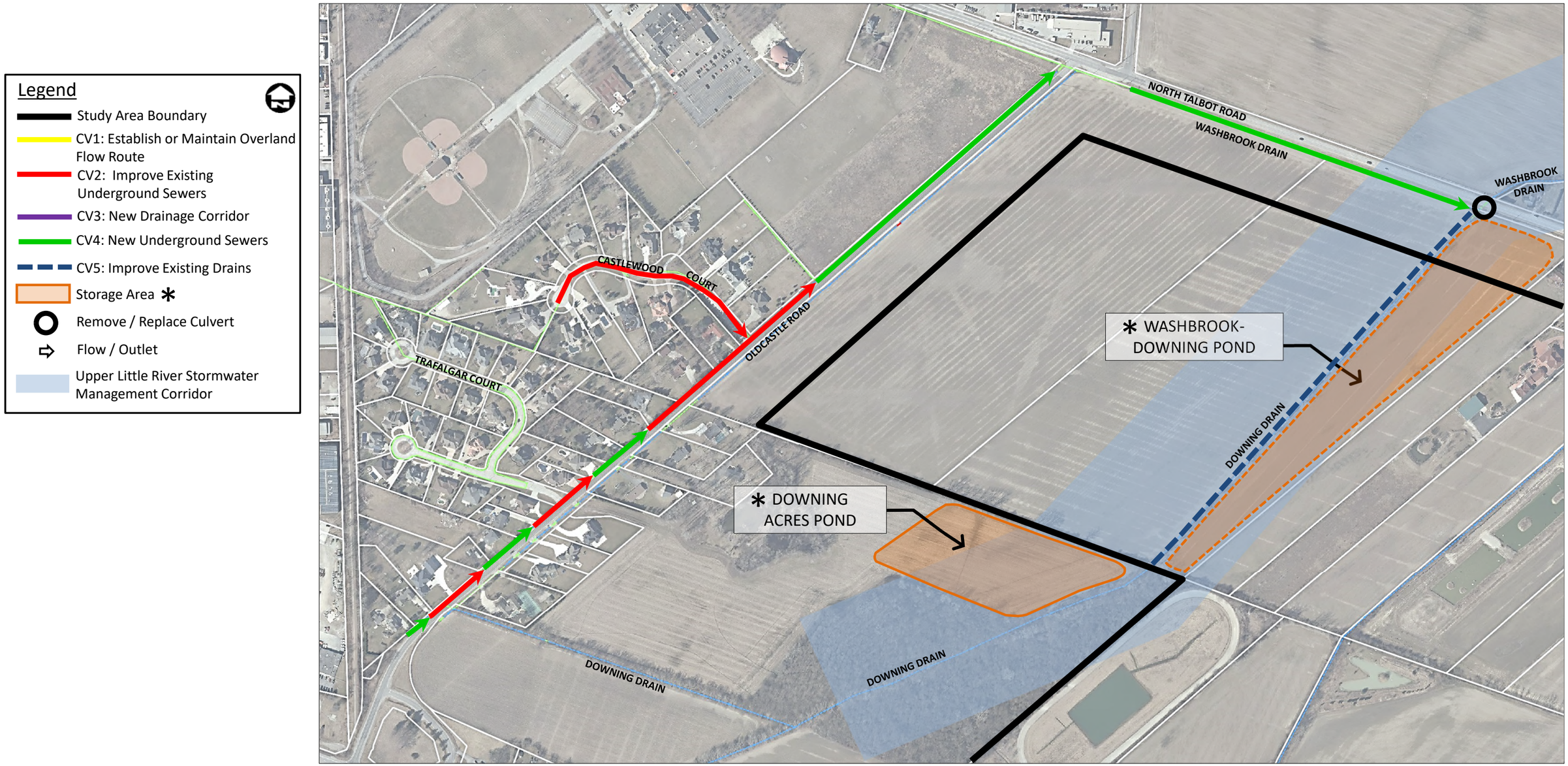
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.

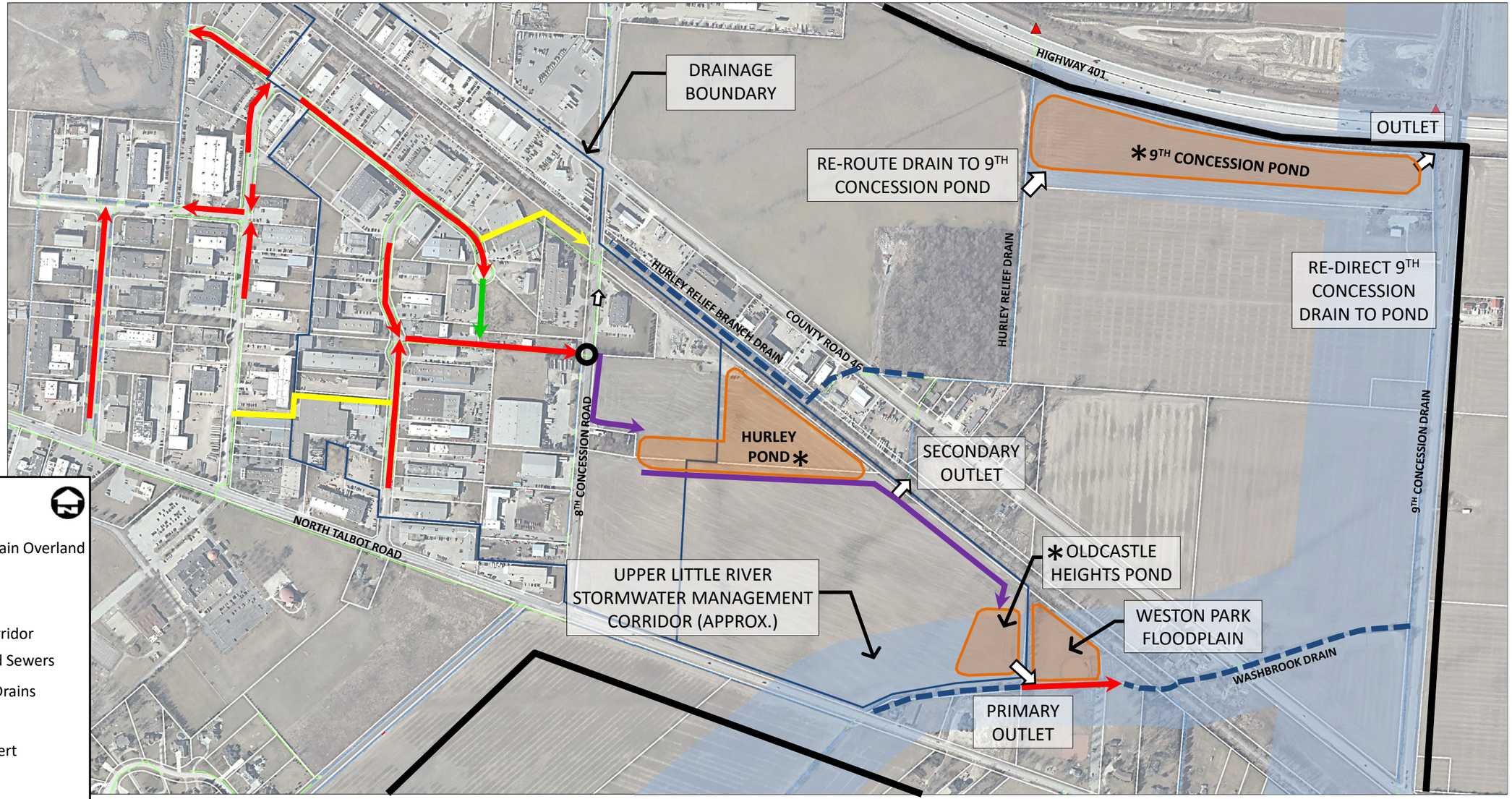


* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



* 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.

Liz Michaud

From: Fallon Burch <fburch@cottfn.com>
Sent: December 13, 2021 3:18 PM
To: Liz Michaud; Consultation
Cc: Jacqueline French; John Henderson
Subject: RE: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: LTR_Consultation_Oldcastle Stormwater Master Plan- Project Update.pdf; INV-0215-Oldcastle Stormwater Master Plan- Project Update.pdf

Good afternoon,

Please find attached a response on behalf of Chippewas of the Thames First Nation in regards to the Oldcastle Stormwater Master Plan.

In addition to the review, we would like to acknowledge that Chippewas of the Thames First Nation

1. received notifications in regards to the project
2. Please see attached letter for follow-up requests, otherwise we have no additional concerns with the proposed project. We do ask that if there are changes of a substantive nature that we be notified of these changes.
3. We have identified minimal concerns with the proposed project, which have been addressed in the follow up letter.

If you have any questions, please feel free to contact me via email at this time as I continue to work from home. However, I am happy to schedule a time for a phone call if required.

Thank you,

Fallon

Fallon Burch
Consultation Coordinator, Chippewas of the Thames First Nation
320 Chippewa Rd Muncey, ON N0L 1Y0 | 519-289-5555 | www.cottfn.com/consultation

This email or documents accompanying this email contain information belonging to the Chippewas of the Thames First Nation. Which may be confidential and/or legally privileged. The information is intended only for the addressed recipients(s). If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email. Is strictly prohibited. If you have received this email in error, please advise my office and delete it from your system.

From: Liz Michaud <lmichaud@landmarkengineers.ca>
Sent: December 6, 2021 1:19 PM
To: Consultation <consultation@cottfn.com>
Cc: Jacqueline French <jfrench@cottfn.com>; John Henderson <jhenderson@tecumseh.ca>
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Some people who received this message don't often get email from lmichaud@landmarkengineers.ca. Learn why this is important

Good Afternoon,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

Landmark Engineers Inc.
2280 Ambassador Drive
Windsor, ON, N9C 4E4
p (519) 972-8052

CHIPPEWAS OF THE THAMES FIRST NATION

December 13, 2021

VIA EMAIL

Liz Michaud
Landmark Engineers Inc.
2280 Ambassador Drive
Windsor, ON N9C 4E4

RE: Oldcastle Stormwater Master Plan- Project Update

Dear Liz,

We have reviewed information concerning the aforementioned project. The proposed Stormwater improvements in the Town of Tecumseh fall within the McKee Treaty area to which Chippewas of the Thames First Nation (COTTFN) is a signatory. The project is also located within the Big Bear Creek Additions to Reserve Land Selection area as well as COTTFN's Traditional Territory.

After reviewing the project information, we have identified minimal concerns with the information that you have presented to us at this time. We ask that if there are any changes to your project that are of a substantive nature that you keep us informed by sending an electronic notification to consultation@cottfn.com. We ask that if any additional archaeology assessments are conducted that we be notified with the opportunity to actively participate. I also ask that if any soil sampling is conducted as a result of follow-up studies that we be notified of those results.

We look forward to continuing this open line of communication. As per *'Appendix D'* of the Wiindmaagewin attached is invoice 0215. The Wiindmaagewin (consultation protocol) can be found on our website at www.cottfn.com/consulation.

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

Sincerely,

Fallon Burch
Consultation Coordinator
Chippewa of the Thames First Nation
consultation@cottfn.com

c: John Henderson, Town of Tecumseh

Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 3:00 PM
To: Fallon Burch
Cc: Jacqueline French; Consultation; John Henderson
Subject: RE: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

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.

Please note that there have been no substantial changes to the plan since your review submitted 13 December 2021, and this Notice is being sent as a formality to notify you of the study completion. All of your comments have been included as part of the project file. The Town will continue this open line of communication in the future as projects move toward construction.

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

From: Fallon Burch <fburch@cottfn.com>
Sent: December 13, 2021 3:18 PM
To: Liz Michaud <lmichaud@landmarkengineers.ca>; Consultation <consultation@cottfn.com>
Cc: Jacqueline French <jfrench@cottfn.com>; John Henderson <jhenderson@tecumseh.ca>
Subject: RE: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Good afternoon,

Please find attached a response on behalf of Chippewas of the Thames First Nation in regards to the Oldcastle Stormwater Master Plan.

In addition to the review, we would like to acknowledge that Chippewas of the Thames First Nation

1. received notifications in regards to the project
2. Please see attached letter for follow-up requests, otherwise we have no additional concerns with the proposed project. We do ask that if there are changes of a substantive nature that we be notified of these changes.
3. We have identified minimal concerns with the proposed project, which have been addressed in the follow up letter.

If you have any questions, please feel free to contact me via email at this time as I continue to work from home. However, I am happy to schedule a time for a phone call if required.

Thank you,

Fallon

Fallon Burch
Consultation Coordinator, Chippewas of the Thames First Nation
320 Chippewa Rd Muncey, ON N0L 1Y0 | 519-289-5555 | www.cottfn.com/consultation

This email or documents accompanying this email contain information belonging to the Chippewas of the Thames First Nation. Which may be confidential and/or legally privileged. The information is intended only for the addressed recipients(s). If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email. Is strictly prohibited. If you have received this email in error, please advise my office and delete it from your system.

From: Liz Michaud <lmichaud@landmarkengineers.ca>
Sent: December 6, 2021 1:19 PM
To: Consultation <consultation@cottfn.com>
Cc: Jacqueline French <jfrench@cottfn.com>; John Henderson <jhenderson@tecumseh.ca>
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Some people who received this message don't often get email from lmichaud@landmarkengineers.ca. Learn why this is important

Good Afternoon,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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

Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Rd.
Tecumseh, ON N8N 1W9
519-735-2184 ext. 166
jhenderson@tecumseh.ca

This Notice issued 15 February 2022.

Liz Michaud

Subject: FW: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: NationsConnect User Guide.pdf

From: Fallon Burch <fburch@cottfn.com>
Sent: March 10, 2022 4:08 PM
To: Liz Michaud <lmichaud@landmarkengineers.ca>
Cc: John Henderson <jhenderson@tecumseh.ca>
Subject: RE: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Hi Liz,

Thank you for taking the time to notify Chippewas of the Thames First Nation Notice of the Study Completion for the Oldcastle Stormwater Master Plan.

I have no comments or concerns to address at this time considering there were no substantial changes to the project.

I would also like to take this opportunity to share with you that as of February 7th, Chippewas of the Thames First Nation transitioned to using NationsConnect to receive consultation and engagement requests as well as project updates. NationsConnect is a simple, user-friendly process, that allows government and industry users to submit consultation and engagement requests through a streamlined process. This portal tracks and organizes project information and communication logs without all the paper. Notifications or requests for **NEW** projects sent by email, fax and regular email will not be considered submitted and will not be reviewed. I have attached a user guide to assist with **future projects**.

I look forward to continuing this open line of communication, if you have any questions please feel free to contact me.

Thank you,

Fallon

Fallon Burch
Consultation Coordinator, Chippewas of the Thames First Nation
320 Chippewa Rd Muncey, ON N0L 1Y0 | 519-289-5555 | www.cottfn.com/consultation

This email or documents accompanying this email contain information belonging to the Chippewas of the Thames First Nation. Which may be confidential and/or legally privileged. The information is intended only for the addressed recipients(s). If you are not an intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this email. Is strictly prohibited. If you have received this email in error, please advise my office and delete it from your system.

Delaware First Nation

Correspondence

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 3:29 PM
To: denise.stonefish@delawarenation.on.ca
Cc: info@delawarenation.on.ca
Subject: Notice of Intent - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Chief Stonefish,

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

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:

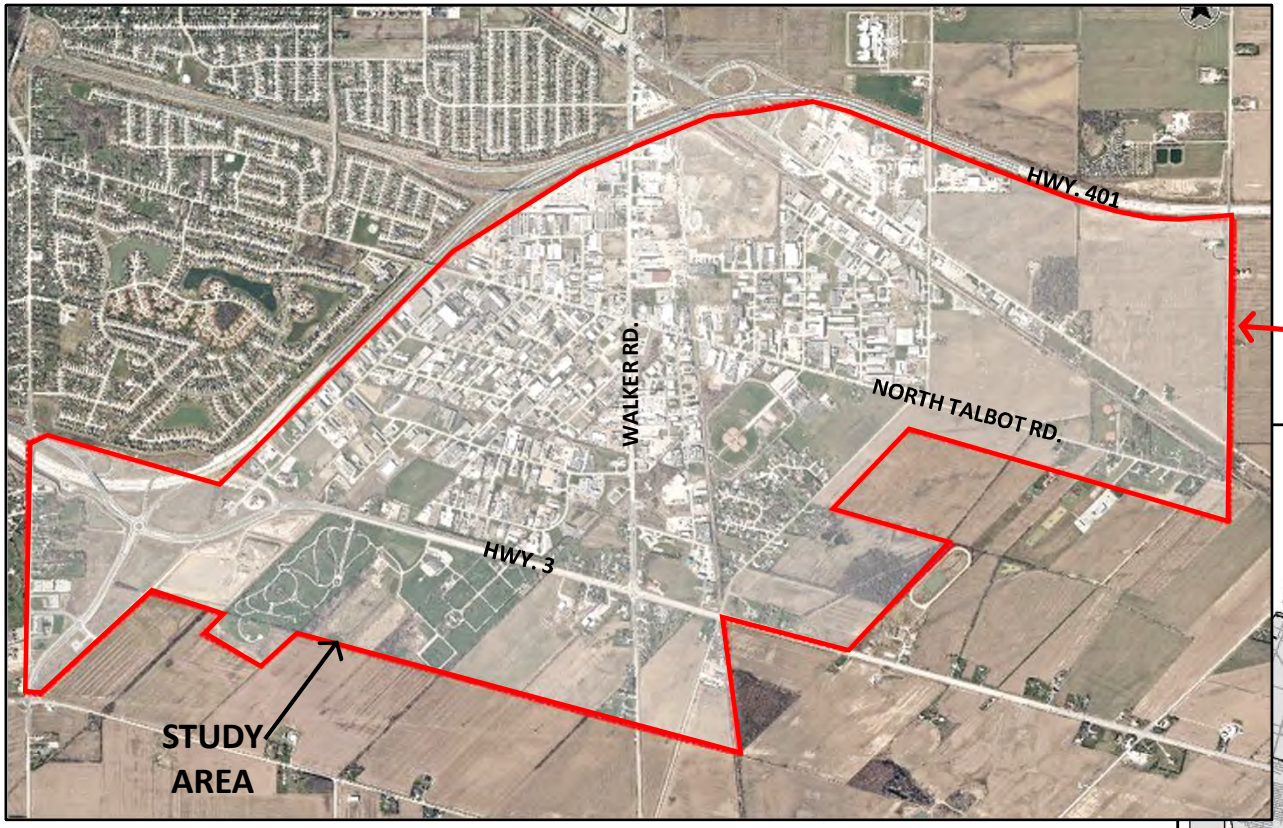
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

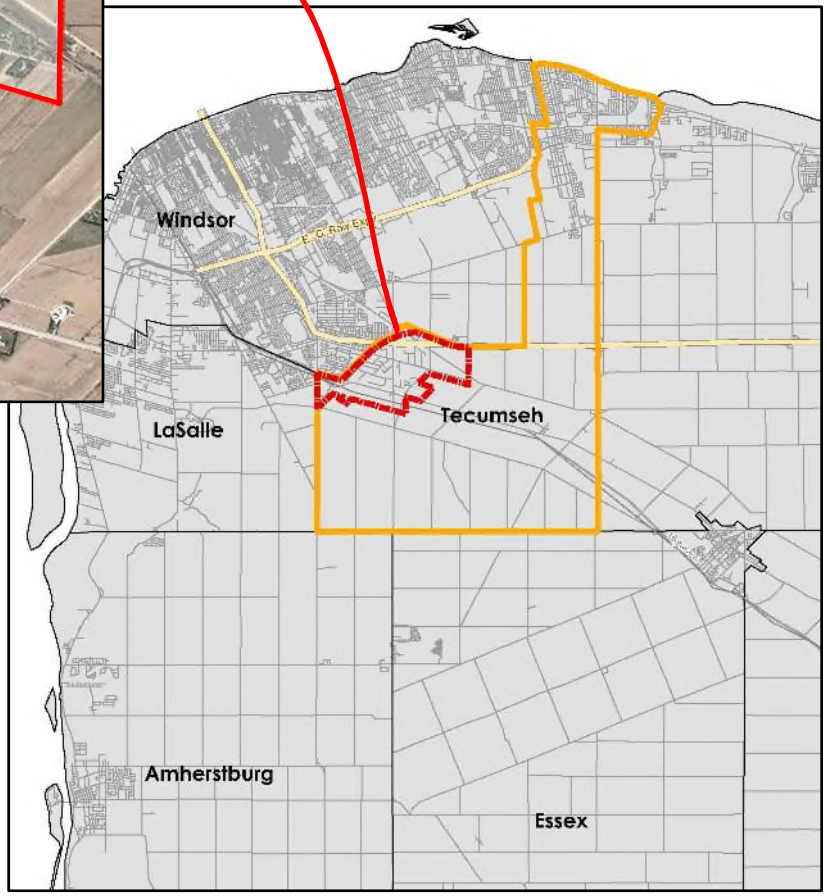
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 12:04 PM
To: denise.stonefish@delawarenation.on.ca
Cc: info@delawarenation.on.ca
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Chief Stonefish,

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

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:

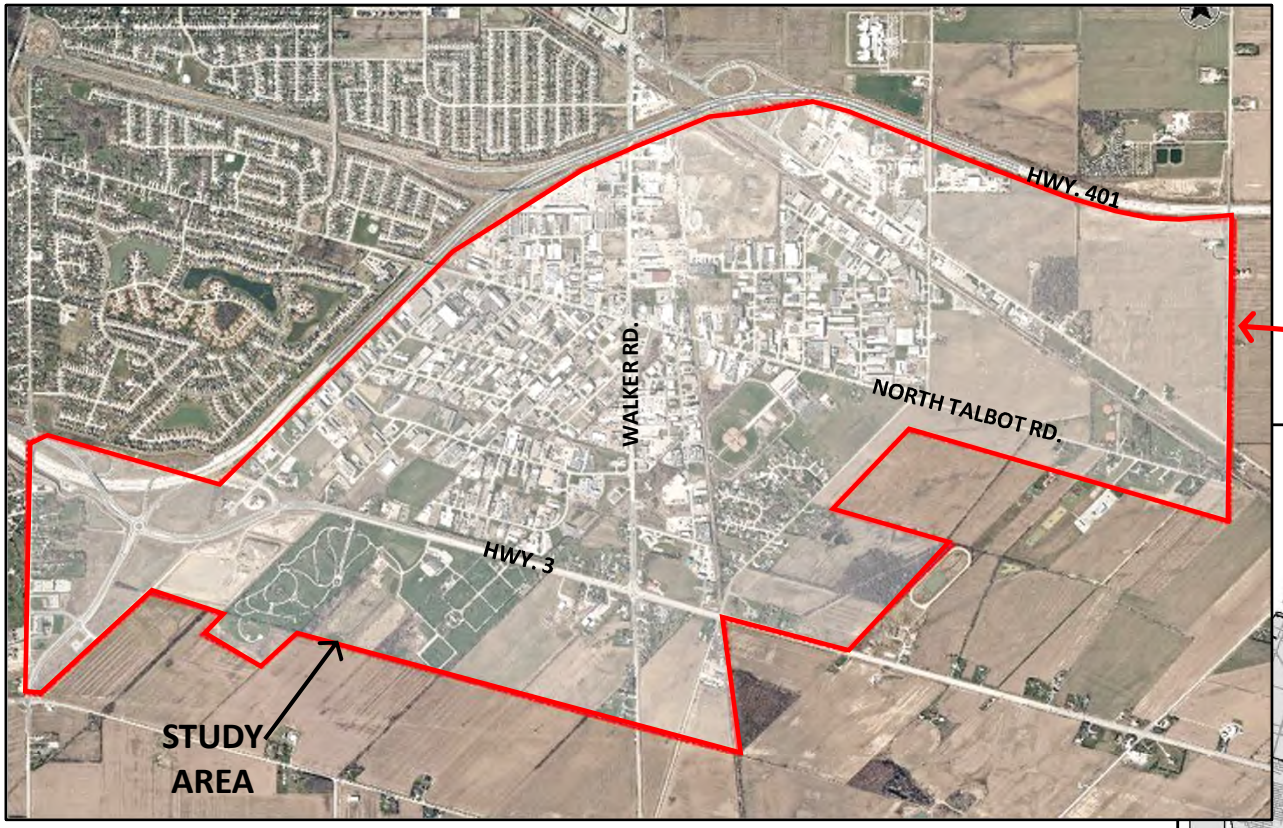
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

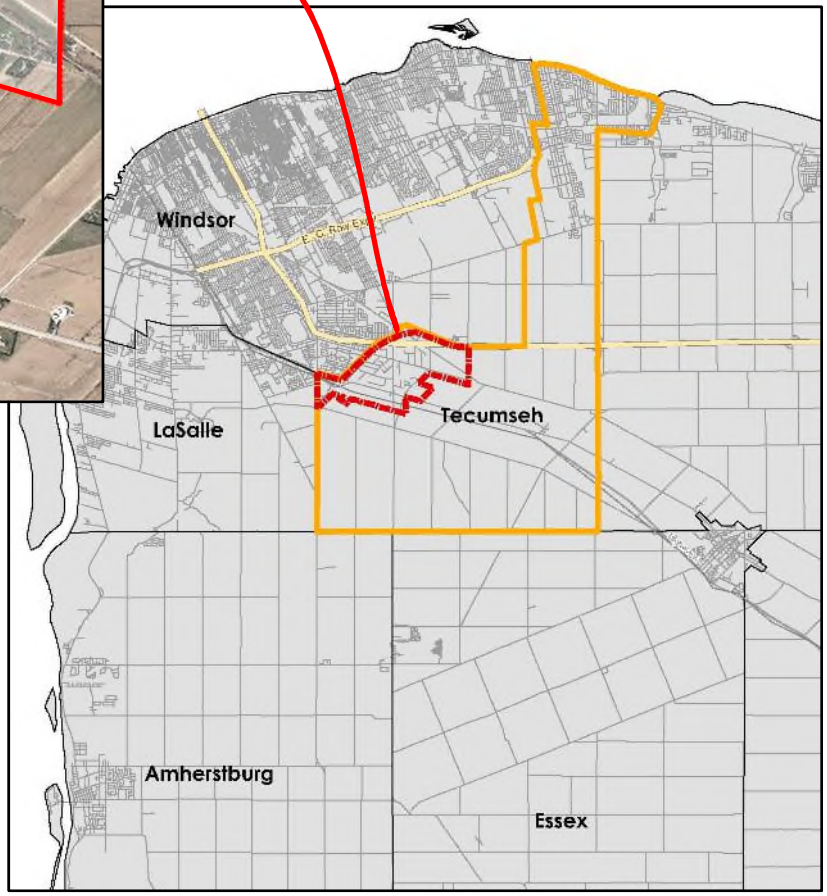
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:13 PM
To: denise.stonefish@delawarenation.on.ca
Cc: info@delawarenation.on.ca
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Afternoon Chief Stonefish,

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 29th, 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

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:18 AM
To: denise.stonefish@delawarenation.on.ca
Cc: info@delawarenation.on.ca
Subject: Project Update and Offer of Consultation 2 - Oldcastle Stormwater Master Plan

Good Morning Chief Stonefish,

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 2:27 PM
To: denise.stonefish@delawarenation.on.ca
Cc: info@delawarenation.on.ca; John Henderson
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon Chief Stonefish,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

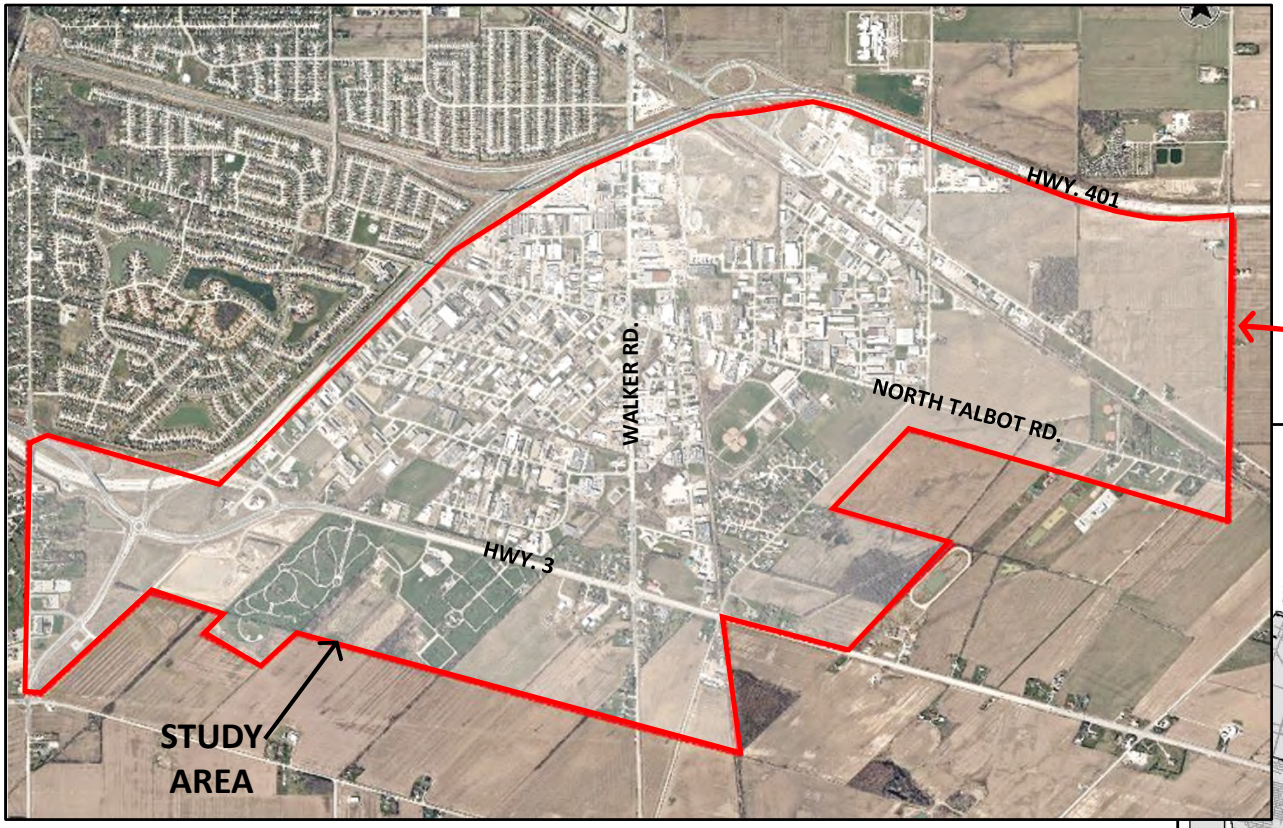
John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

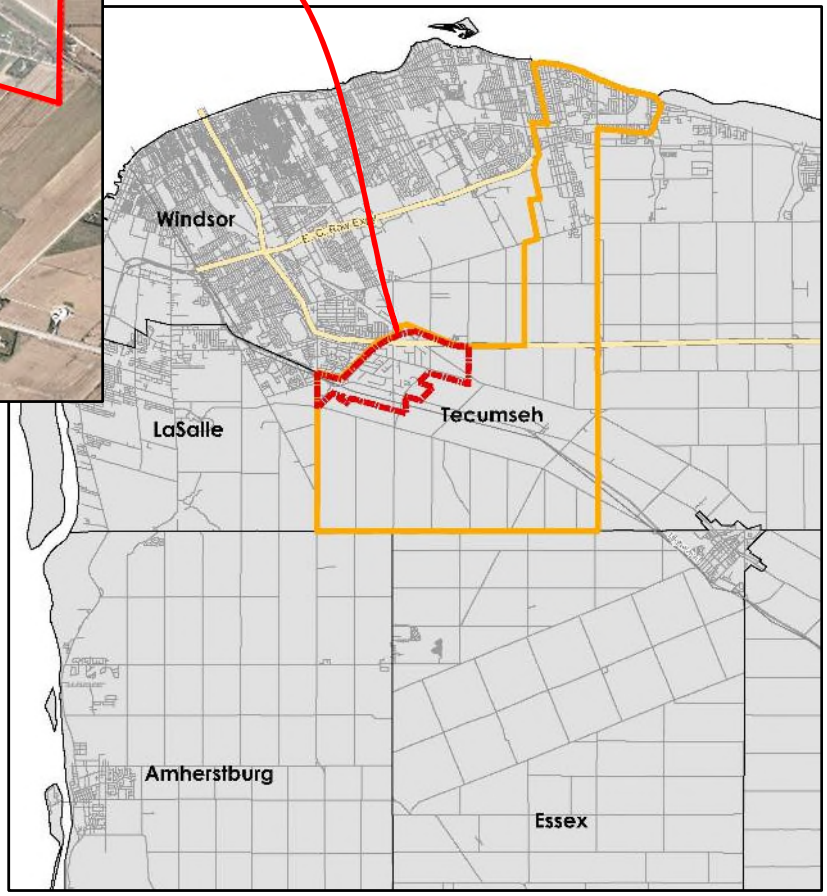
Regards,

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



Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP		Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN		Scale: NTS	
		Project No.: 19-010	

Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

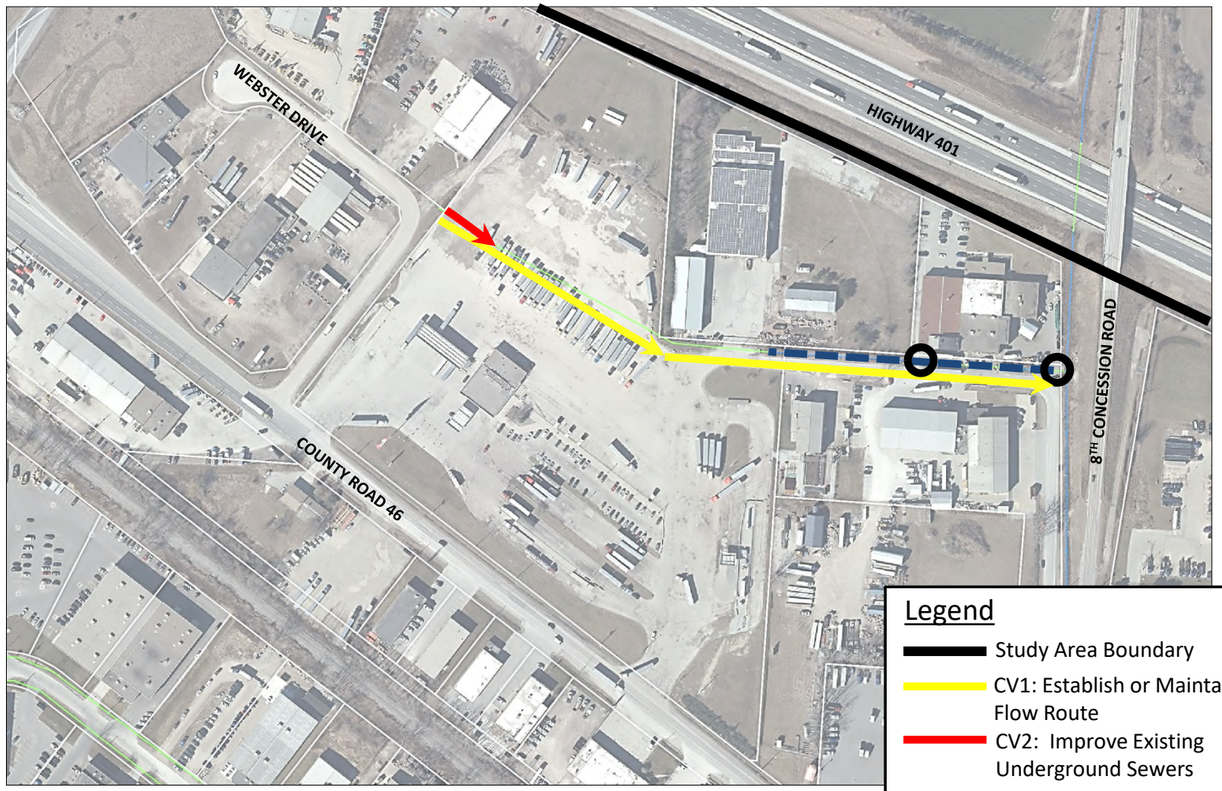
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

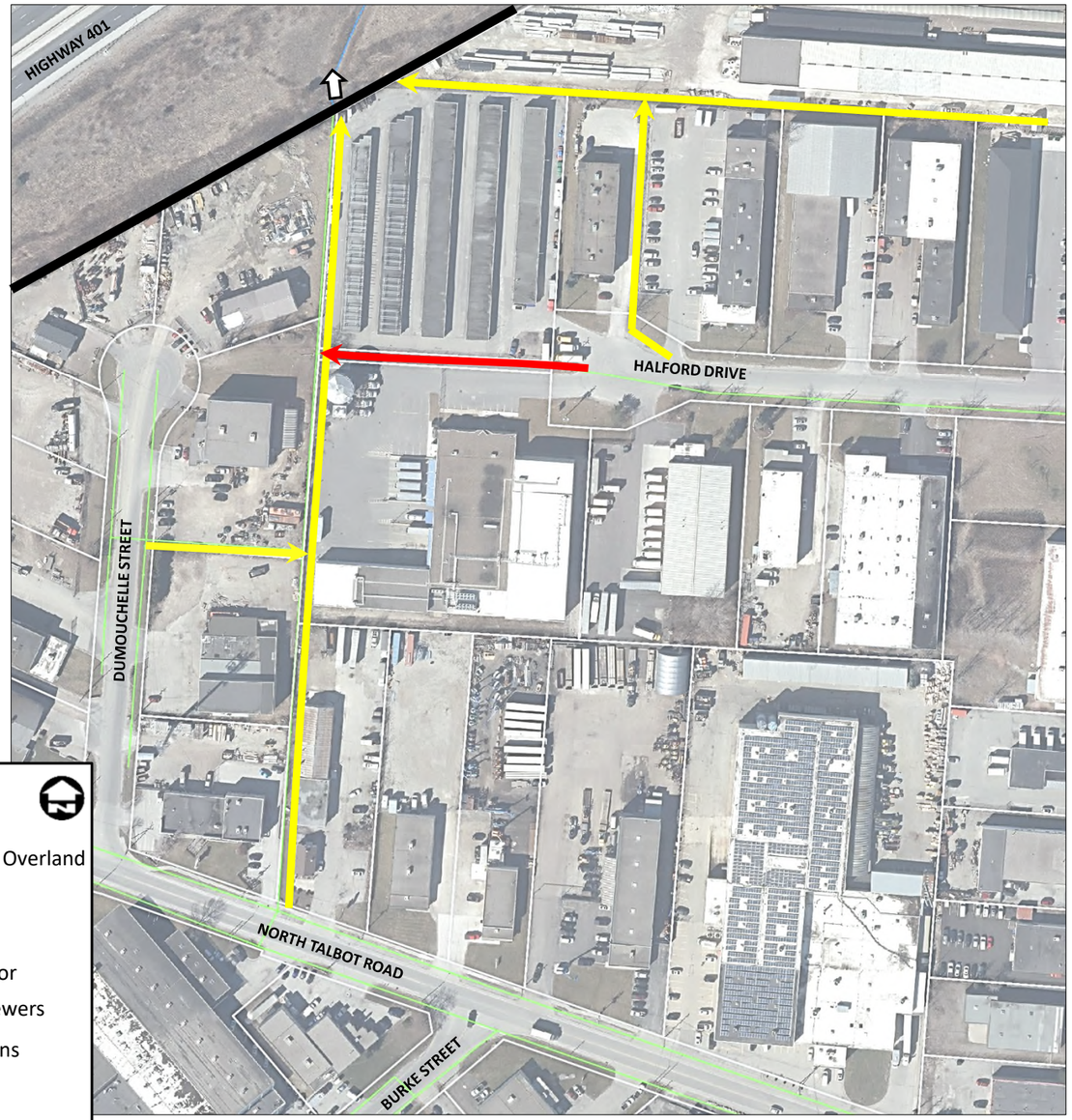
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

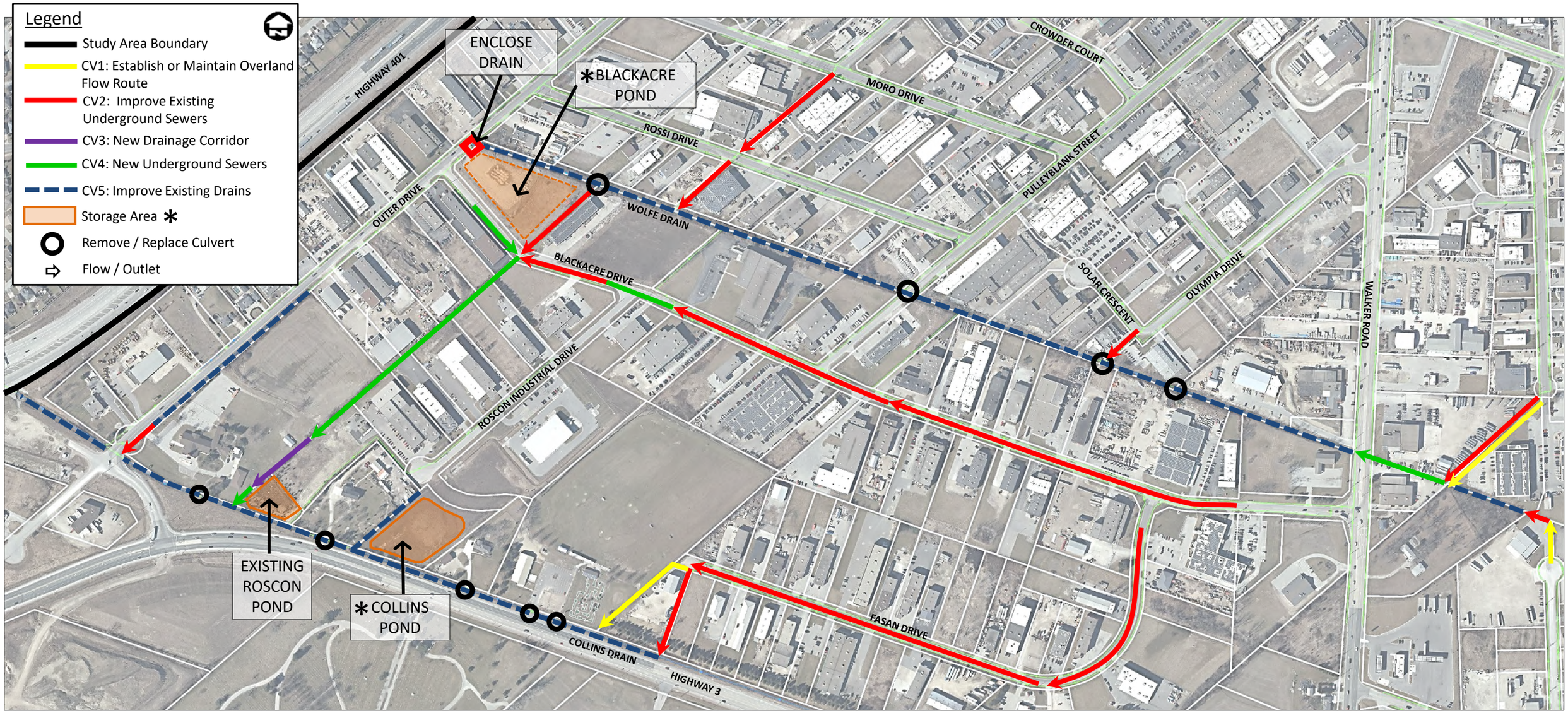
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



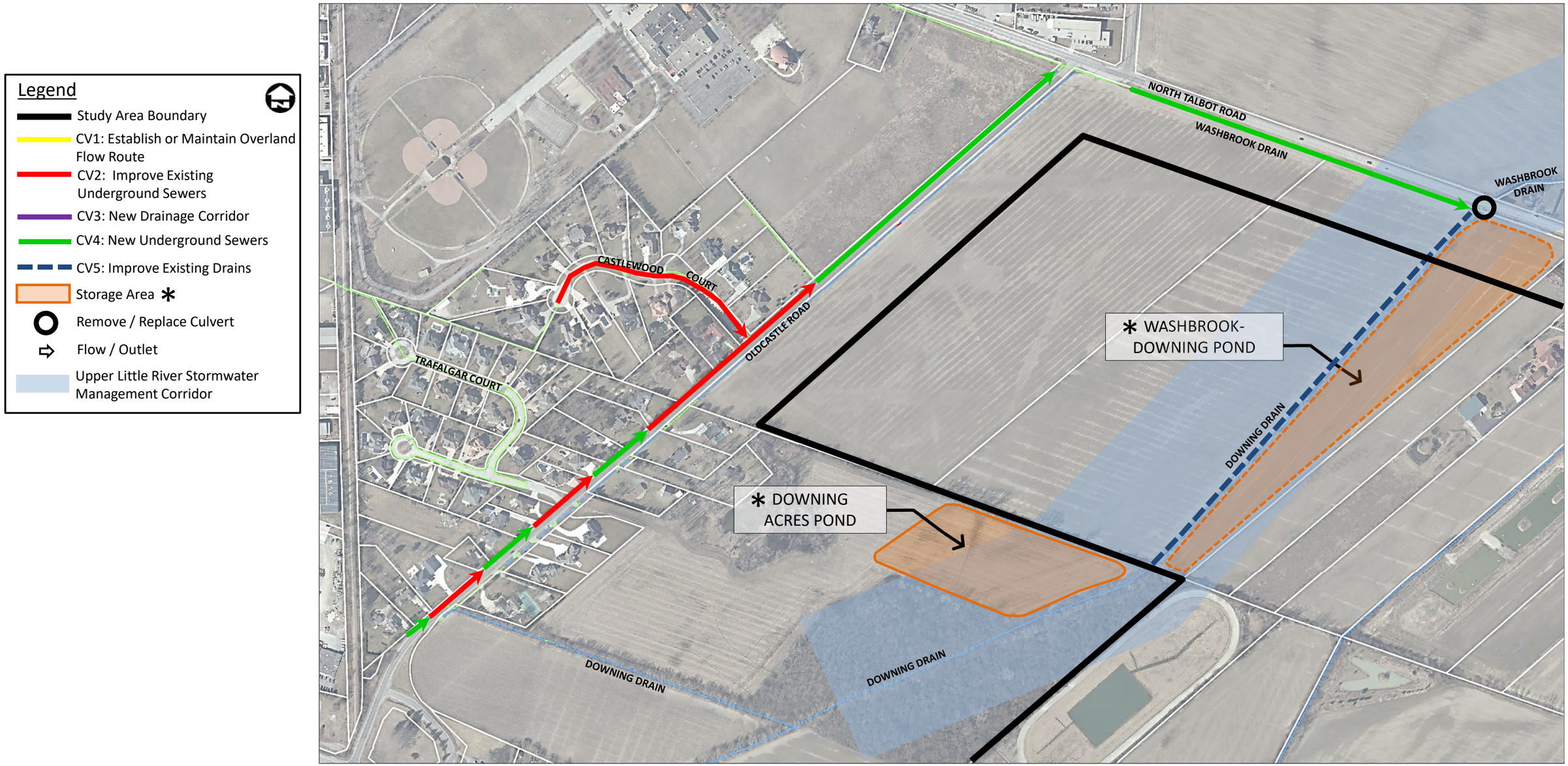
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.

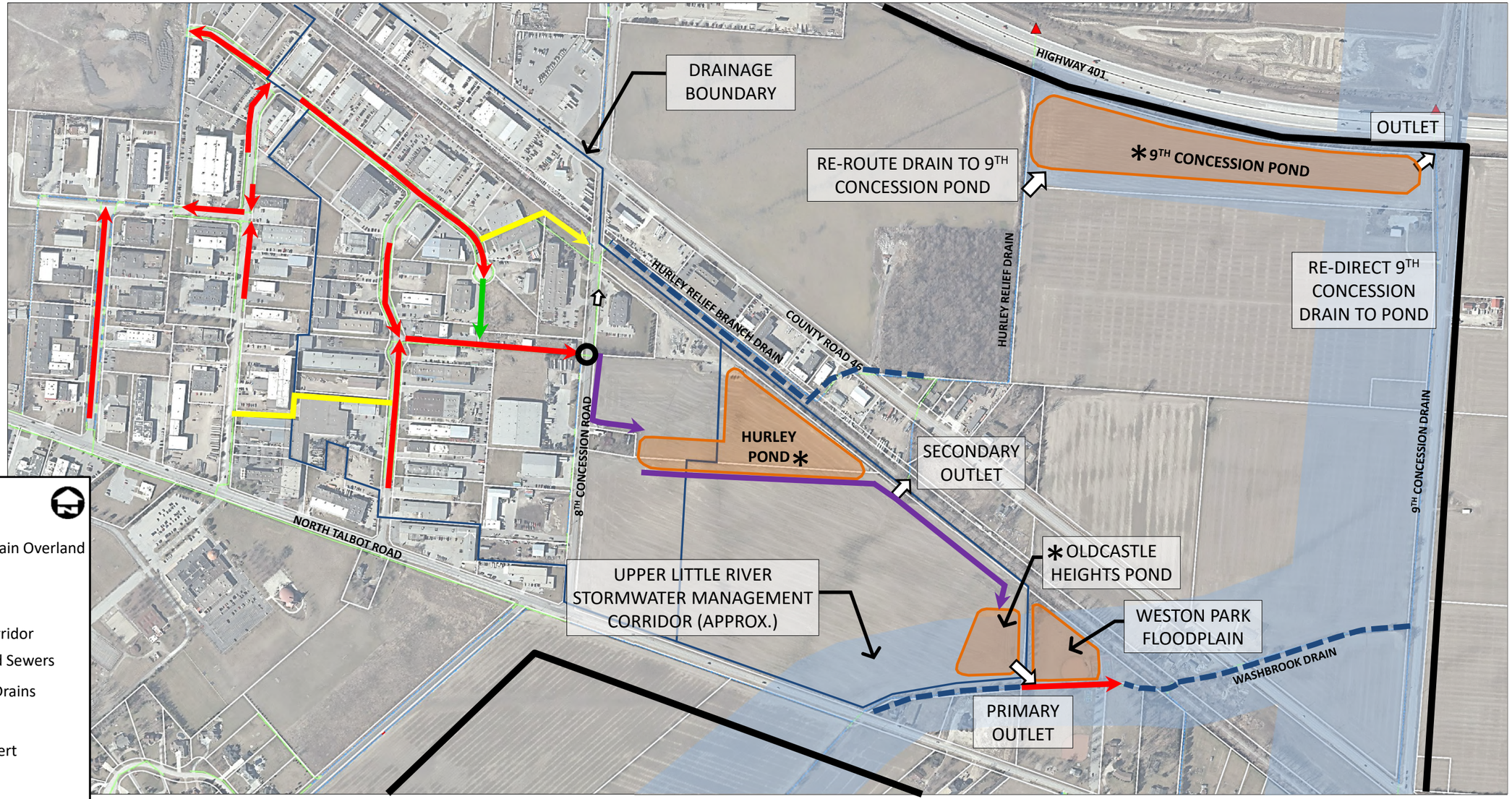


* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



* 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.

Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 4:11 PM
To: denise.stonefish@delawarenation.on.ca
Cc: info@delawarenation.on.ca; John Henderson
Subject: RE: Oldcastle Stormwater Master Plan - Notice of Study Completion and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

Good Afternoon Chief Stonefish,

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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As well, three offers for consultation have been extended to you by e-mail (21 October 2019, 25 February 2020 and 6 December 2021). As indicated in the previous correspondence, all of the project information is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx.

The study has now progressed to the point where preferred solutions have been identified and we have issued the Notice of Completion. The preferred solution can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/resources/Documents/Oldcastle-Stormwater-MP/Section-3---Preferred-Solution-redacted.pdf

Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information. As indicated in the attached Notice, our 30 day review period closes on March 25, 2022.

This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

From: Liz Michaud
Sent: December 6, 2021 2:27 PM
To: denise.stonefish@delawarenation.on.ca
Cc: info@delawarenation.on.ca; John Henderson <jhenderson@tecumseh.ca>
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Good Afternoon Chief Stonefish,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;

- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
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519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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

Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Rd.
Tecumseh, ON N8N 1W9
519-735-2184 ext. 166
jhenderson@tecumseh.ca

This Notice issued 15 February 2022.

Munsee-Delaware First Nation

Correspondence

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 3:28 PM
To: 'chief@munsee.ca'
Cc: Stacey Phillips
Subject: Notice of Intent - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Chief Thomas,

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

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:

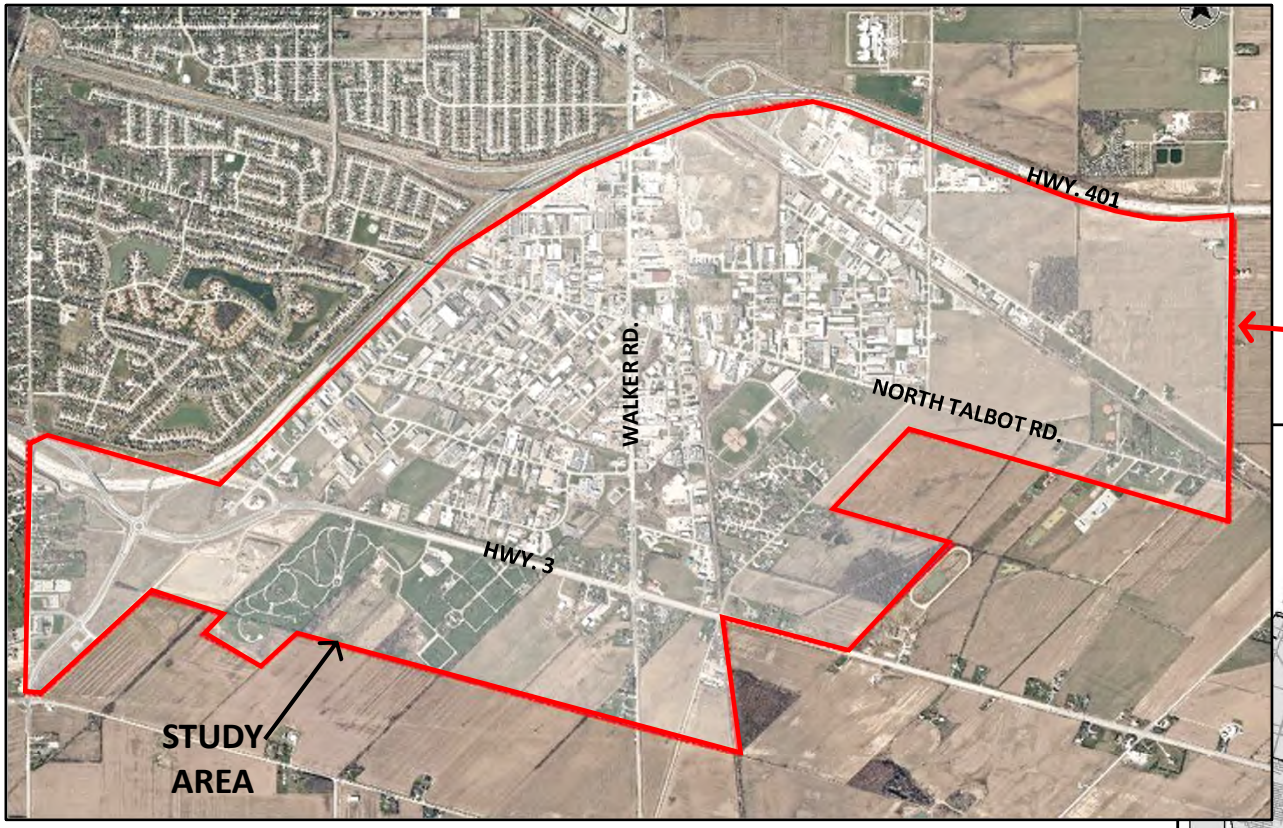
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

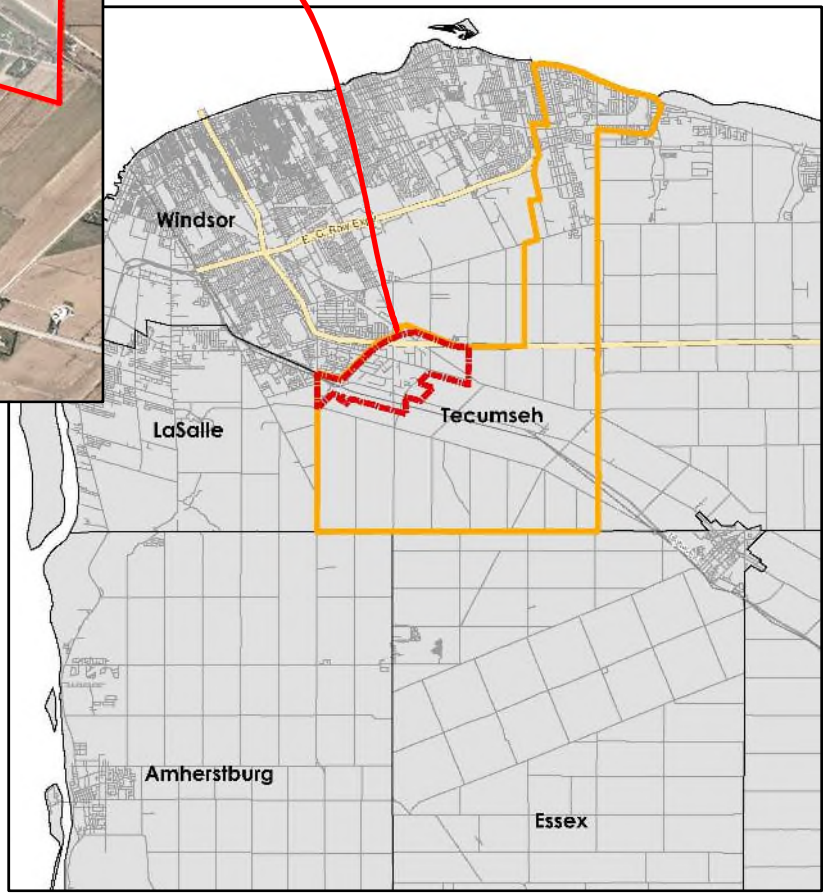
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 12:02 PM
To: 'chief@munsee.ca'
Cc: Stacey Phillips
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Chief Thomas,

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

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:

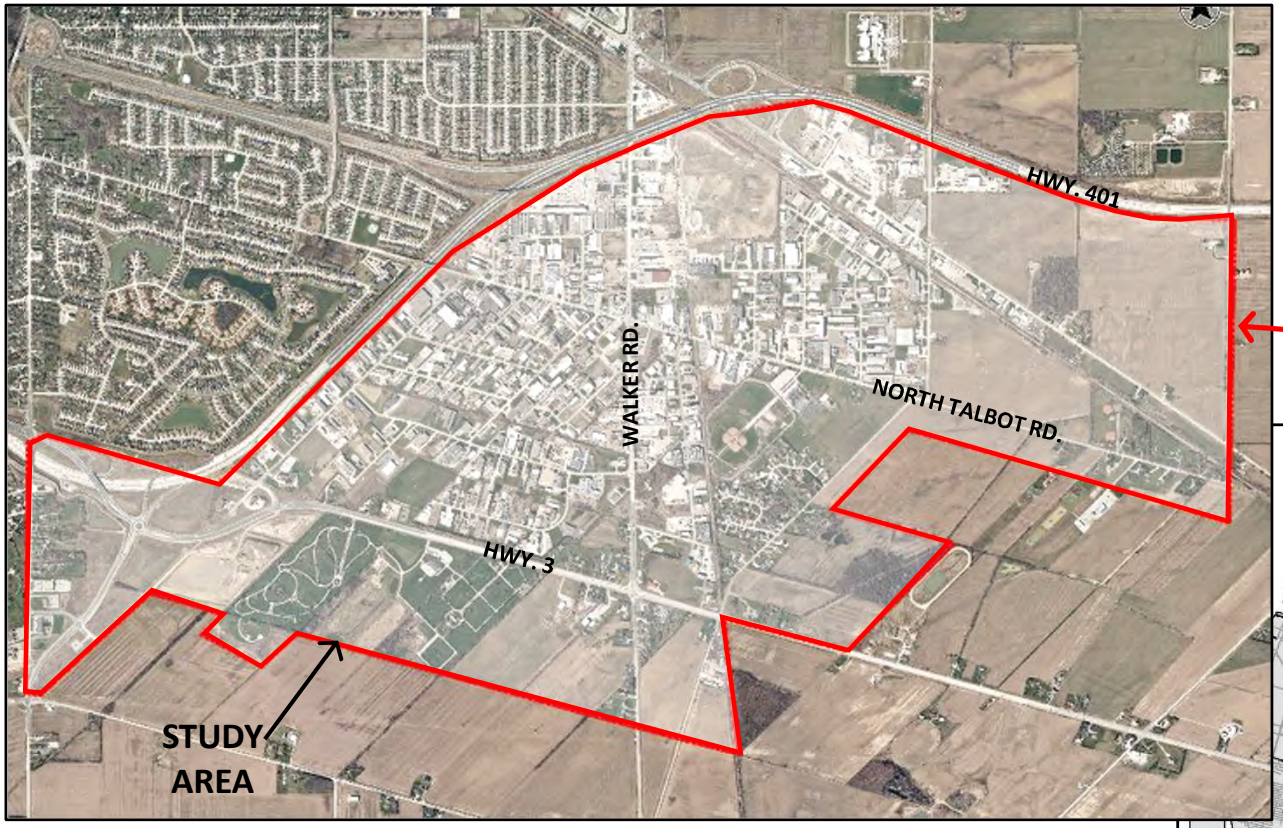
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

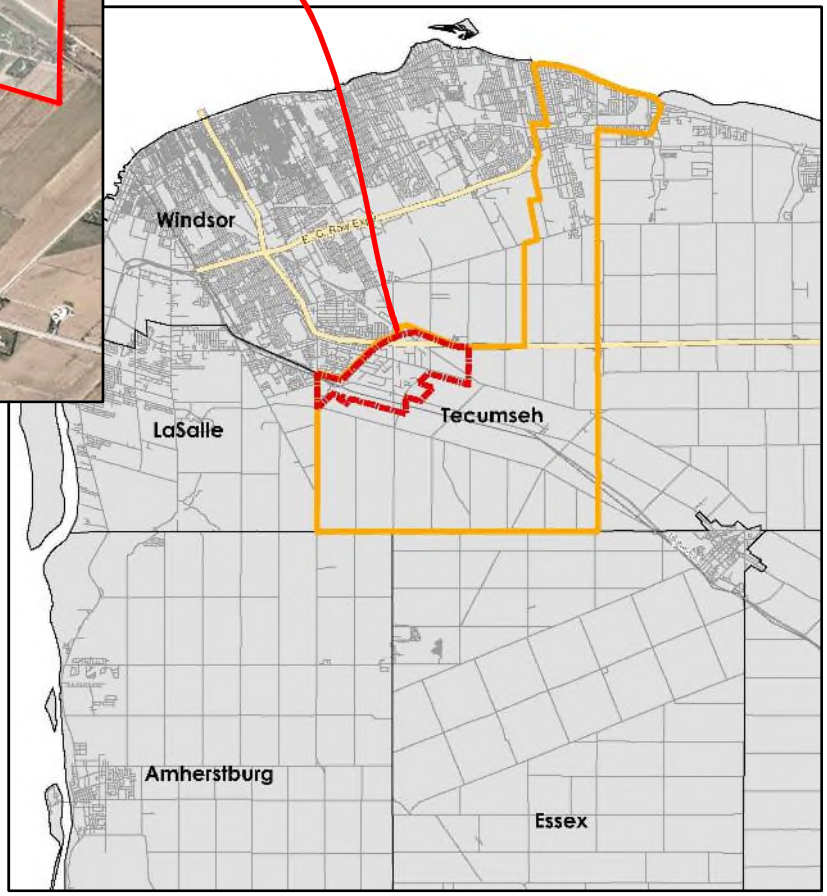
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:12 PM
To: Stacey Phillips
Cc: 'chief@munsee.ca'
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Afternoon Ms. Phillips,

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 29th, 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

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

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:18 AM
To: Stacey Phillips
Cc: 'chief@munsee.ca'
Subject: Project Update and Offer of Consultation 2 - Oldcastle Stormwater Master Plan

Good Morning Ms. Phillips,

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Regards,

Liz Michaud

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Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 2:24 PM
To: Stacey Phillips
Cc: 'chief@munsee.ca'; John Henderson
Subject: FW: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon Mr. Phillips,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
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To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

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519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

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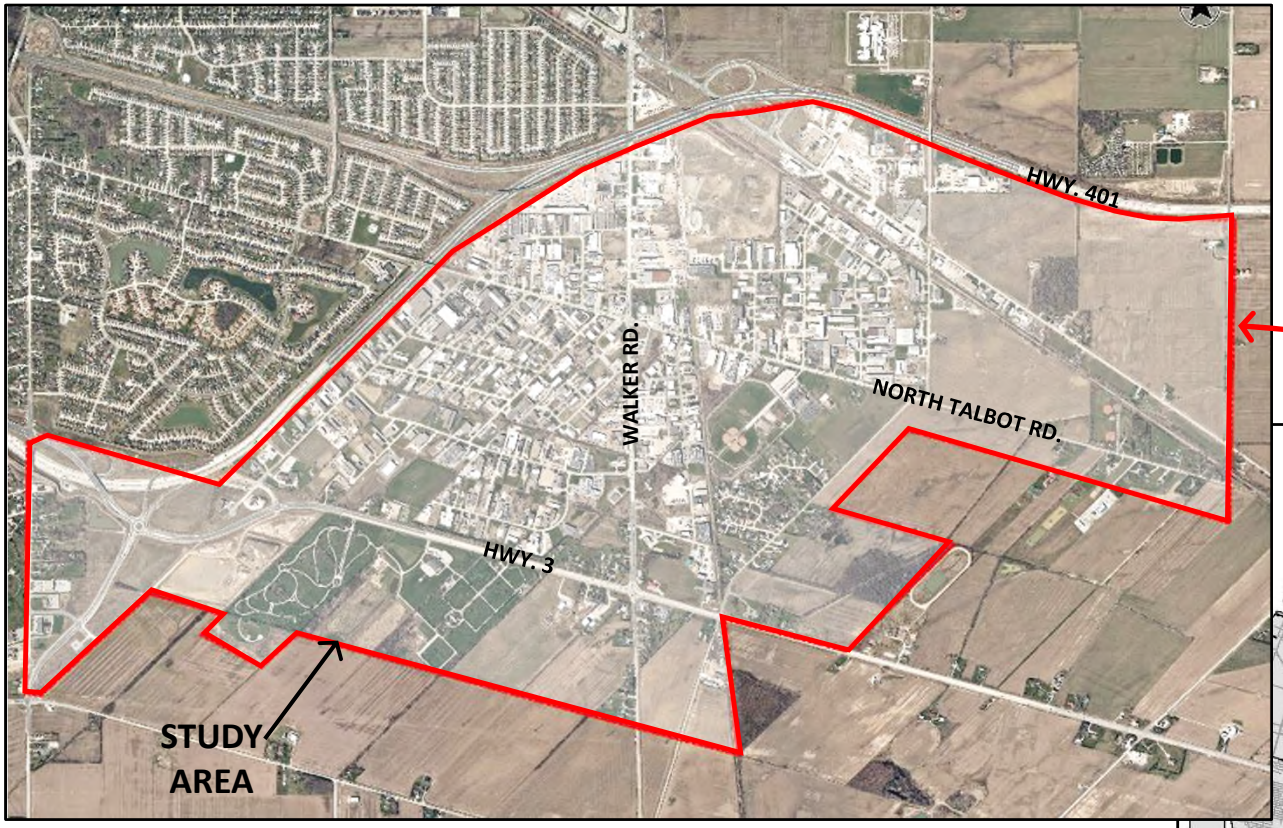
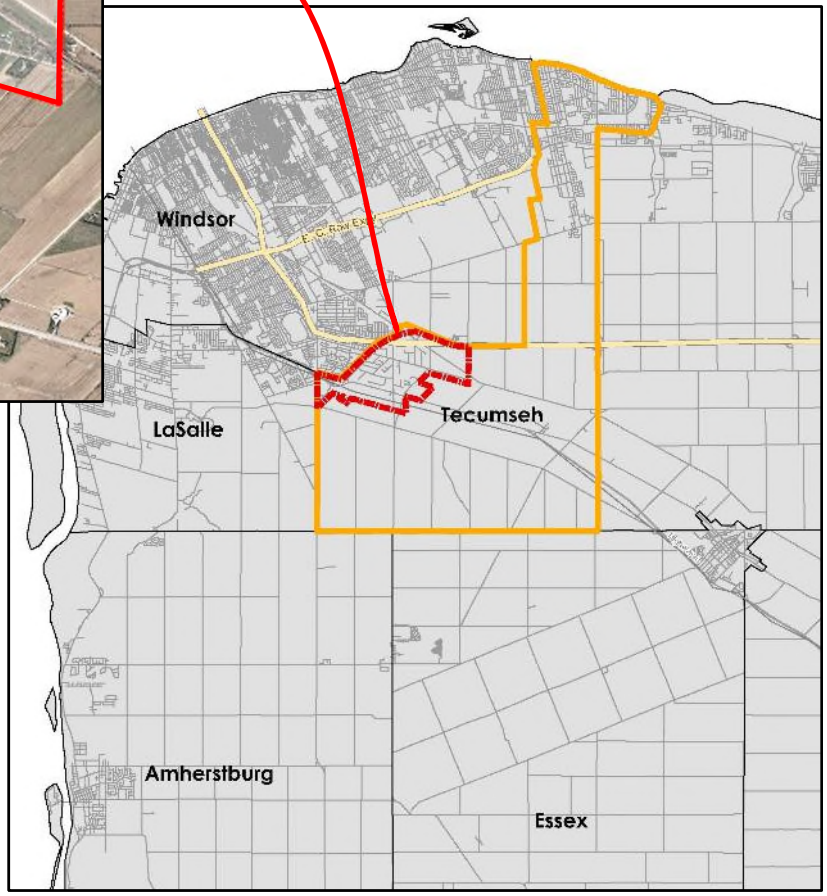


Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP		Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN		Scale: NTS	
		Project No.: 19-010	

Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

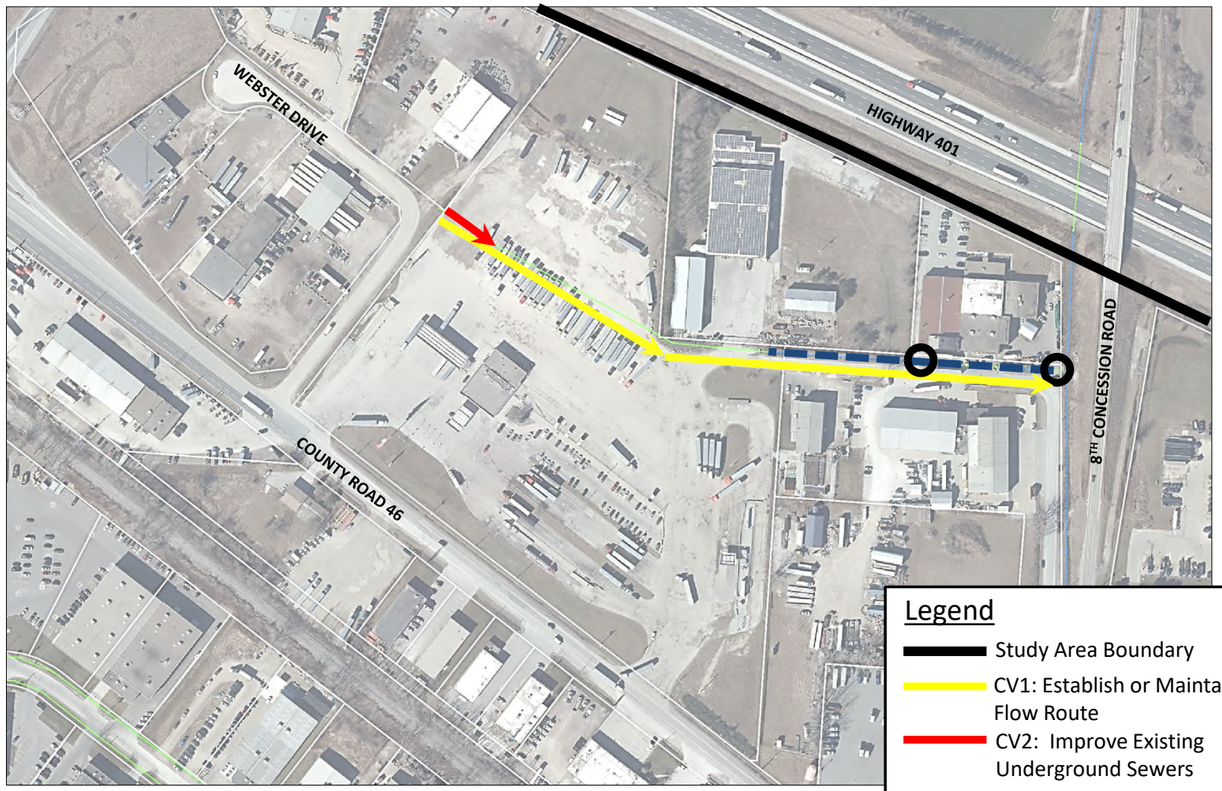
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

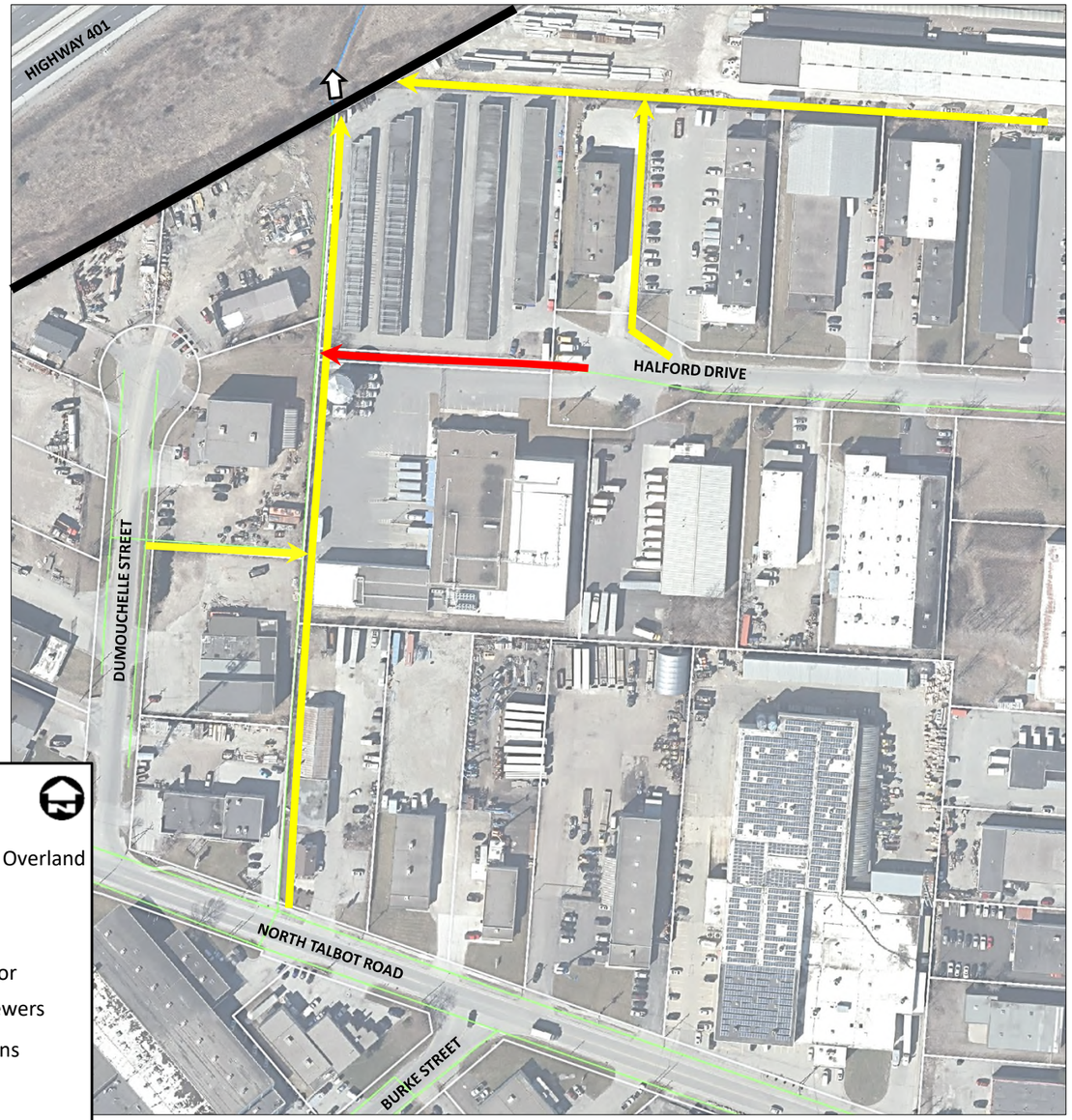
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

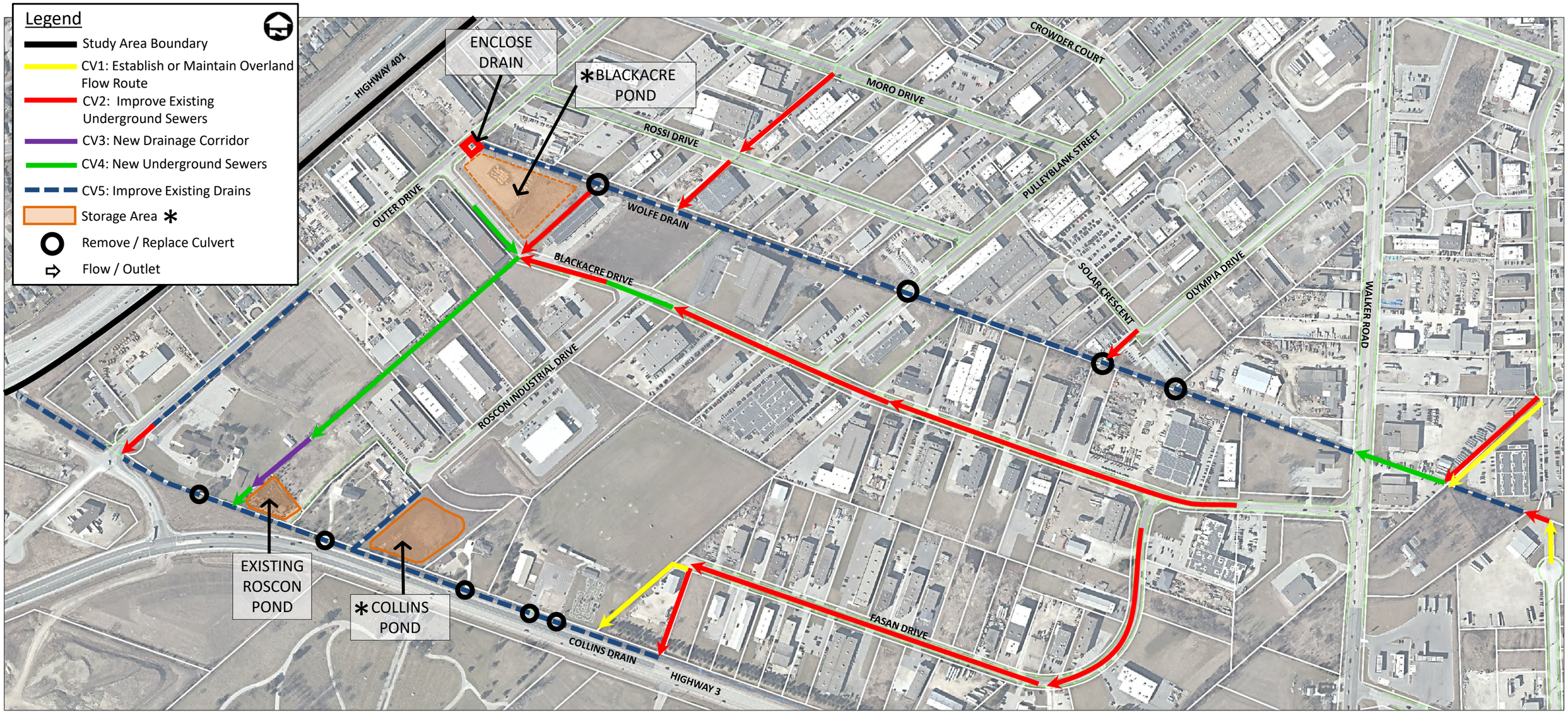
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



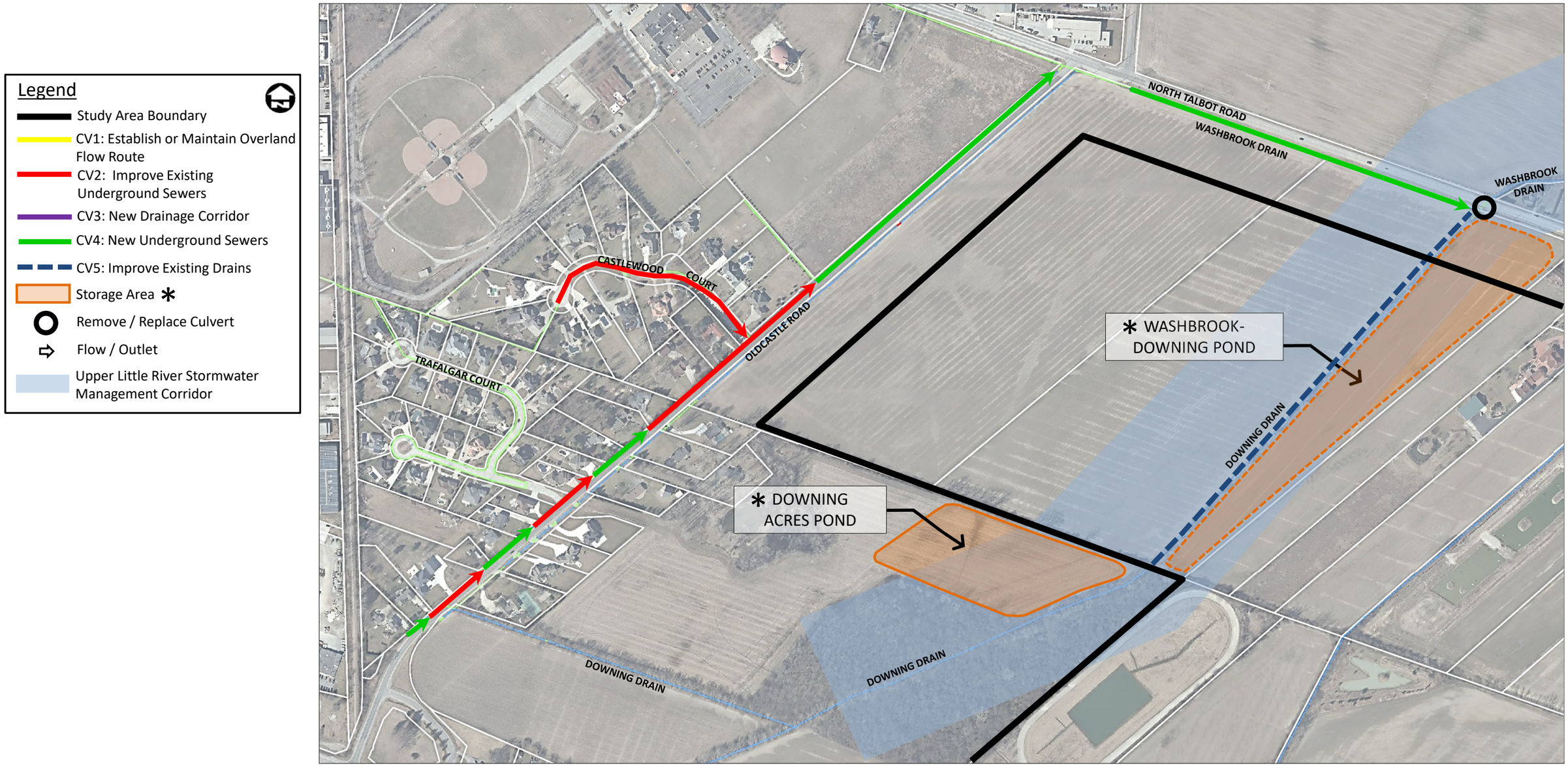
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.

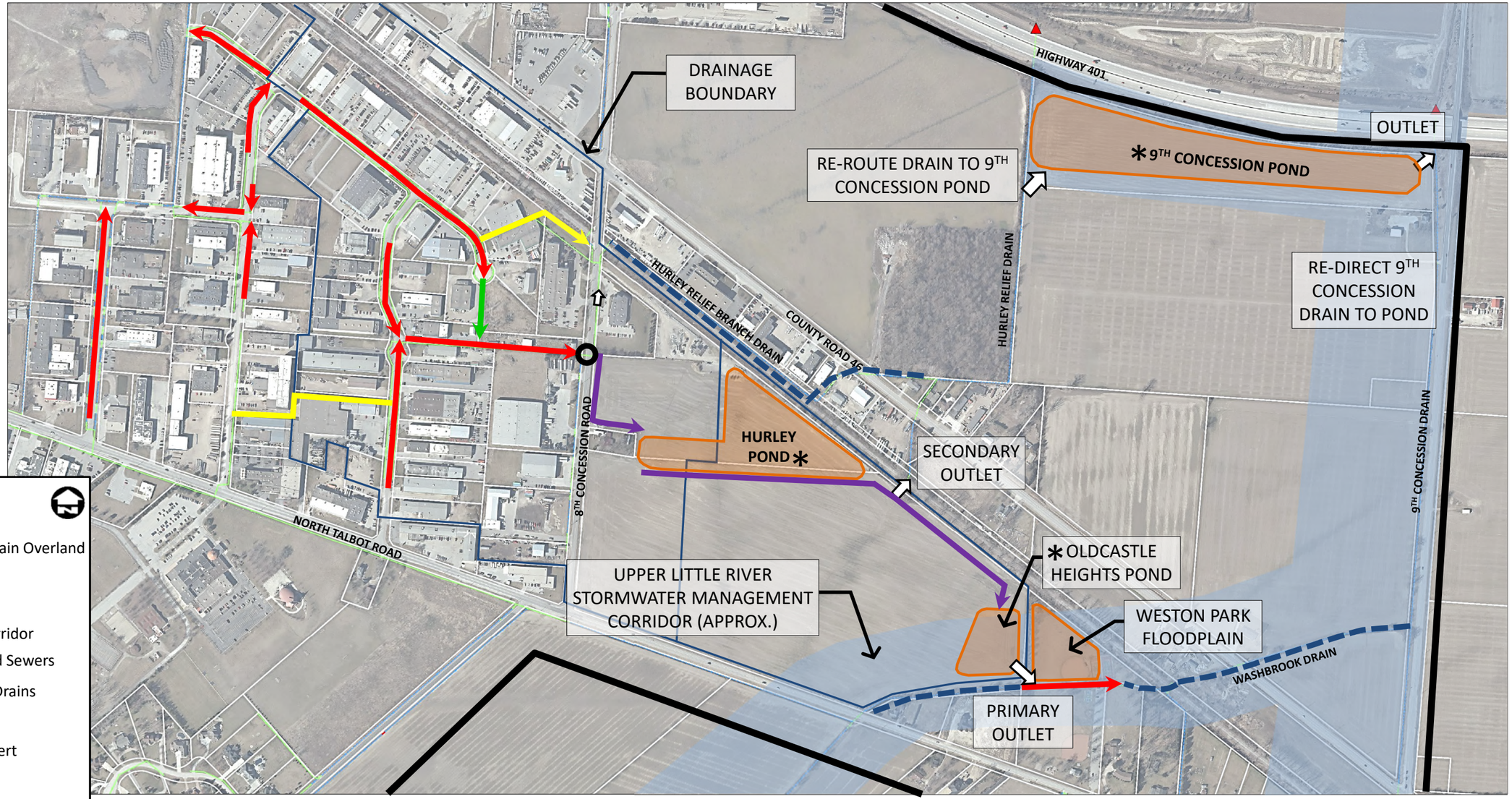


* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



* 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.

Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 4:09 PM
To: Stacey Phillips
Cc: chief@munsee.ca; John Henderson
Subject: Oldcastle Stormwater Master Plan - Notice of Study Completion and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

Good Afternoon Mr. Phillips,

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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As well, three offers for consultation have been extended to you by e-mail (21 October 2019, 25 February 2020 and 6 December 2021). As indicated in the previous correspondence, all of the project information is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx.

The study has now progressed to the point where preferred solutions have been identified and we have issued the Notice of Completion. The preferred solution can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/resources/Documents/Oldcastle-Stormwater-MP/Section-3---Preferred-Solution-redacted.pdf

Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information. As indicated in the attached Notice, our 30 day review period closes on March 25, 2022.

This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

From: Liz Michaud
Sent: December 6, 2021 2:24 PM
To: Stacey Phillips <consultation@munsee.ca>
Cc: 'chief@munsee.ca' <chief@munsee.ca>; John Henderson <jhenderson@tecumseh.ca>
Subject: FW: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Good Afternoon Mr. Phillips,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;

- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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

Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Rd.
Tecumseh, ON N8N 1W9
519-735-2184 ext. 166
jhenderson@tecumseh.ca

This Notice issued 15 February 2022.

Oneida Nation of the Thames First Nation Correspondence

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 3:26 PM
To: jessica.hill@oneida.on.ca
Cc: catherine.cornelius@onedia.on.ca
Subject: Notice of Intent - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Chief Hill,

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

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:

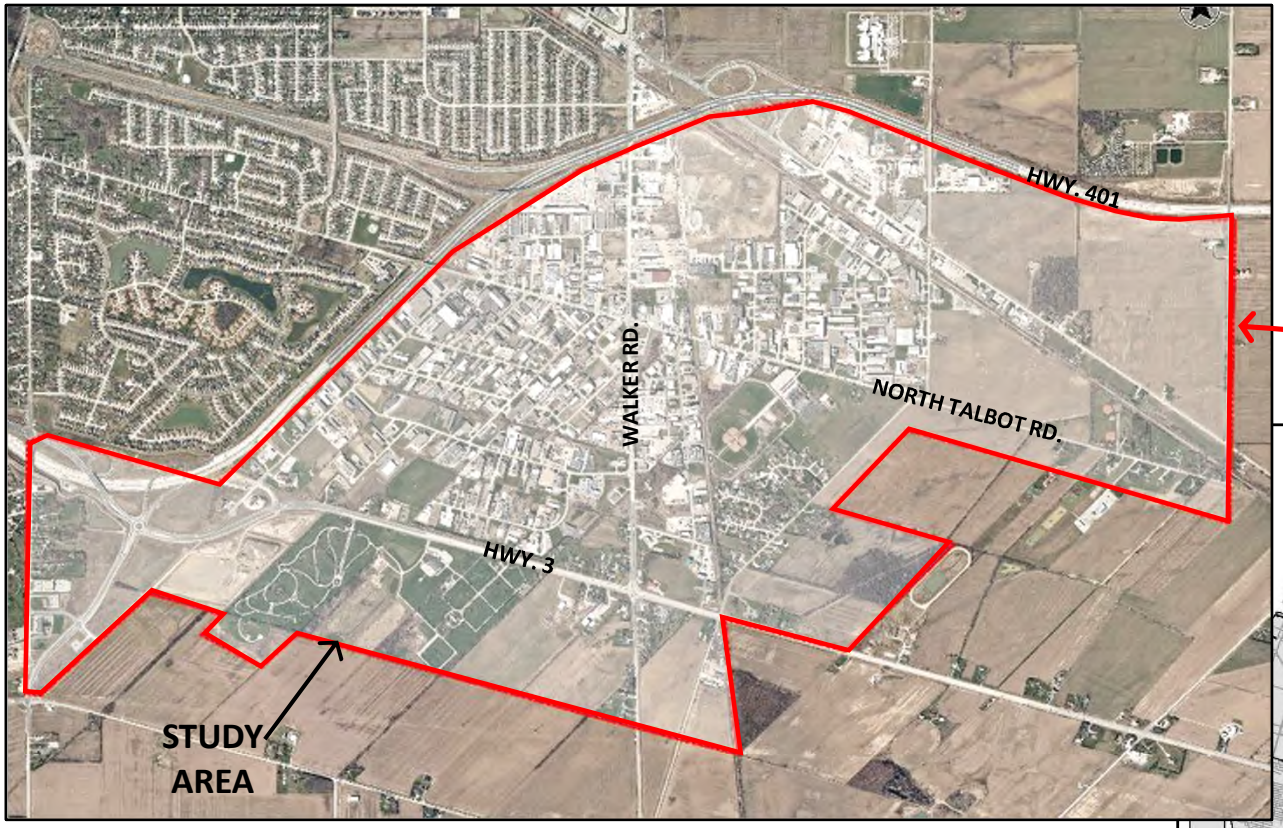
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

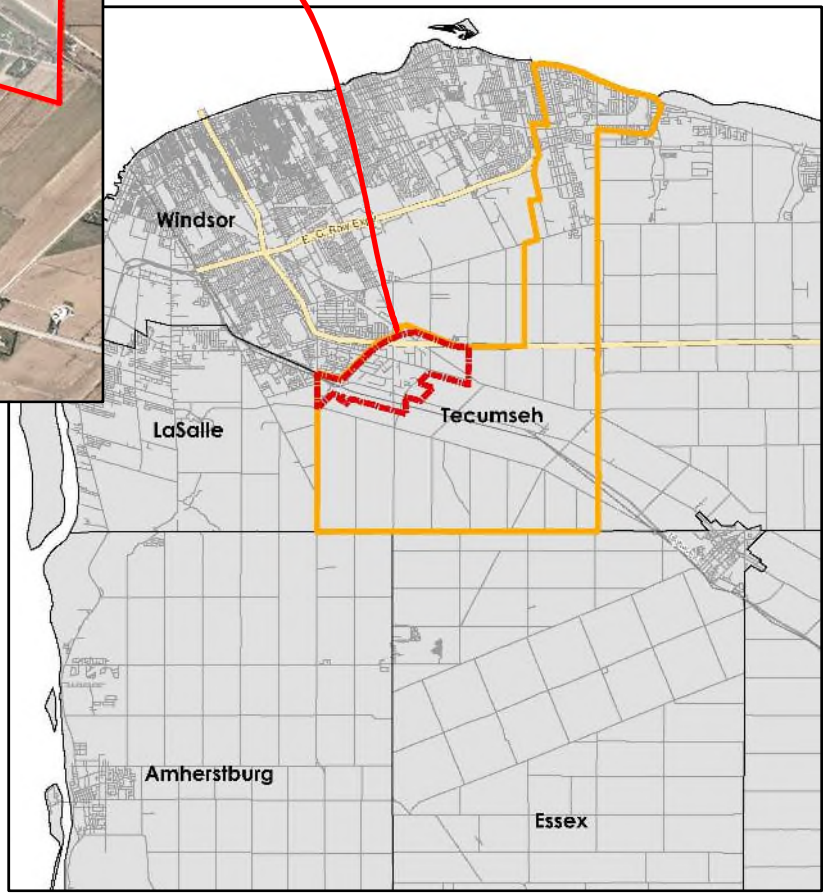
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 12:01 PM
To: jessica.hill@oneida.on.ca
Cc: catherine.cornelius@oneids.on.ca
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Morning Chief Hill,

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

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:

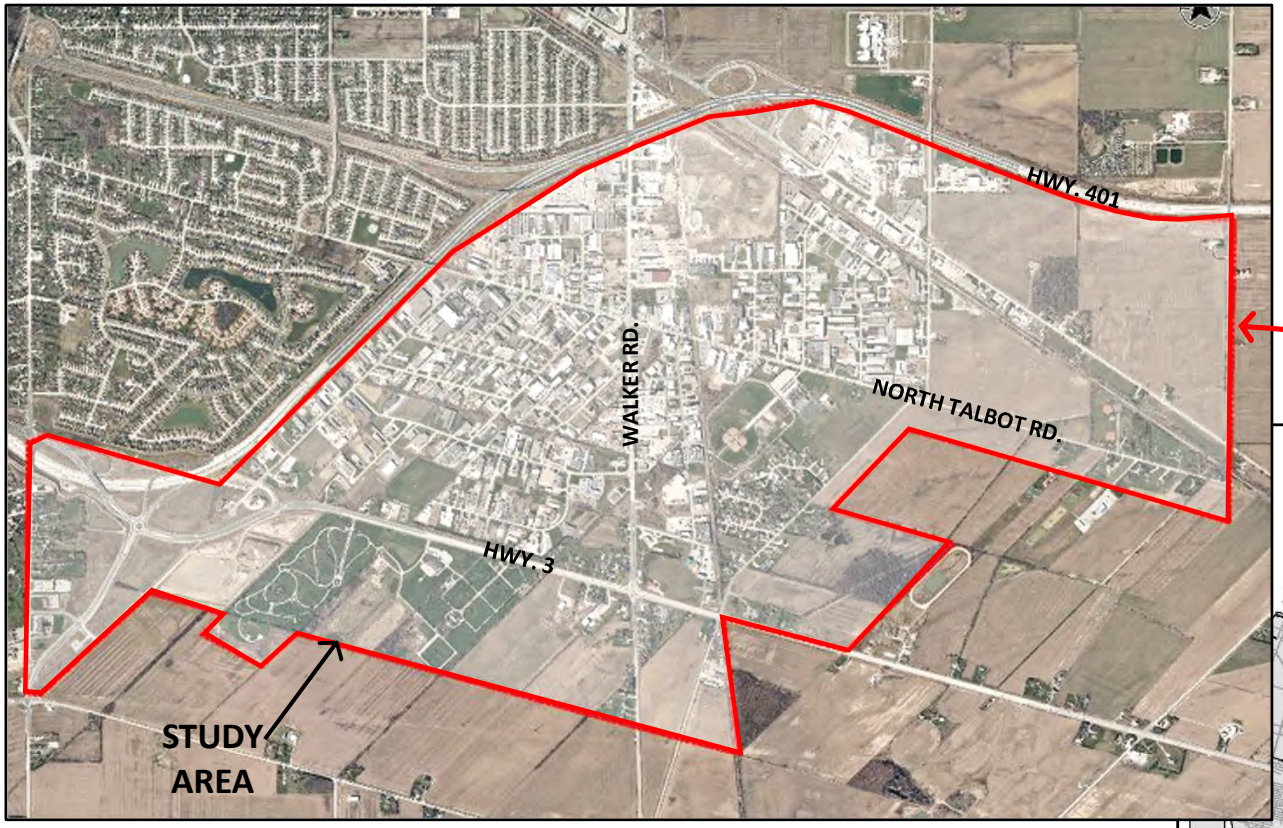
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

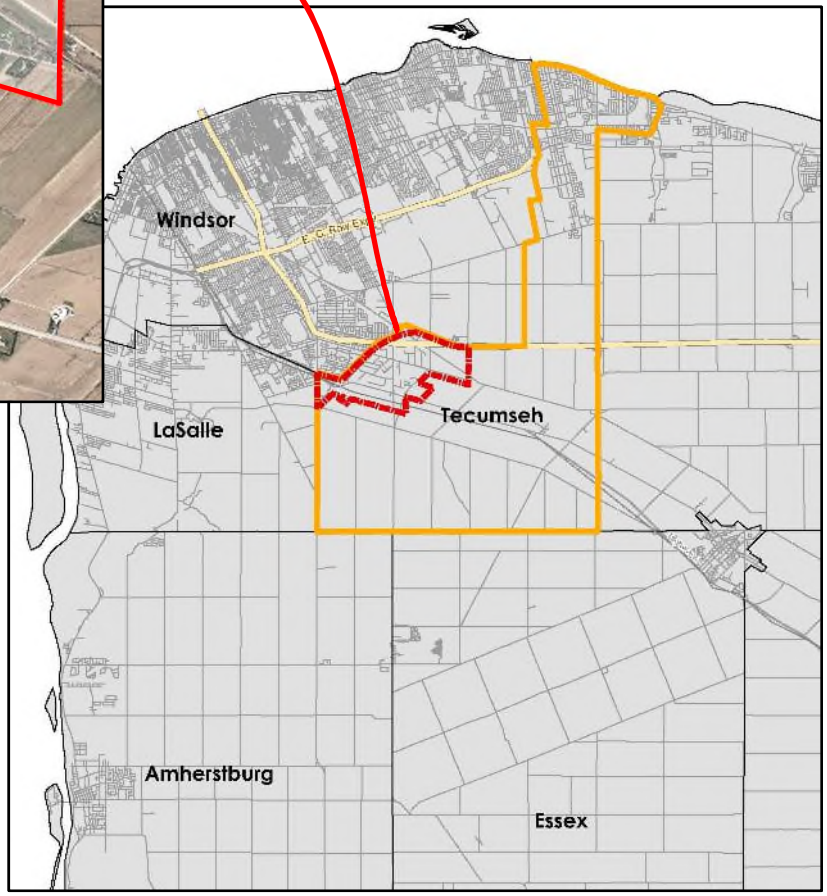
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:11 PM
To: jessica.hill@oneida.on.ca
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Afternoon Chief Hill,

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 29th, 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

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:16 AM
To: jessica.hill@oneida.on.ca
Subject: Project Update and Offer of Consultation 2 - Oldcastle Stormwater Master Plan

Good Morning Chief Hill,

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 2:13 PM
To: adrian.chrisjohn@oneida.on.ca
Cc: John Henderson
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon Chief Chrisjohn,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to former Chief Jessica Hill on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

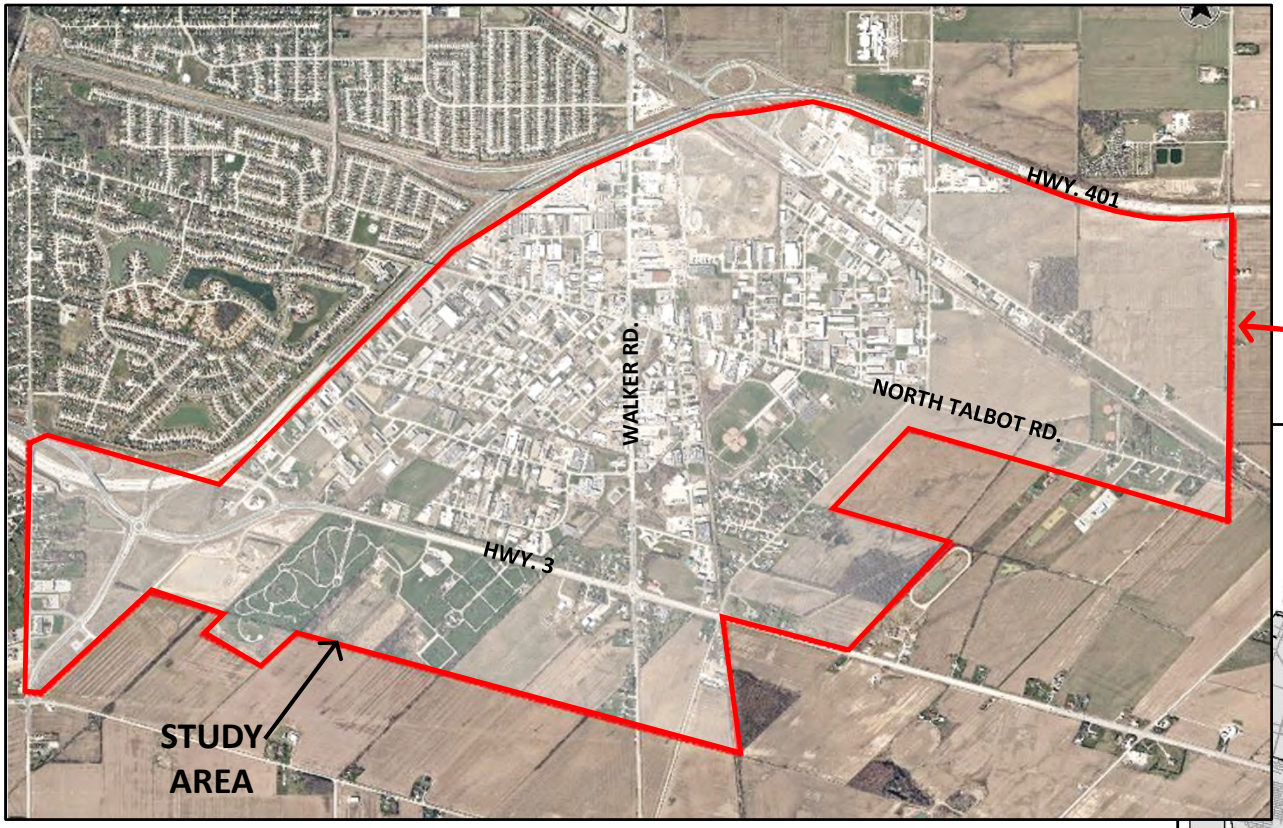
John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

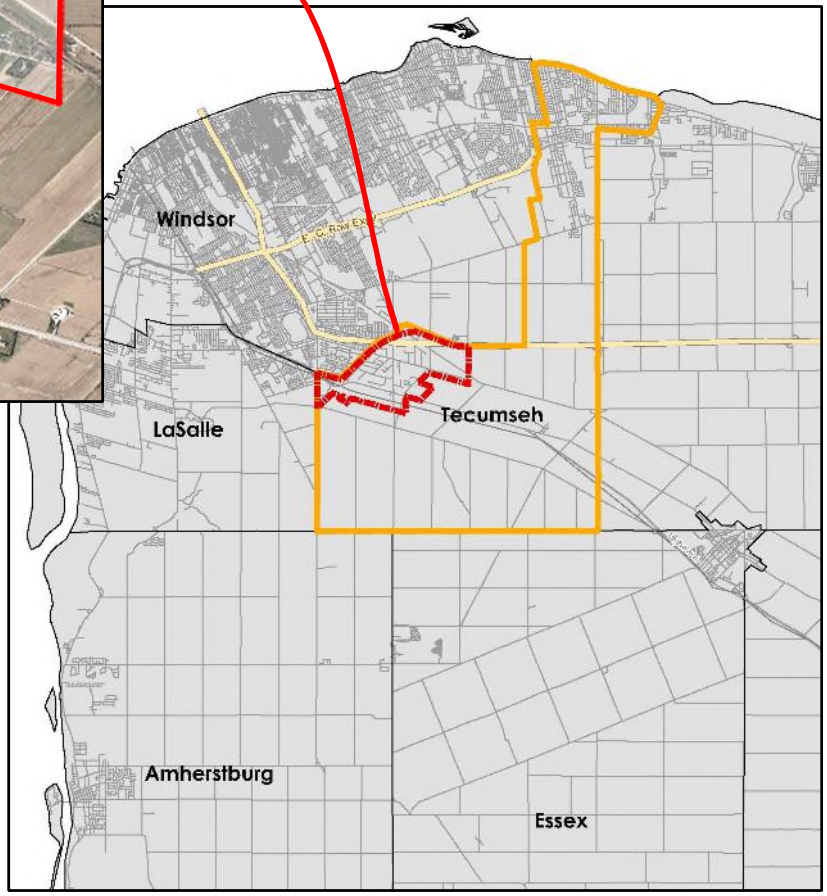
Regards,

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



Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP		Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN		Scale: NTS	
		Project No.: 19-010	

Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

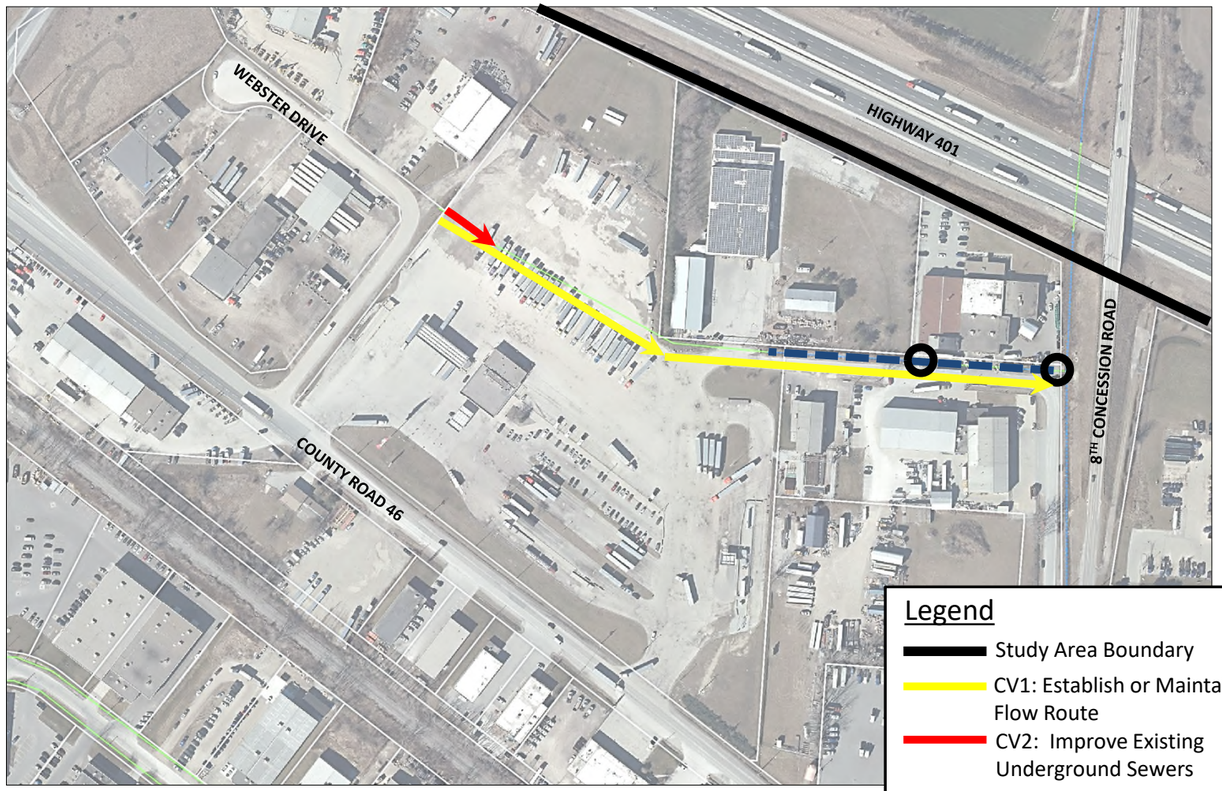
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

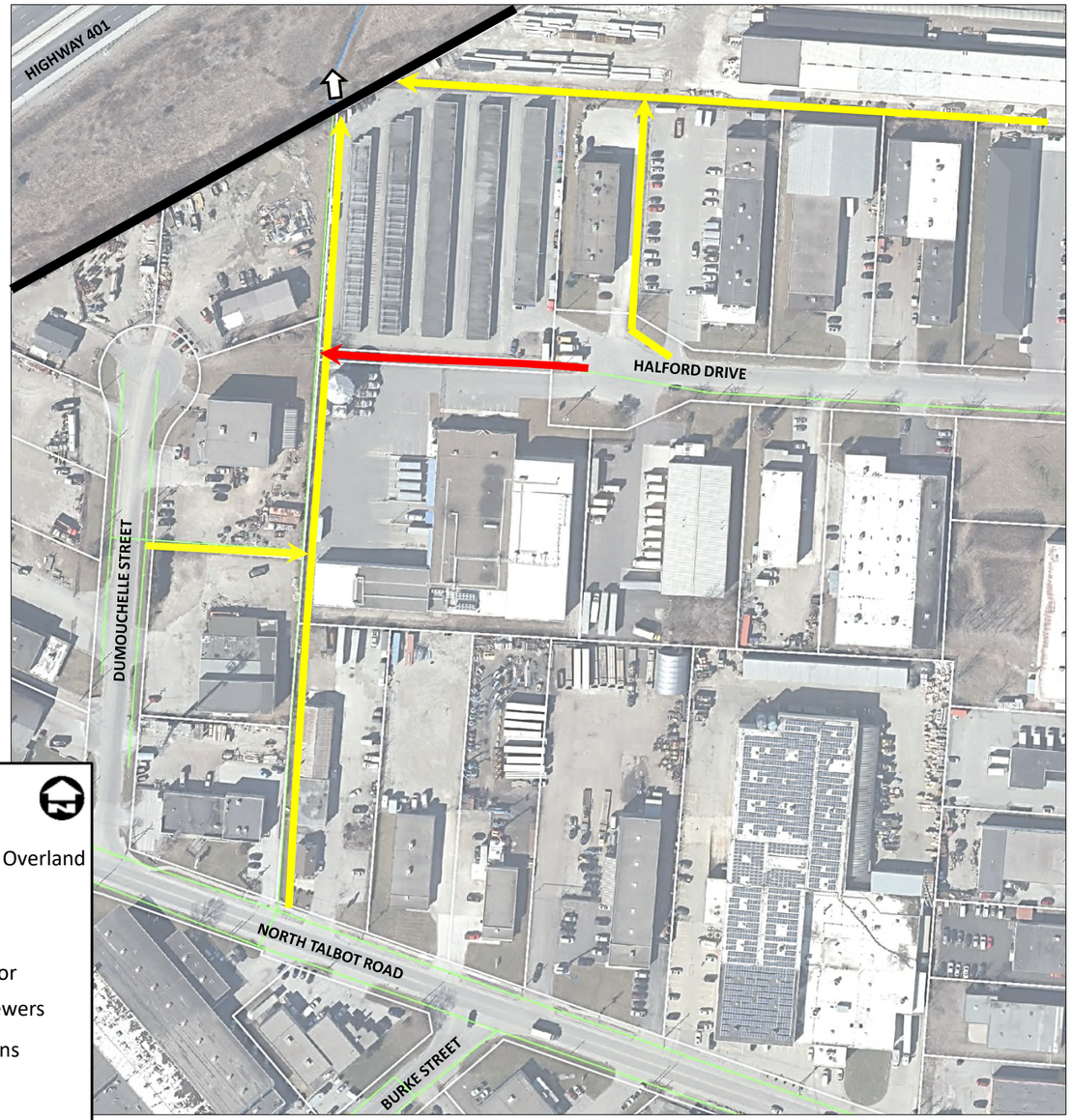
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

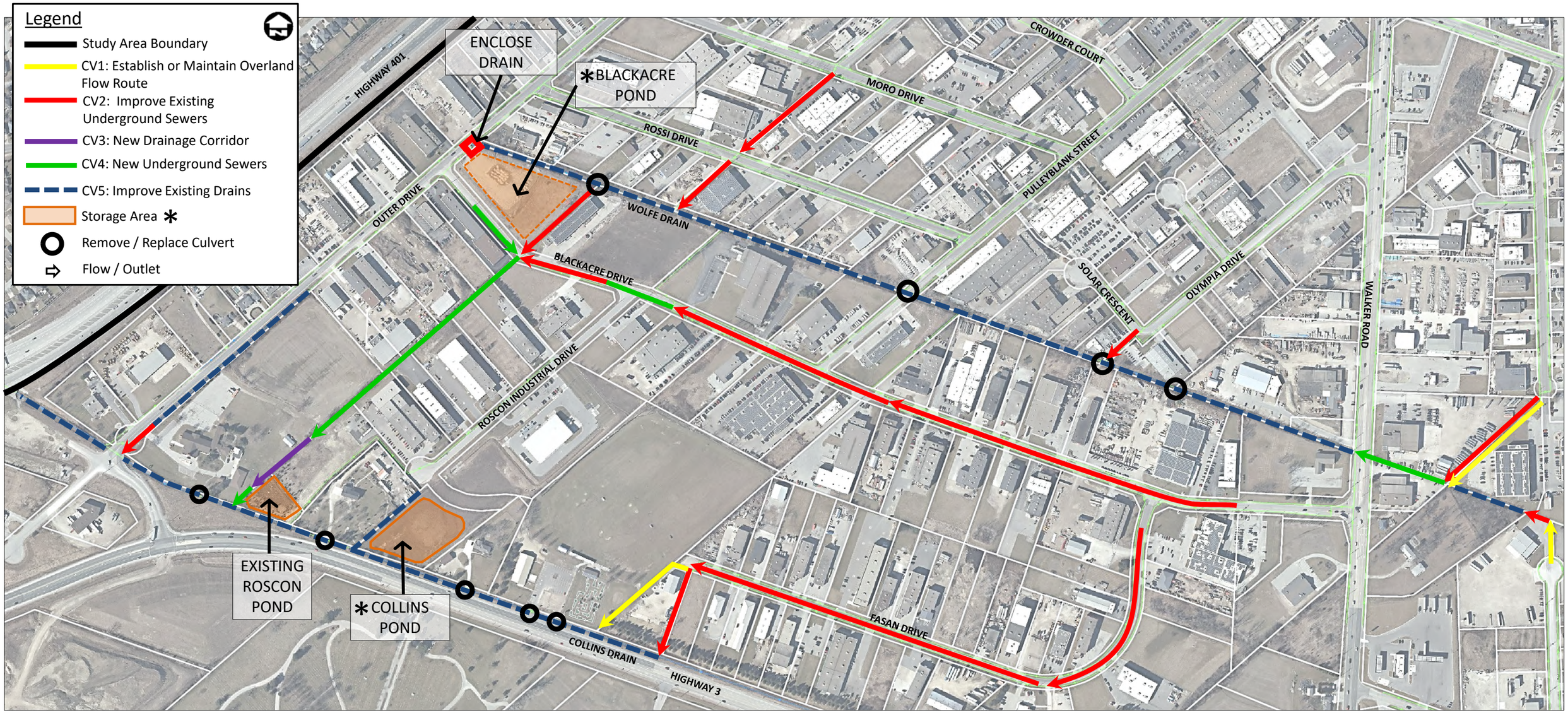
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



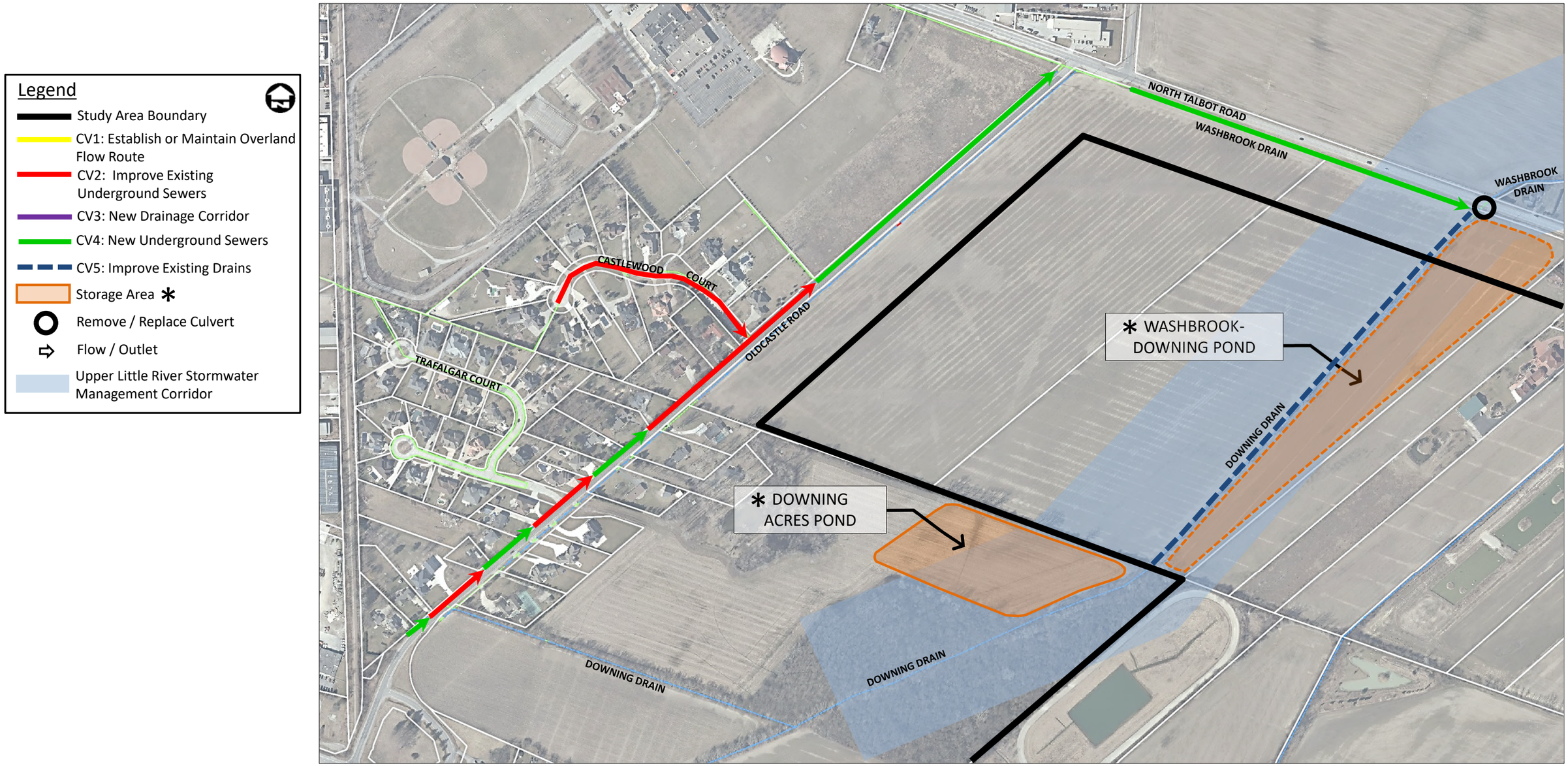
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.

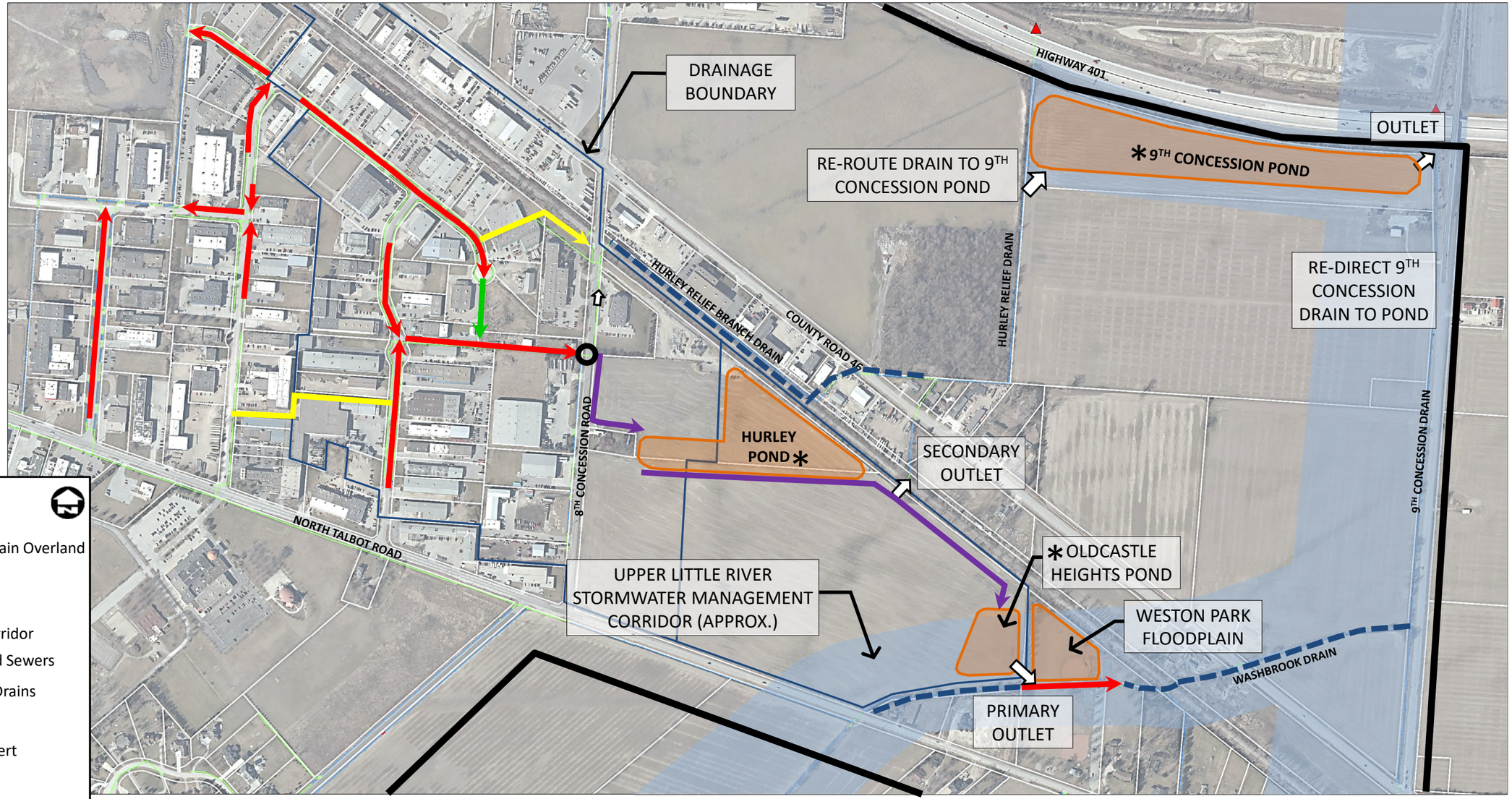


* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



* 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.

Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 4:06 PM
To: adrian.chrisjohn@oneida.on.ca
Cc: John Henderson
Subject: RE: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

Good Afternoon Chief Chrisjohn,

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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As well, three offers for consultation have been extended to you by e-mail (21 October 2019, 25 February 2020 and 6 December 2021). As indicated in the previous correspondence, all of the project information is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx.

The study has now progressed to the point where preferred solutions have been identified and we have issued the Notice of Completion. The preferred solution can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/resources/Documents/Oldcastle-Stormwater-MP/Section-3---Preferred-Solution-redacted.pdf

Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information. As indicated in the attached Notice, our 30 day review period closes on March 25, 2022.

This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

From: Liz Michaud
Sent: December 6, 2021 2:13 PM
To: adrian.chrisjohn@oneida.on.ca
Cc: John Henderson <jhenderson@tecumseh.ca>
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Good Afternoon Chief Chrisjohn,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to former Chief Jessica Hill on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and

- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

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519-735-2184, ext. 166
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We look forward to hearing from you.

Regards,

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e-mail lmichaud@landmarkengineers.ca

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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

Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Rd.
Tecumseh, ON N8N 1W9
519-735-2184 ext. 166
jhenderson@tecumseh.ca

This Notice issued 15 February 2022.

Walpole Island First Nation

Correspondence

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 3:13 PM
To: 'dean.jacobs@wifn.org'
Cc: janet.macbeth@wifn.org; 'drskoke@wifn.org'
Subject: Notice of Intent - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Afternoon Mr. Jacobs,

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

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:

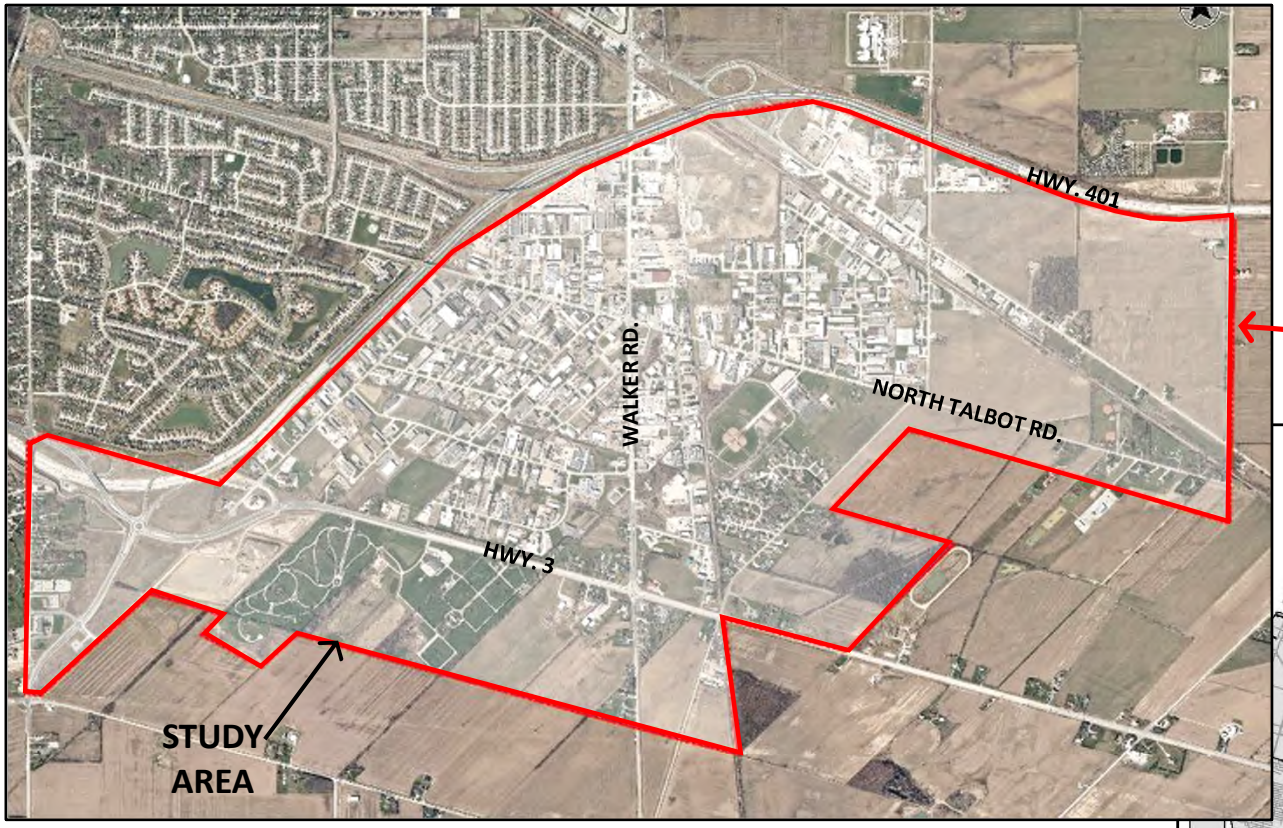
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

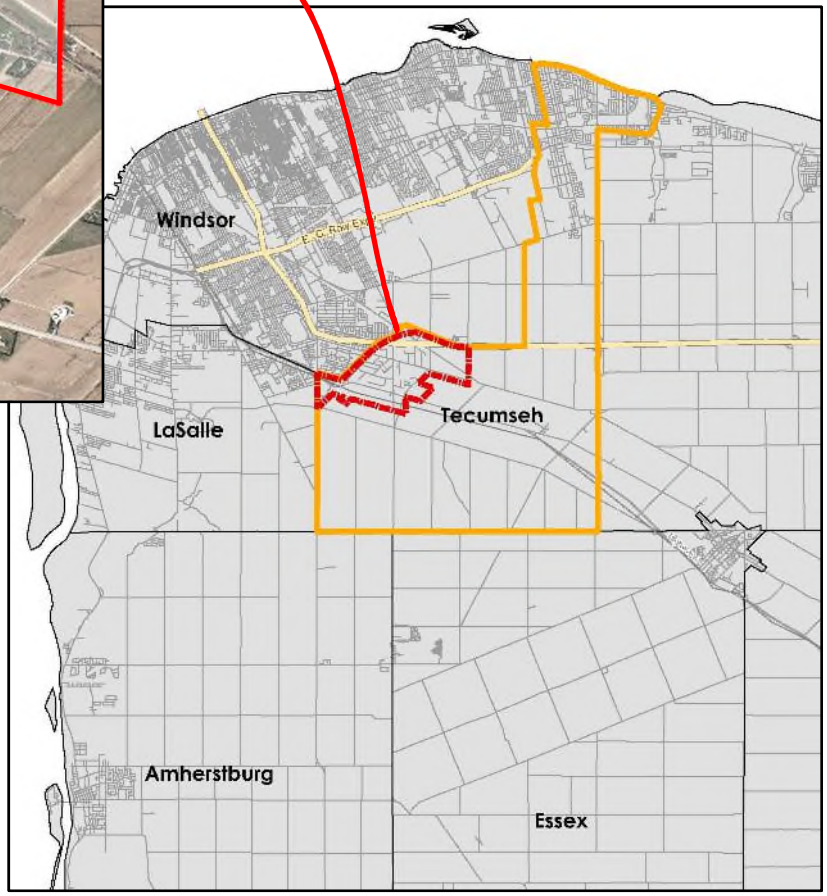
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 11:56 AM
To: 'dean.jacobs@wifn.org'
Cc: janet.macbeth@wifn.org; 'drskoke@wifn.org'
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

Good Morning Mr. Jacobs,

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

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:

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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
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jhenderson@tecumseh.ca

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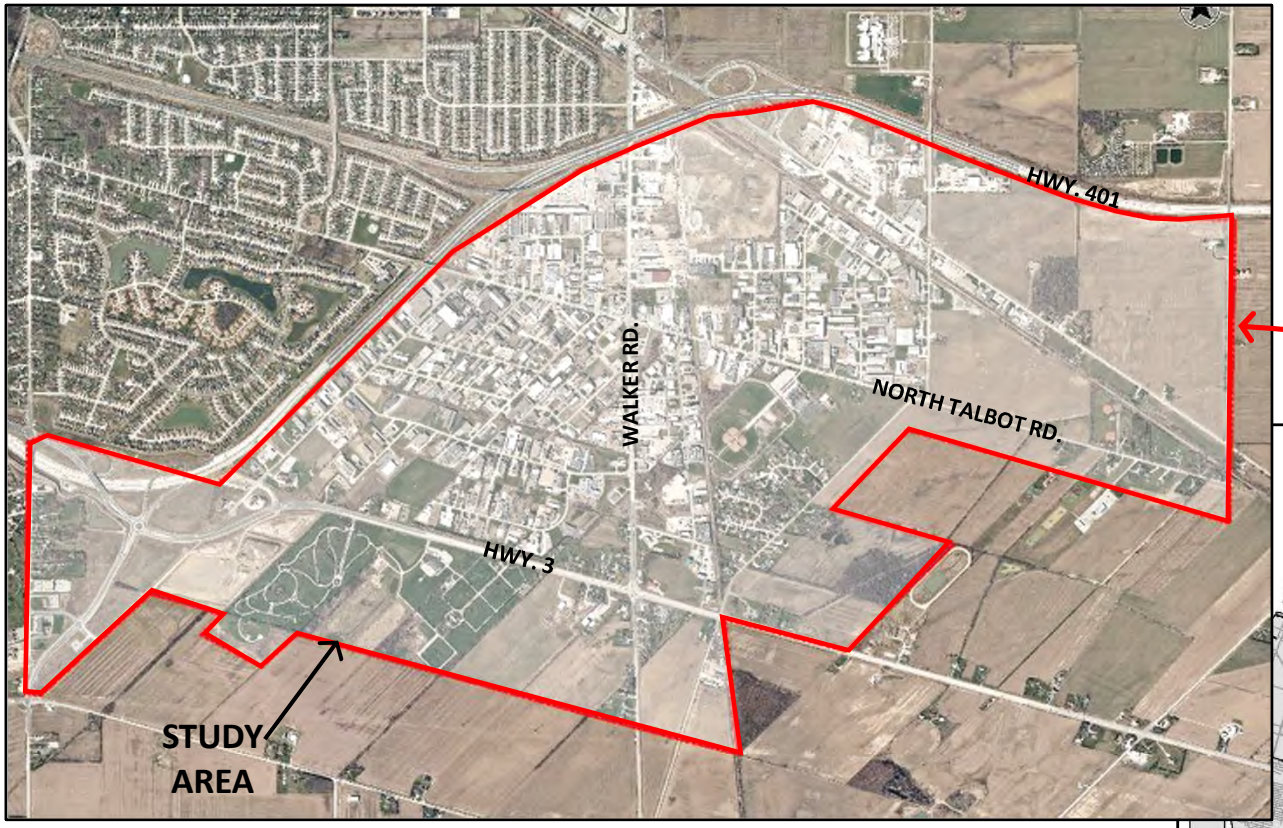
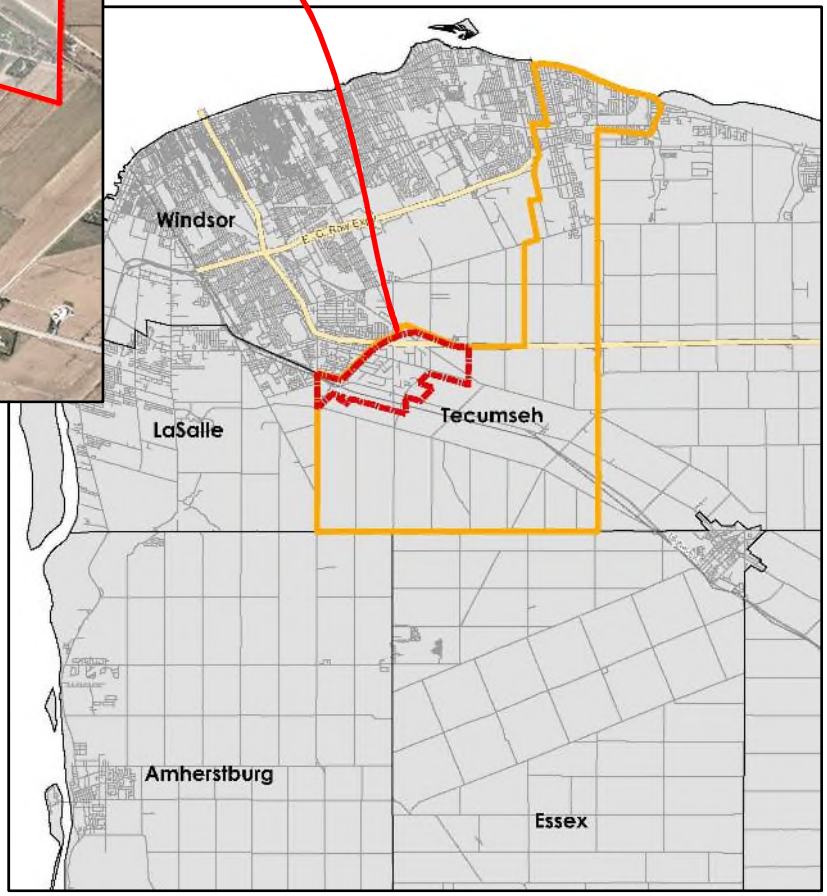


Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:04 PM
To: 'dean.jacobs@wifn.org'
Cc: janet.macbeth@wifn.org; 'drskoke@wifn.org'
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

Good Afternoon Mr. Jacobs,

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 29th, 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.

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f (519) 972-8644
e-mail lmichaud@landmarkengineers.ca

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:08 AM
To: 'dean.jacobs@wifn.org'
Cc: janet.macbeth@wifn.org; 'drskoke@wifn.org'
Subject: Project Update and Offer of Consultation 2 - Oldcastle Stormwater Master Plan

Good Morning Mr. Jacobs,

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Regards,

Liz Michaud

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Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 12:58 PM
To: 'dean.jacobs@wifn.org'
Cc: janet.macbeth@wifn.org; 'drskoke@wifn.org'; John Henderson
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon Mr. Jacobs,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

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Project contacts are as follows:

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Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

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p (519) 972-8052
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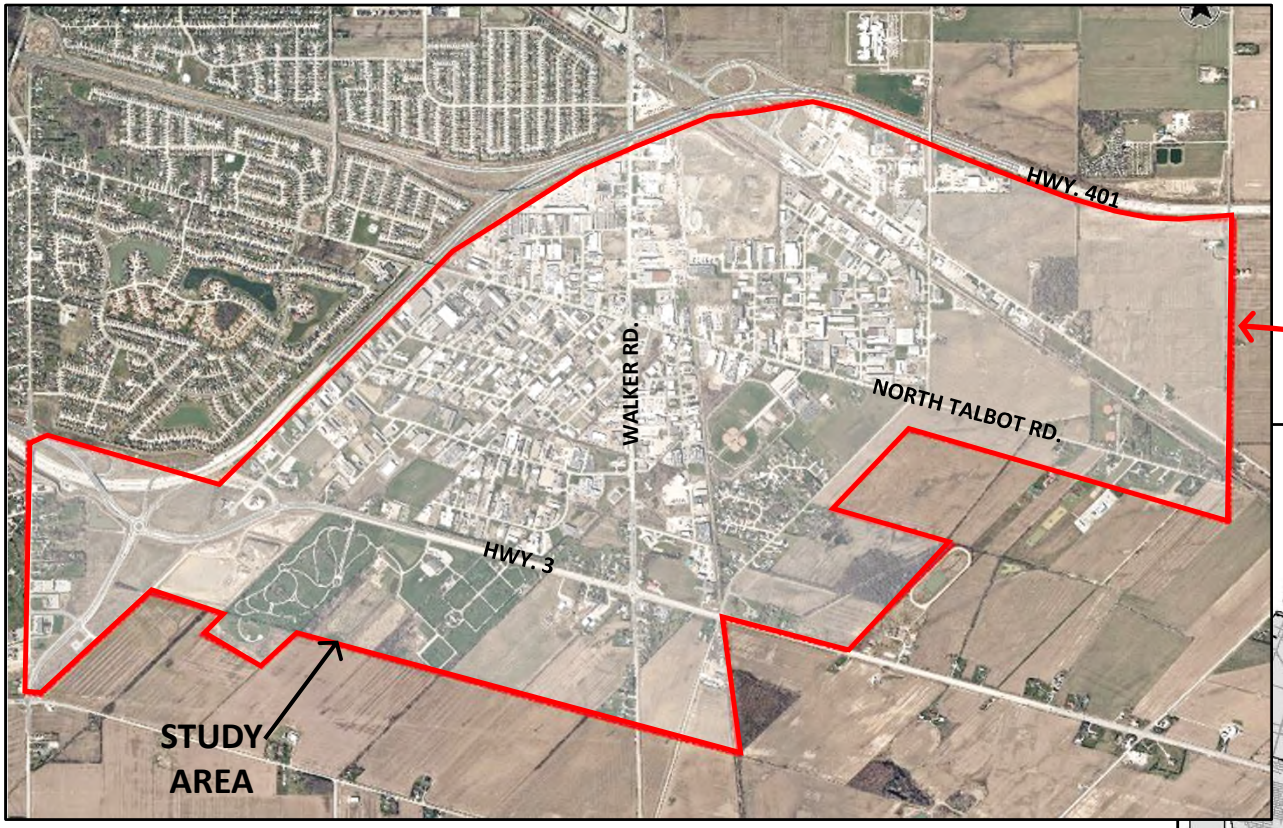
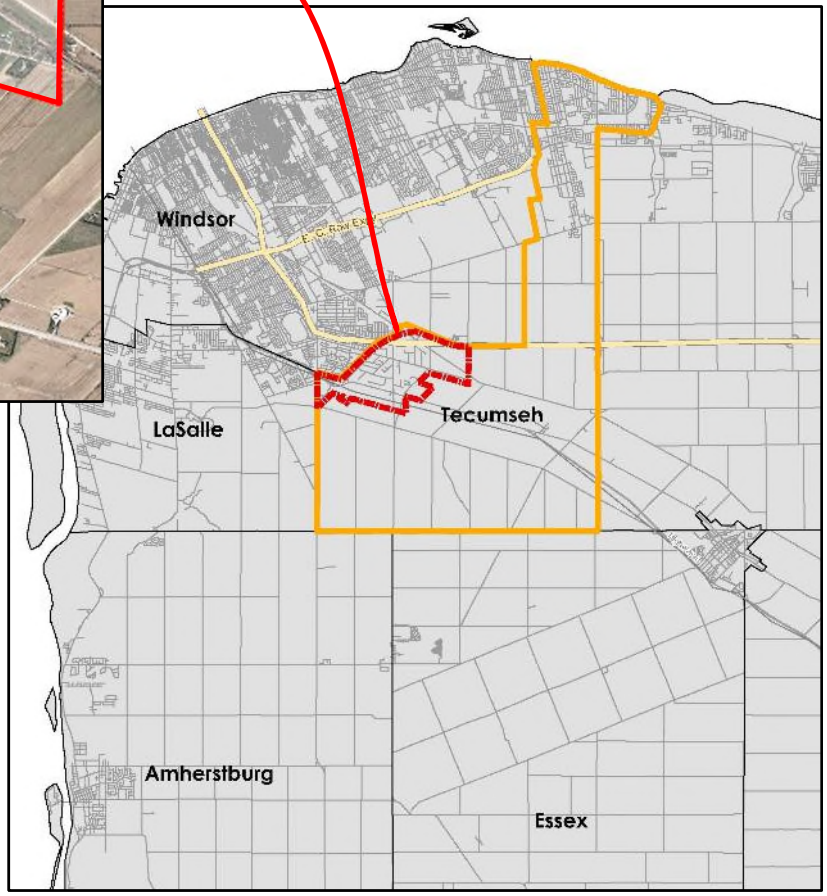


Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP		Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN		Scale: NTS	
		Project No.: 19-010	

Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

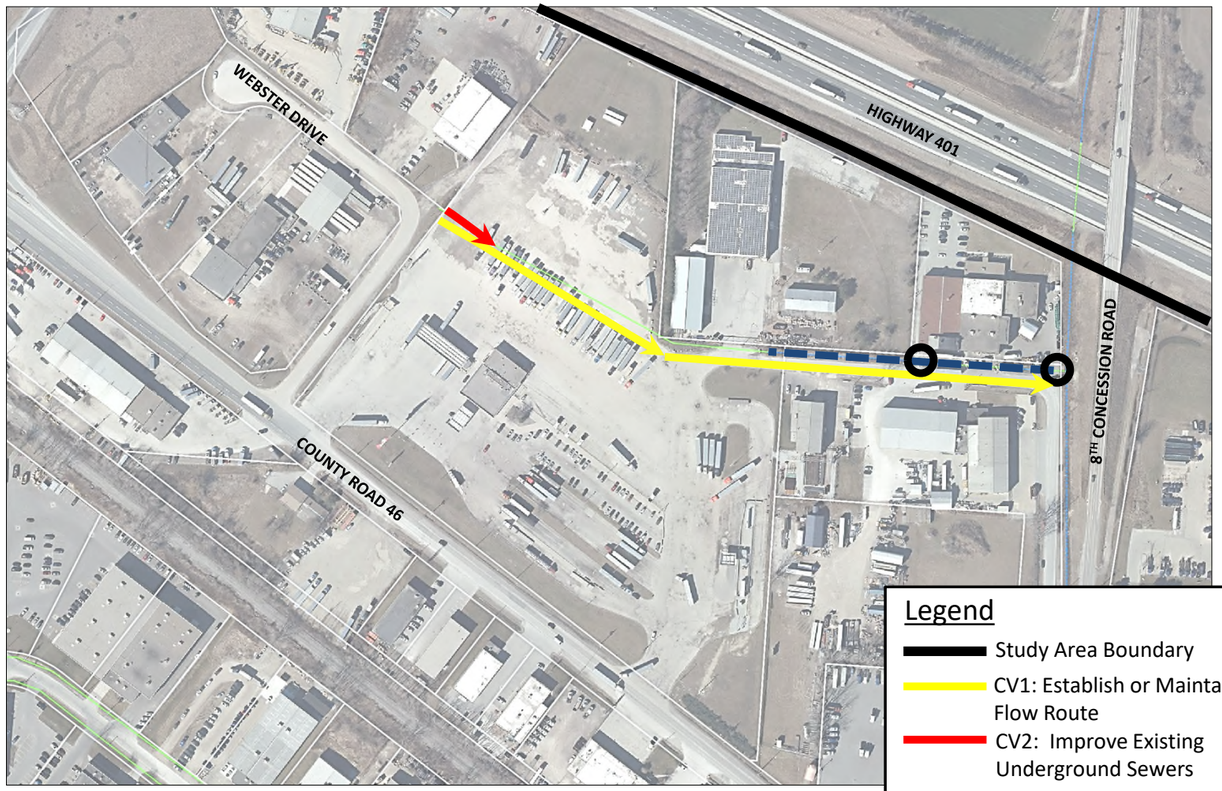
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

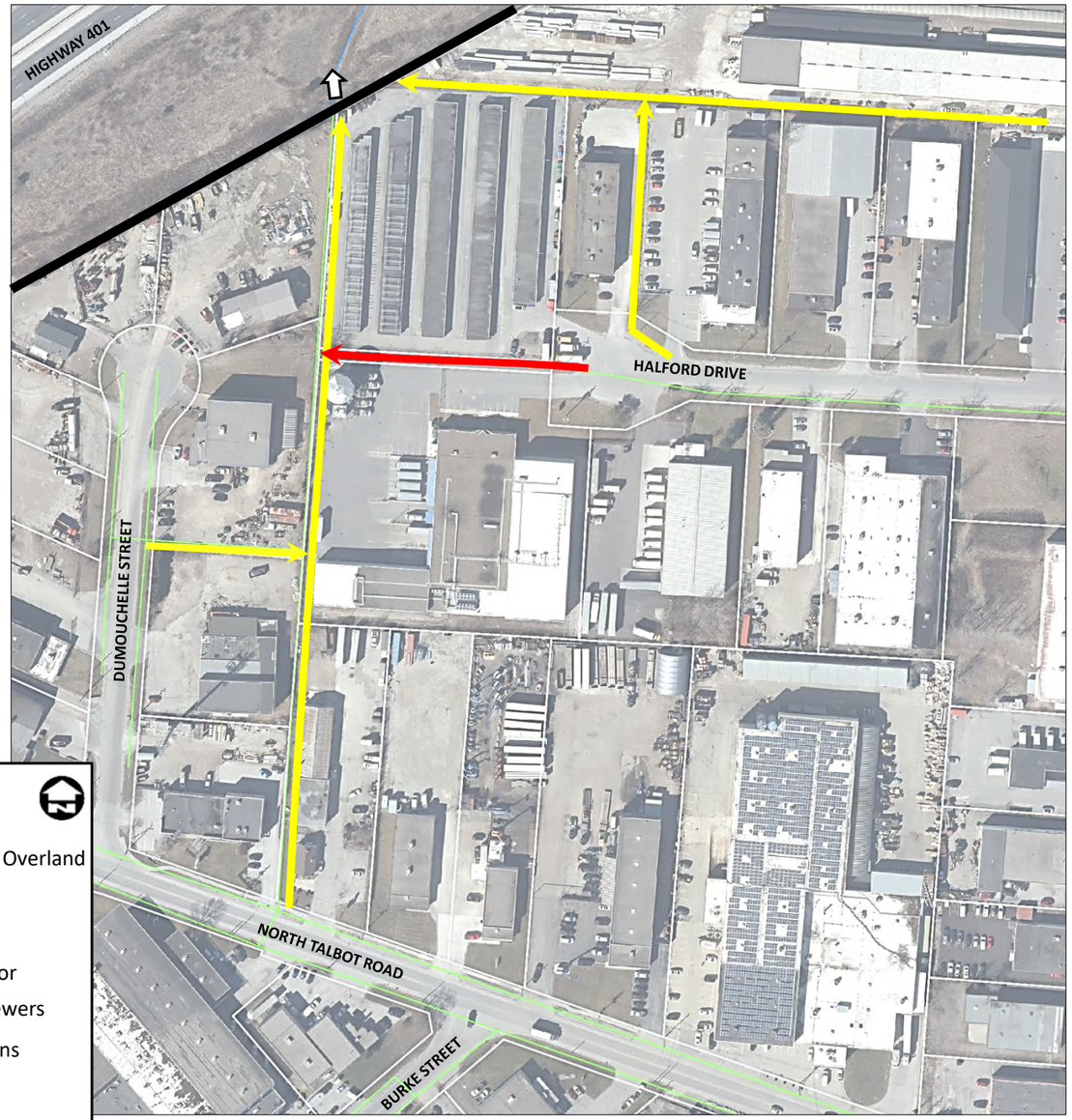
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

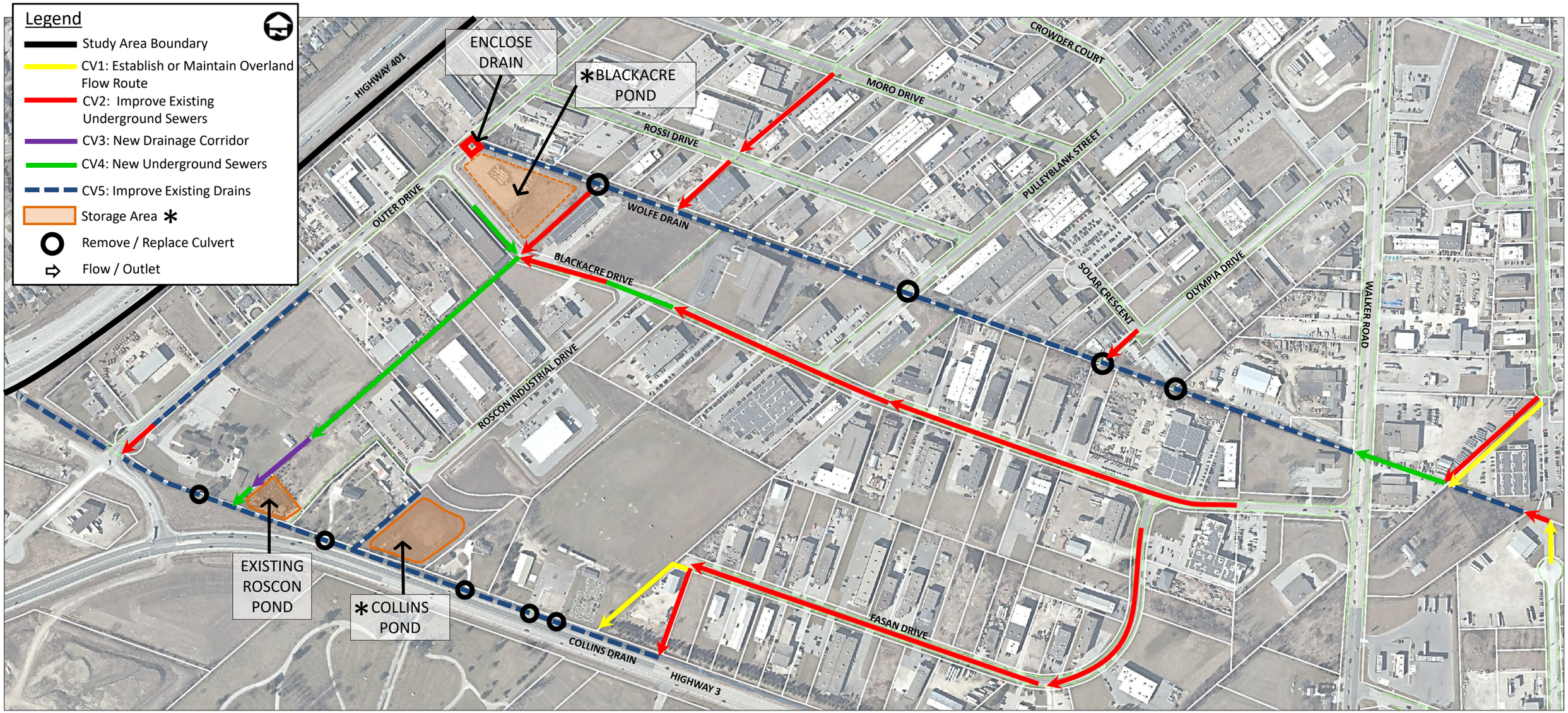
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



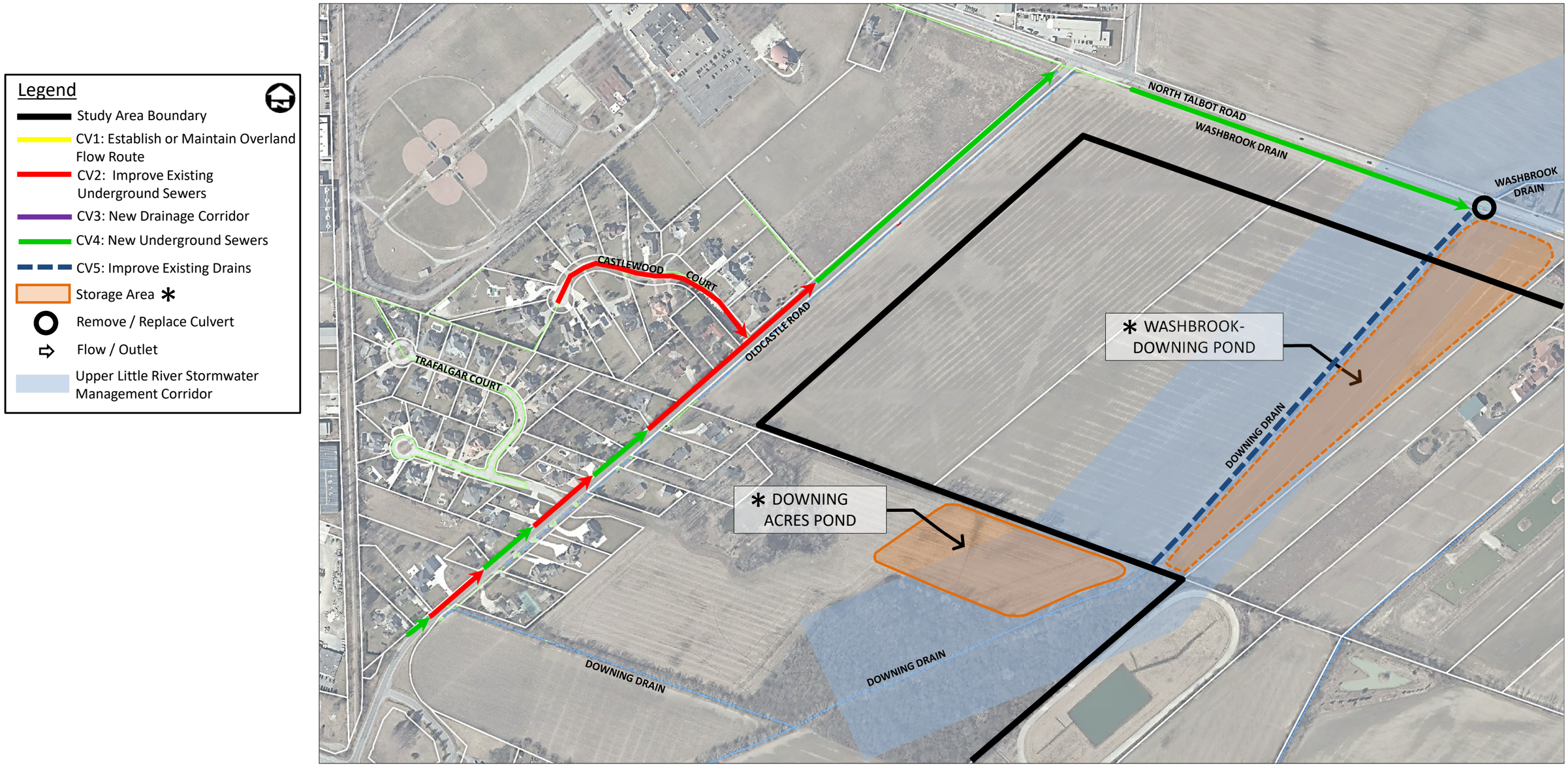
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.

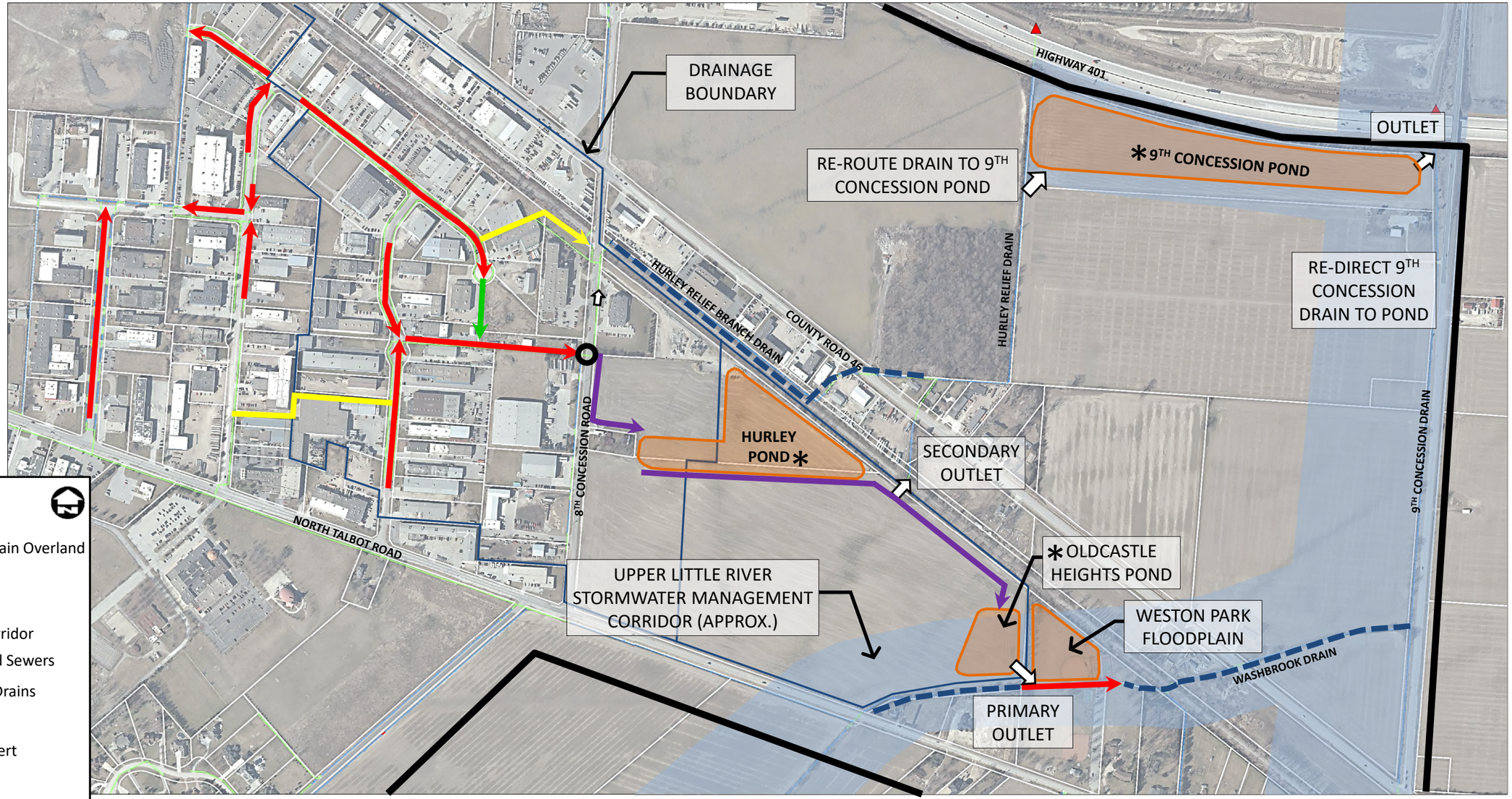


* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



* 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.

Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 2:27 PM
To: dean.jacobs@wifn.org
Cc: janet.macbeth@wifn.org; drskoke@wifn.org; John Henderson
Subject: Oldcastle Stormwater Master Plan - Notice of Study Completion and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

Good Afternoon Mr. Jacobs,

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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As well, three offers for consultation have been extended to you by e-mail (21 October 2019, 25 February 2020 and 6 December 2021). As indicated in the previous correspondence, all of the project information is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx.

The study has now progressed to the point where preferred solutions have been identified and we have issued the Notice of Completion. The preferred solution can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/resources/Documents/Oldcastle-Stormwater-MP/Section-3---Preferred-Solution-redacted.pdf

Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information. As indicated in the attached Notice, our 30 day review period closes on March 25, 2022.

This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

From: Liz Michaud
Sent: December 6, 2021 12:58 PM
To: 'dean.jacobs@wifn.org' <dean.jacobs@wifn.org>
Cc: janet.macbeth@wifn.org; 'drskoke@wifn.org' <drskoke@wifn.org>; John Henderson <jhenderson@tecumseh.ca>
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Good Afternoon Mr. Jacobs,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and

- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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

Town of Tecumseh
Mr. John Henderson, P.Eng.
917 Lesperance Rd.
Tecumseh, ON N8N 1W9
519-735-2184 ext. 166
jhenderson@tecumseh.ca

This Notice issued 15 February 2022.

Metis Nation of Ontario

Liz Michaud

From: Liz Michaud
Sent: October 7, 2019 2:55 PM
To: consultations@metisnation.org
Subject: Notice of Intent - 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

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:

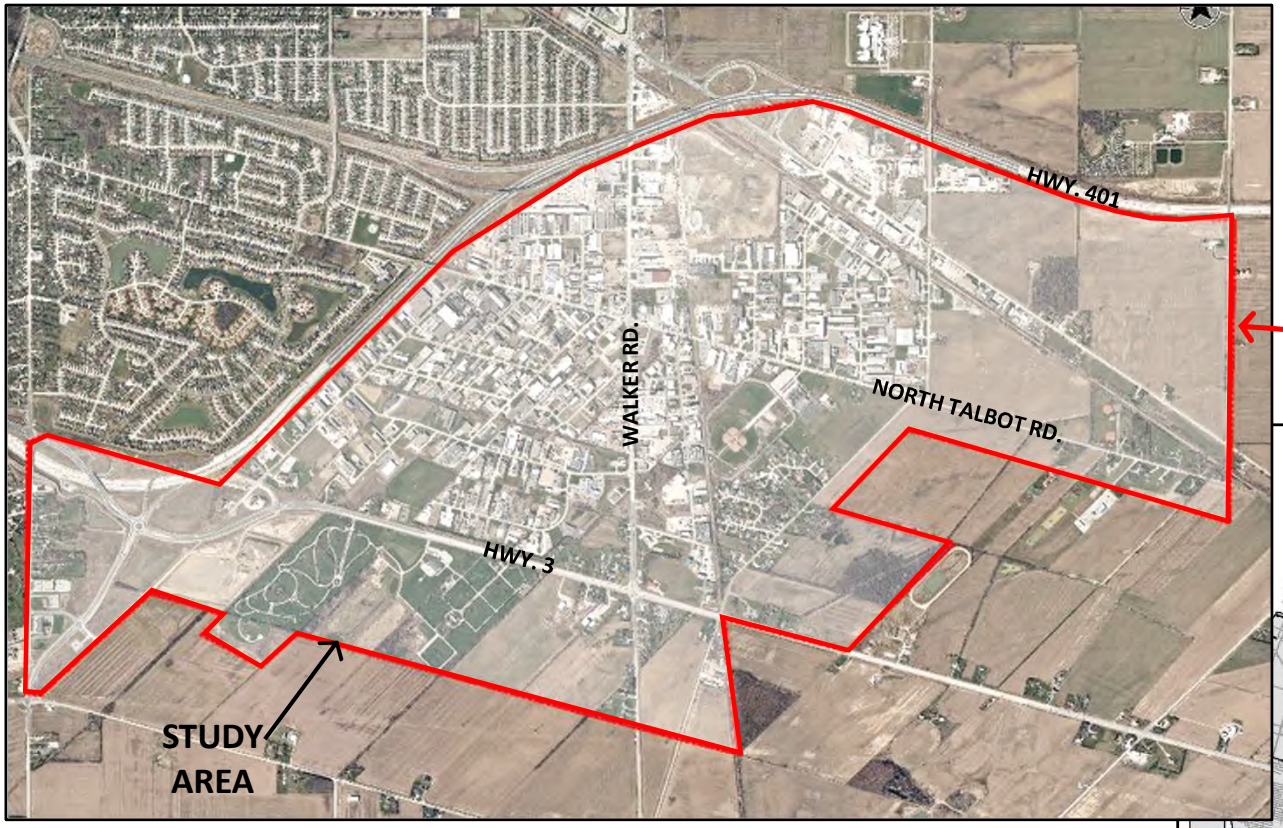
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

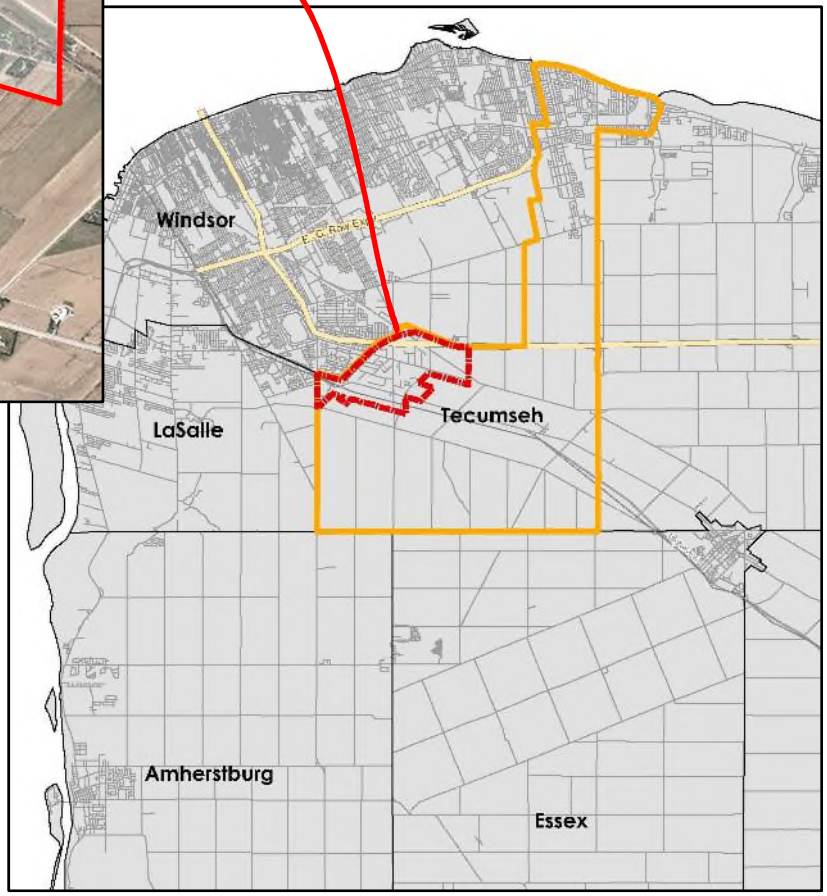
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: November 21, 2019 11:53 AM
To: consultations@metisnation.org
Subject: 19-010 Project Update and Offer of Consultation - Oldcastle Stormwater Master Plan
Attachments: 19-010 Oldcastle Stormwater Master Plan - Notice of Intent Package (7Oct19).pdf

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 background information has been compiled and areas of concern have been identified.

As indicated in the e-mail sent on October 7, 2019, the first of two scheduled Public Information Centres was held on October 17, 2019. All of the displays presented at the first Public Information Centre are 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.

We anticipate that our second Public Information Centre will be held in late January, where we will present alternative solutions and proposed improvements within the study area.

In order to simplify your initial response, **please reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

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:

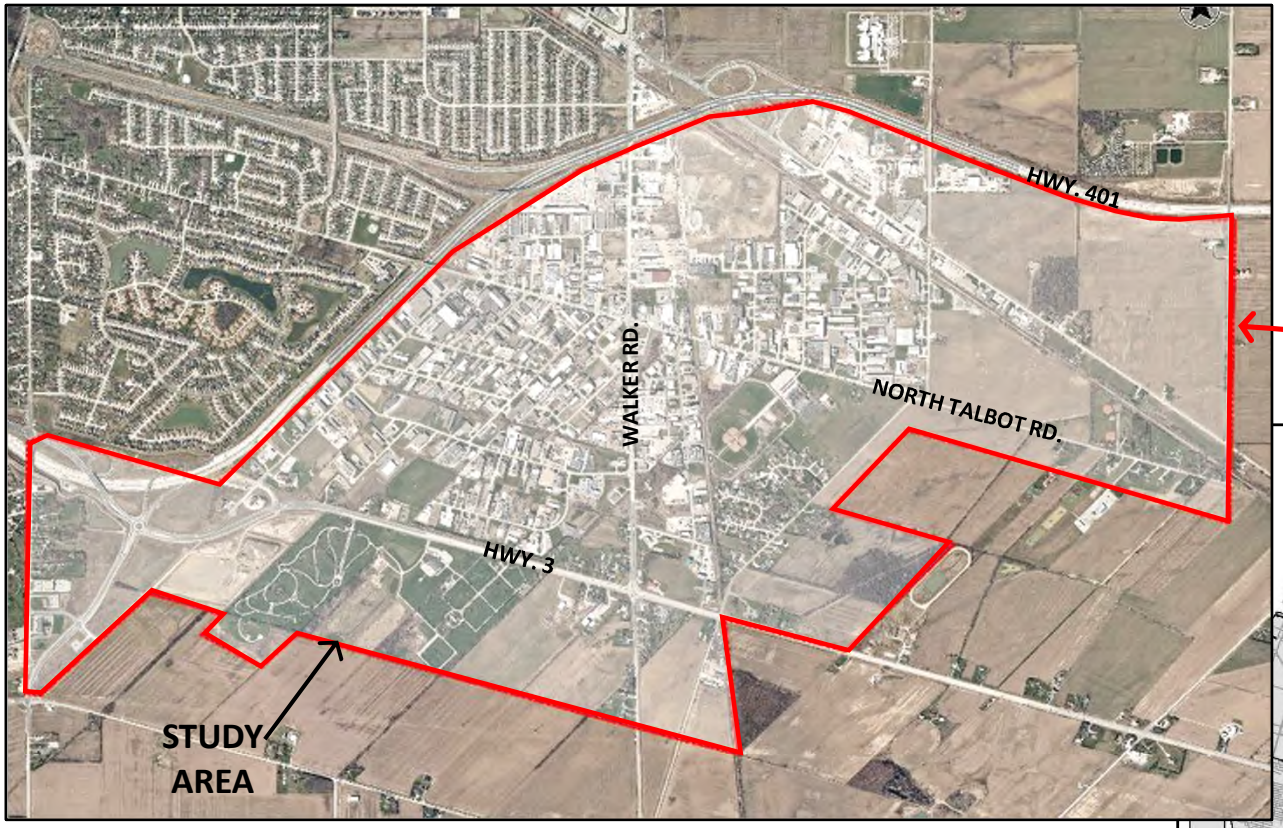
DATE:	**Thursday, October 17th, 2019**
TIME:	**2:00 – 5:00 p.m. and 6:00 – 8:00 p.m.**
PLACE:	**Ciociaro Club, Salon F** **3745 North Talbot Road** **Tecumseh, Ontario**

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:

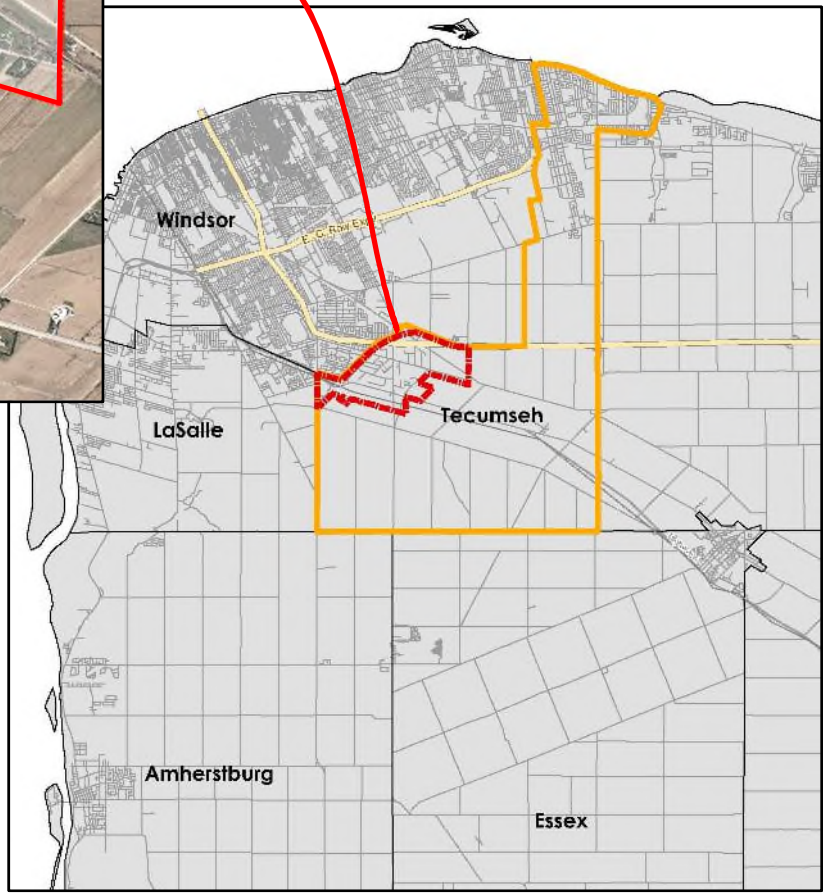
Landmark Engineers Inc.
Ms. Liz Michaud
2280 Ambassador Drive
Windsor, Ontario N9C 4E4
(519) 972-8052
lmichaud@landmarkengineers.ca

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



Landmark Engineers Inc.

Title: LOCATION MAP	Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN	Scale: NTS	
	Project No.: 19-010	

Liz Michaud

From: Liz Michaud
Sent: January 13, 2020 2:14 PM
To: consultations@metisnation.org
Subject: Oldcastle Stormwater Master Plan - Public Information Centre No. 2

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.**

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 29th, 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

Liz Michaud

From: Liz Michaud
Sent: February 25, 2020 11:19 AM
To: consultations@metisnation.org
Subject: Project Update and Offer of Consultation 2 - Oldcastle Stormwater Master Plan

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 recommended alternatives have been identified for review and public comment.

As indicated in the e-mail sent on January 13, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the displays presented at the first and second Public Information Centres are 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.

We are currently compiling feedback and refining the recommended solutions. We anticipate finalizing the solutions to issue a Notice of Completion in April. In order to simplify your response, p**lease reply to this e-mail to indicate your interest in the project.** We would be happy to schedule a meeting if you would like to discuss any concerns you may have.

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

Liz Michaud

From: Liz Michaud
Sent: December 6, 2021 2:28 PM
To: consultations@metisnation.org
Cc: John Henderson
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation
Attachments: 19-010 Site Location Map.pdf; 19-010 Oldcastle Preferred Soltuions (1Dec21).pdf

Good Afternoon,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

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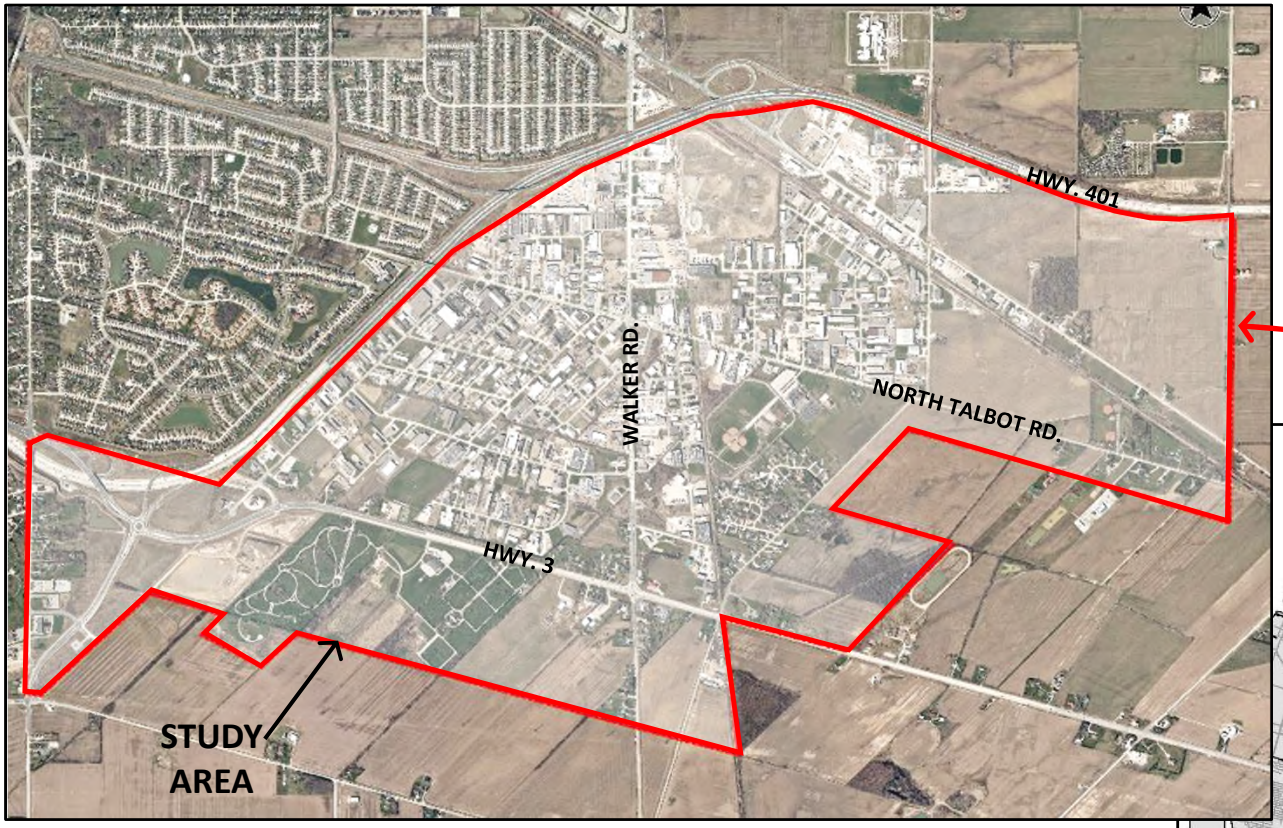
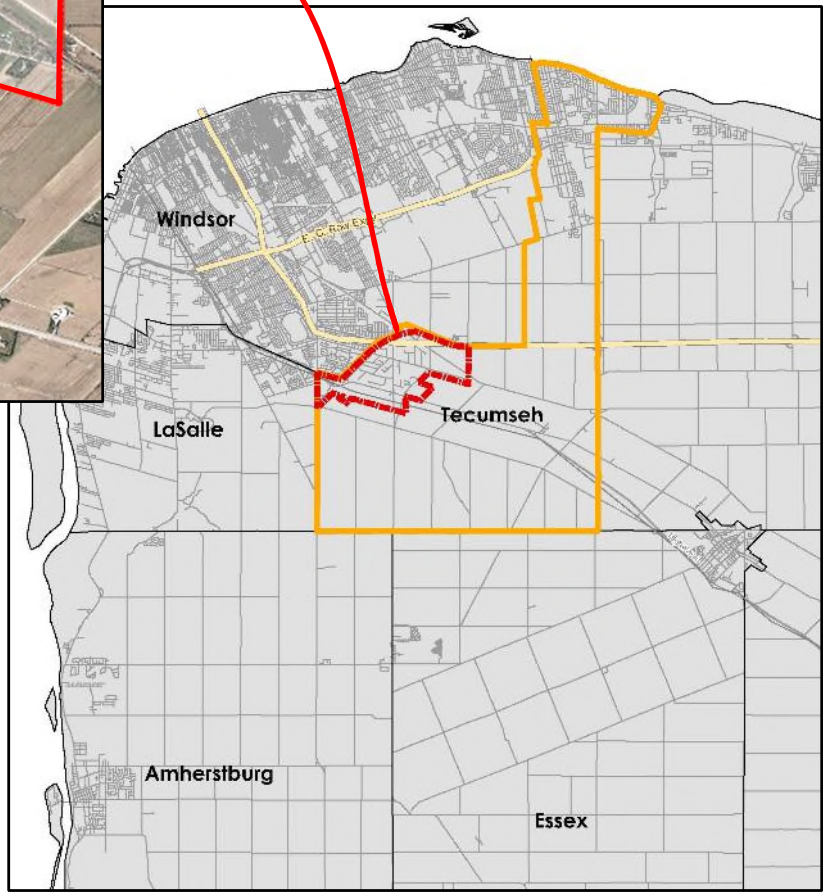


Oldcastle Business Park, Tecumseh



Landmark Engineers Inc.

Title: LOCATION MAP		Date: SEPT. 2019	FIGURE 1
Project: OLDCASTLE STORMWATER MASTER PLAN		Scale: NTS	
		Project No.: 19-010	

Table of Contents

3.0 Preferred Solution and Cost Estimate
3.1 Preferred Solution 1
3.1.1 Proposed Improvements 1
3.1.1.1 Dumouchelle / Halford Area 1
3.1.1.2 County Road 46 / 8th Concession Area 1
3.1.1.3 Blackacre Drive Area 1
3.1.1.4 Oldcastle Road Area 3
3.1.1.5 North Talbot Road / 8th Concession Area 3
3.1.2 Easements and Property Acquisition 3

3.2 Cost Estimate and Phasing 4

3.3 Approvals and Next Steps 5
3.3.1 Schedule A Projects 5
3.3.2 Schedule B Projects 5

3.0 Preferred Solution and Cost Estimate

This section of the Project File provides discussion of the Preferred Solutions that were developed based on refinements made to the Recommended Solutions (that were presented to the Public at the second Public Information Centre and online). A budgetary level Cost Estimate is also presented herein.

3.1 Preferred Solution

The Preferred Solution is based on the Recommended Solutions that were presented at the second Public Information Centre. After reviewing the feedback from all stakeholders and the finalization of the stormwater modeling (using PCSWMM Professional 2D software), the Recommended Solutions were refined to create the Preferred Solution for this project. For more technical details regarding the modeling and methodology used, please refer to the Stormwater Master Plan (SWMP) in Section 8 of the Project File.

The Preferred Solution is comprised of many improvements throughout the Study Area, all of which work together to achieve the goal of the study – improving stormwater management. The Preferred Solution figures can be found attached in this section of the Project File.

3.1.1 Proposed Improvements

Below is a summary of the proposed improvements that comprise the Preferred Solution. They have been broken down into the different drainage areas which correspond to the Preferred Solution figures. For detailed discussion on each improvement, refer to the SWMP - 5.2 Proposed Improvements, in Section 8 of the Project File. The SWMP also includes preliminary pipe sizing, pond volumes, typical drain sections and design considerations.

3.1.1.1 Dumouchelle / Halford Area

- Replacement of the Halford Drive storm sewer;
- Establish overland routes to 6th Concession Drain; and,
- Re-alignment of the drainage ditch that converges with the enclosed outlet.

3.1.1.2 County Road 46 / 8th Concession Area

- Replace existing storm sewer;
- Replace existing culverts;
- Cleaning of the open drain sections (Demonte Drain); and,
- Establish overland flow route towards 8th Concession Drain.

3.1.1.3 Blackacre Drive Area

The SWMP has four viable Options as Recommended Solutions. The Preferred Solution Option is to be selected based upon the findings of the ongoing *Turkey Creek Watershed Hydrologic and Hydraulic Study*.

The improvements below apply to all Options unless noted otherwise.

- Widen Wolfe Drain and replace the existing culverts;
- Deepen and widen Collins Drain (excluded in Option 2);
- New Collins Pond @ Mun. No. 5600 (Options 1 & 2 only);
- New storm sewers along Fasan Drive;
- New storm sewers along Blackacre Drive;
- New storm sewer outlets along Moro Drive, Rossi Drive, Olympia Drive and Brendan Lane;
- New Blackacre Pond @ Mun. No. 5400 (excluded in Option 4).

Discussion regarding revisions to the Recommended Solutions

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. Letters were sent to each of the limited property owners with undeveloped land which could be used for much needed stormwater storage for the overall benefit of the watershed.

Figure 1 herein illustrates the properties that were considered for storage areas. It was necessary for us to designate at least one of these areas (or portions of these areas) for stormwater storage. We aimed 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.

Further to the letter, feedback was received by each of the potentially affected property owners. Correspondence can be found in Section 4 of the Project File, which is briefly summarized as follows:

- The property owners of Mun Nos. 5635 and Mun. No. 5700 were strongly opposed to the potential property acquisitions as they expressed their plans to expand upon their existing development.
- The property owner of Mun. No. 5400 advised of potential future plans to relocate a business to this vacant property.
- The property owner of Mun. No. 5600 advised of potential future plans to expand upon the existing development on the southern side of the Town's right-of-way.
- The property owner of Mun. No. 1360 expressed some interest in having the Town purchase the designated portion of the property.

Through our evaluation of the potential alternative storage locations, Mun. No. 1360 was deemed impractical due to existing topography (i.e., lands too high compared to the proposed Auxiliary Wolfe Drain.

It was also deemed less desirable to acquire lands from properties with existing development (Mun. Nos. 5635 and Mun. No. 5700) as this would deny planned future expansion of lands that have already invested in development on the property. This could also be said for Mun. No. 5600, except that this property is

bisected by the Town's right-of-way and thus, it was deemed more reasonable to potentially acquire this land.

The property at Mun. No. 5400 was also deemed to be a reasonable option for property acquisition given that this property is currently vacant; and, it is an ideal location adjacent to the Wolfe Drain to provide storage for flow attenuation and corresponding smaller sewer sizing required to convey flows southerly towards the Collins Drain.

3.1.1.4 Oldcastle Road Area

- New storm sewers on Moynahan Drive and O'Neil Drive;
- New storm sewers along Hennin Street;
- Maintenance to the Hurley Relief Drain to remove sediments and blockages;
- New storm sewers along Del Duca Drive;
- New storm sewers along Ure Street;
- Replace and re-route Hurley Relief Branch Drain;
- New Hurley (Enbridge) Pond;
- New Oldcastle Heights Pond;
- Maintenance to the Washbrook Drain to remove sediments and blockages;
- Replacement of the Washbrook Drain field access culvert;
- Secure overland flow routes between buildings where indicated;
- New 9th Concession Pond.

3.1.1.5 North Talbot Road/ 8th Concession Area

- New storm sewers along Castlewood Court;
- New storm sewers to enclose the Washbrook Drain along North Talbot Road.
- New Washbrook-Downing Pond;
- New Downing Acres Pond

The Recommended Solutions presented at the second Public Information Centre depicted a stormwater pond immediately west of the Downing Drain. Feedback received suggested that we consider fitting the pond to the east of the Downing Drain, within the wedge-shaped portion formed by the drain and the property boundaries. The Recommended Solution has been revised to include a wedge-shaped pond (Washbrook-Downing Pond) as well as a second pond (Downing Acres Pond) to address stormwater management for the 31.2-hectare future development.

3.1.2 Easements and Property Acquisition

In order for the Town of Tecumseh to implement any of the proposed improvements on privately owned lands, an easement would be required. An easement is a legal right to use another's land for a specific limited purpose. In order to secure the easements required for the proposed improvements, the Town would work with the individual property owners to agree upon fair compensation for use of the land.

Some information regarding easements:

- Property owners still own the land - the Town does not own the land the easement occupies.
- Permanent easements are typically 6 metres wide. Actual width required may be more or less depending on the size and type of stormwater infrastructure being proposed.
- A temporary easement (or working easement) may be required in addition to permanent easements and are strictly to provide additional access during open-cut installation of sewers.
- Easements are typically along property lines within the building setback for most lots.
- Depending on the intended use of the easement, the area may need to be kept clear of all obstructions, such as, structures, parking lots and fences.
- An agreement between the property owner and the Town will detail the intended use and any use restrictions for the easement.

Due to the nature of the Master Planning process, all possible routing for stormwater has been considered during the process of defining the Preferred Solution. Possible routing options for easements were shown in the recommended solutions which were presented at PIC No.2. In many cases, there is only one feasible route to provide outlet for the stormwater. An inventory of the proposed easements to be secured is provided in Appendix M of the SWMP as well as in this section of the Project File for reference.

In the case of the proposed stormwater ponds, the Town will need to acquire the property. The first step would be for the Town to reach out to the land owner to agree upon fair compensation for the purchase of the land. If the land owner and the Town can not agree on the compensation the Town would have to begin a process to expropriate the land.

Due to the impact that the proposed easements and property acquisitions would have to the property owners, the Project Team sent specific correspondence to all potentially affected owners in order to alert them to the potential impact and offer consultation. All of the correspondence sent and received with the potentially affected property owners can be found in Section 4 of the Project File.

3.2 Cost Estimate and Phasing

A preliminary budget cost estimate has been prepared for the Preferred Solution and is presented below.

The total preliminary budget estimate has been set at $30 Million to $45 Million. A cost break-down that was prepared as part of the SWMP has been included in this section of the Project File for reference. The costs have been prepared with the following considerations:

- The estimate was prepared based on 2020 dollars;
- No allowance was included for potential easement and land acquisition costs;
- No allowance was included for pump station costs to accommodate stormwater storage facilities;
- The estimate does not include the cost of application or permit fees;
- An allowance of 25% was included for engineering and project administration costs;
- An allowance of 30% was included for contingency;
- No allowance was included for the testing, handling and disposal of impacted soils; and,

- Excludes HST.

A project of this magnitude, that includes many different types of improvements, would not be completed at one time. Therefore, the cost estimate has been broken down two ways; by drainage area and by priority phasing. The improvements have been categorised as short-term, medium-term or long-term based on sequencing and as well as immediate needs.

For the full discussion regarding the costs and phasing refer to the SWMP in Section 8 of the Project File.

3.3 Approvals and Next Steps

3.3.1 Schedule A Projects

About half of the proposed improvements in the Preferred Solution are categorized as Schedule A or A+. These projects are classified as pre-approved under the MECA and can move forward to detailed design and construction at any time. The Schedule A projects proposed in the Master Plan are:

- Improve existing underground sewers within the Town's right-of-way;
- Install new underground sewers with the Town's right-of-way;
- Establish overland flow route through existing easements;
- Culvert replacement within the municipal drains; and,
- Drain improvements.

All of the proposed drain improvement projects would be completed under the *Drainage Act* and will be subject to the approvals required as per the *Act*. This may include a Species at Risk Assessment and Essex Region Conservation Authority permit.

3.3.2 Schedule B Projects

For the proposed improvements that are categorized as Schedule B projects, the MECA requirements will be completed though this Master Planning process. The Schedule B projects proposed in the Master Plan are:

- New underground storm sewers though 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.

For the proposed improvements that are categorized as Schedule B projects and would be constructed on newly acquired properties (easement agreement, purchased or expropriated), the following approvals may be required prior to construction:

- Essex Region Conservation Authority permit;

- Ministry of the Environment Conservation and Parks – Species At Risk Assessment;
- Ministry of the Environment and Climate Change;
- Drainage Act Approval;
- County of Essex; and/or,
- Ministry of Transportation.

The following follow up studies may also be required:

- Stage 2 Archaeological Assessment;
- Soil Sampling and Characterization for off-site disposal.

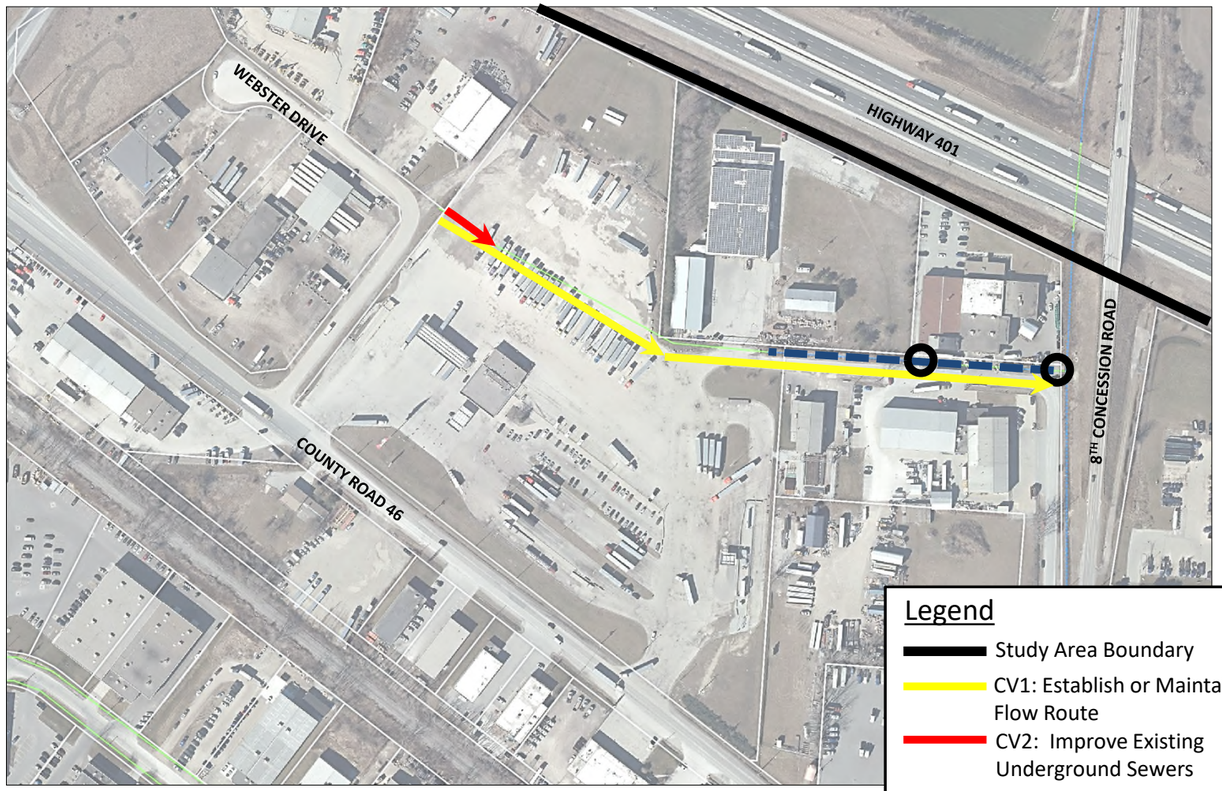
Schedule B projects proposed on existing easements would not be subject to any further environmental approvals prior to construction.

Preferred Solutions

The following slides present the Preferred Solutions for each area. Details of the improvements (such as preliminary pipe sizes, swale side slopes and preliminary pond volumes) can be found in the Stormwater Master Plan in Section 8 of the Project File.

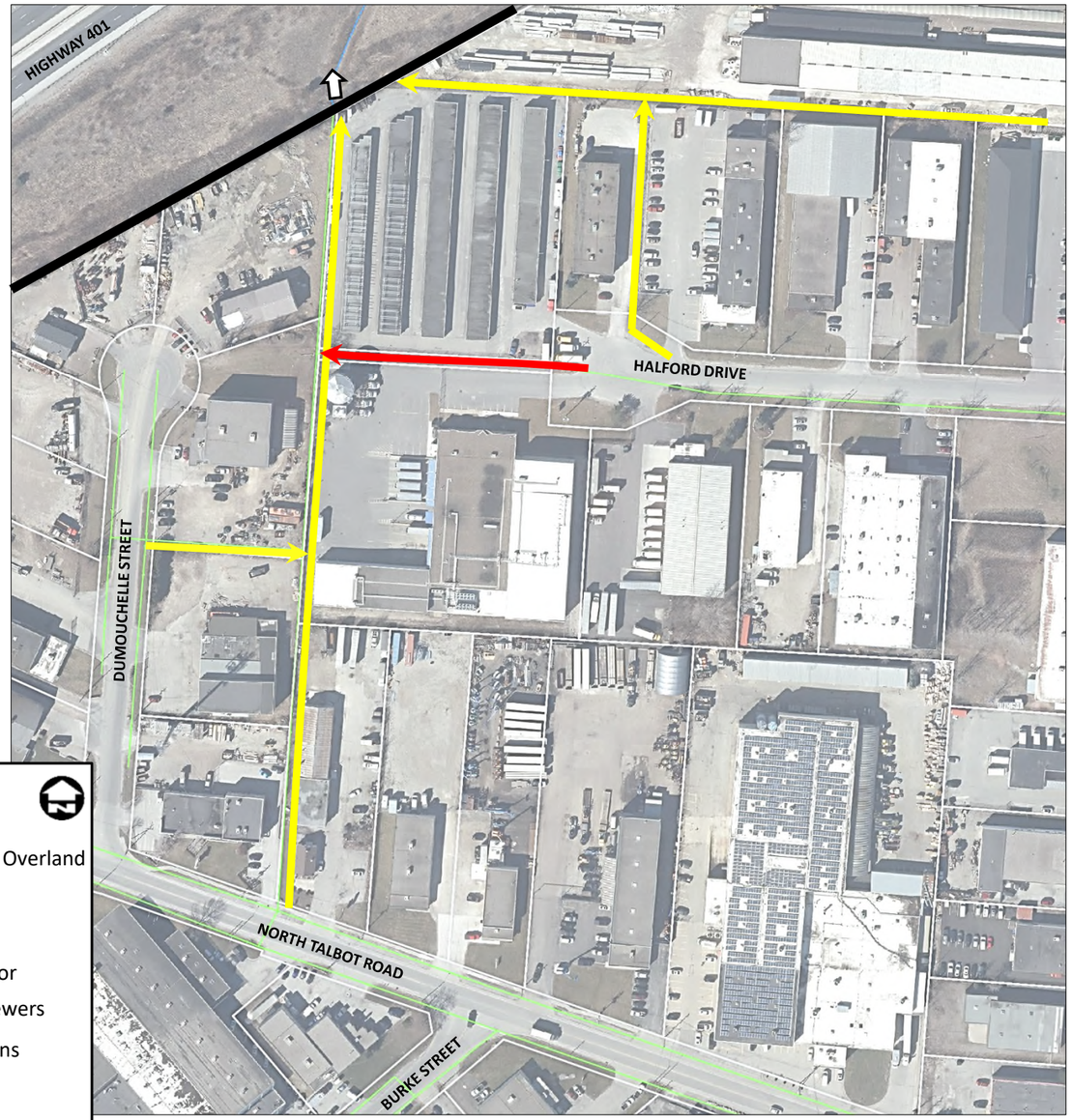
County Road 46 / 8th Concession Area

The Preferred Solution is for this area is to maintain the existing overland flow route, replace the pipe where shown, improve the existing drain and replace the existing culverts within the drain.



Dumouchelle / Halford Area

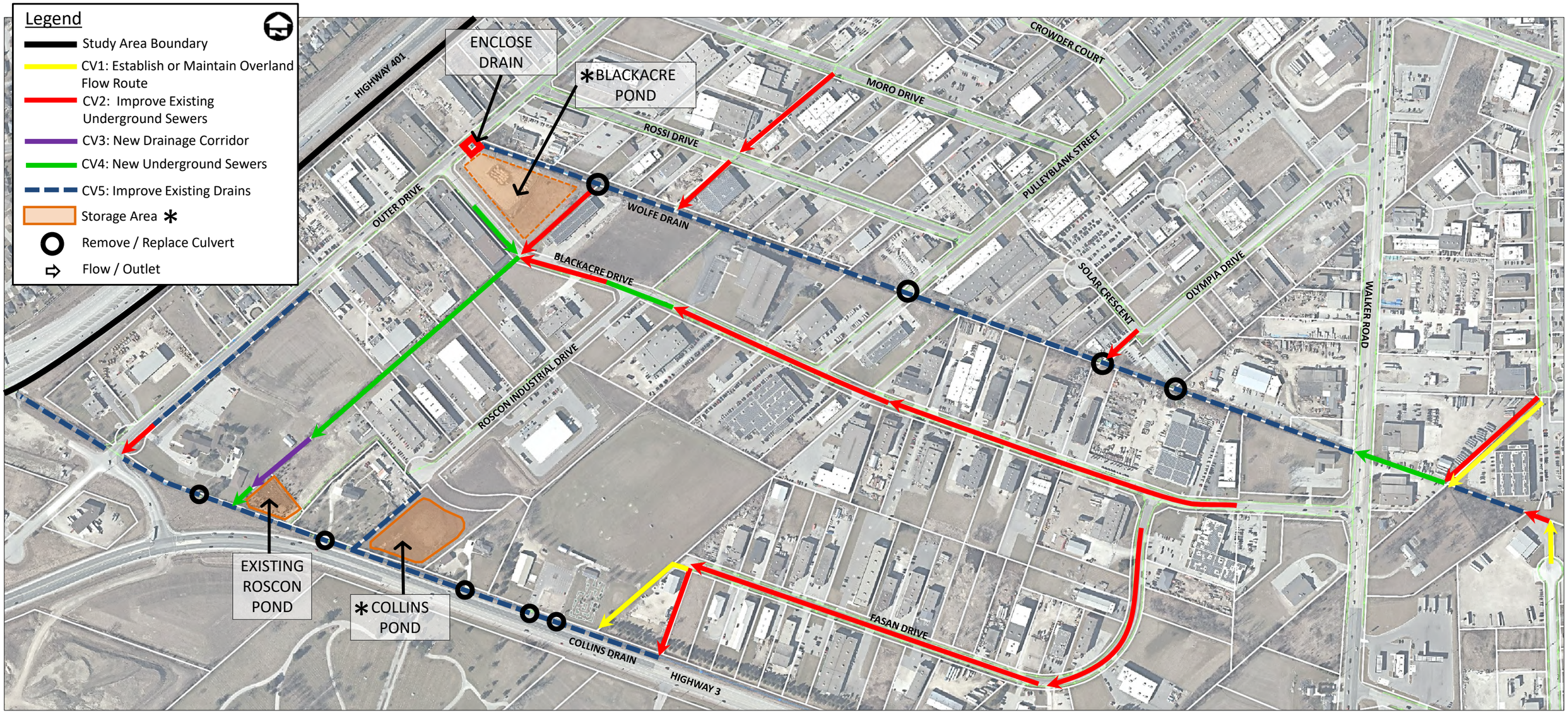
The Preferred Solution for the Dumouchelle / Halford Area is to secure easements in order to establish or maintain the existing overland flow routes as shown below. As well, the underground sewer at Halford Drive should be improved.



Preferred Solutions

Blackacre Drive Area

The Preferred Solutions for the Blackacre Drive area includes improvements to the existing storm sewers and addition of new storm sewers as shown below. The Wolfe Drain will be improved as well as the culverts along the drain. Two ponds have been proposed. Collins Pond, along the Collins Drain and Blackacre Pond along the Wolfe Drain. The Collins Drain will require improvement in order to provide relief for Fasan Drive as shown (improved underground sewer and proposed overland flow route). The Wolfe Drain will require widening to increase storage capacity.



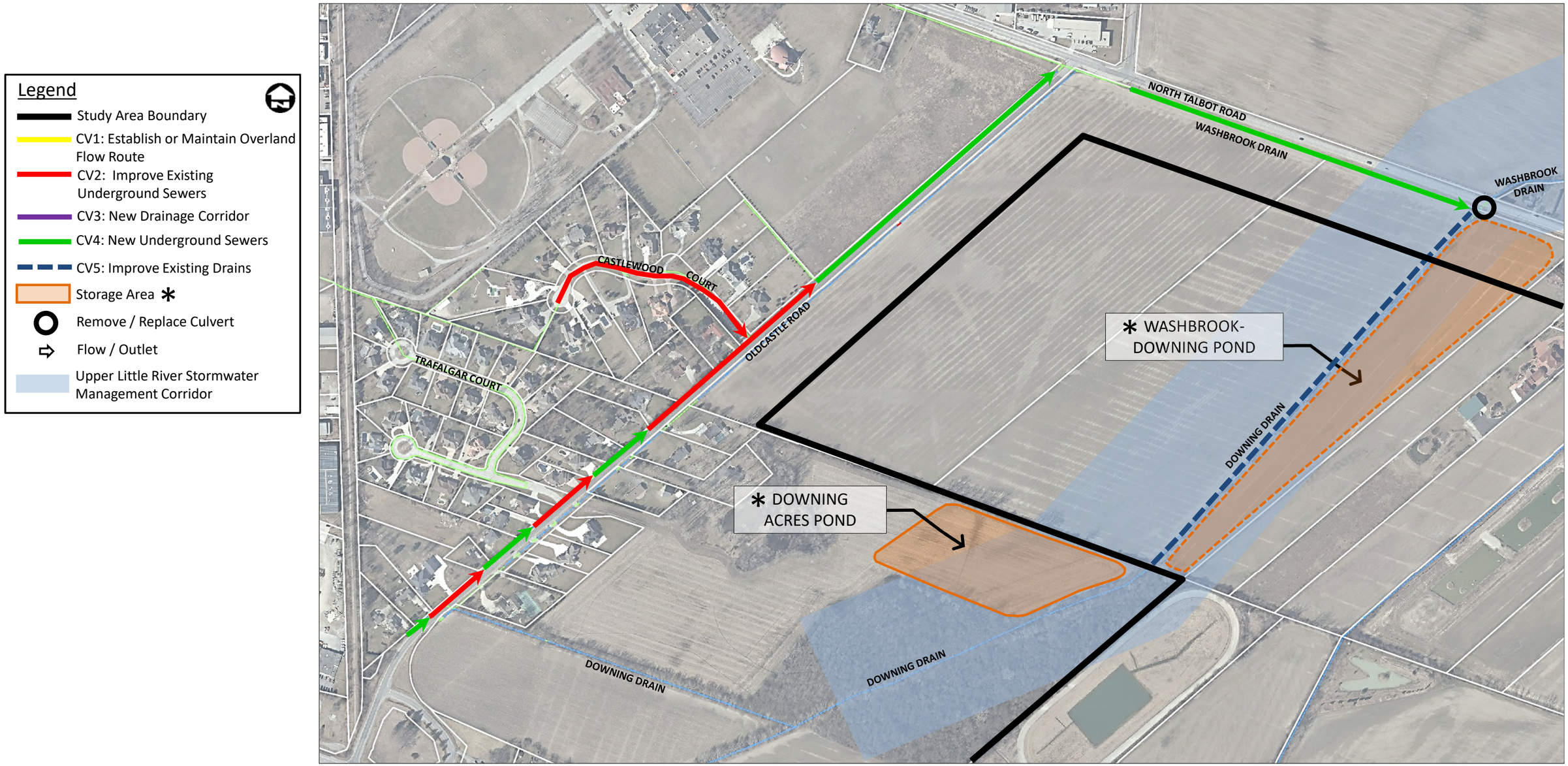
* The storage areas depicted in this slide are conceptual representations of the approximate area required based on functional level evaluations of storage requirements. Actual storage area and associated land requirements may vary in shape and size.

Landmark Engineers Inc.

Preferred Solutions

Oldcastle Road Area

The Preferred Solution for this area includes the improvement and addition of new underground storm sewers along Castlewood Court, Oldcastle Road and North Talbot Road. It also includes the addition of 2 new ponds along the Downing Drain and replacement of the culvert under North Talbot Road.



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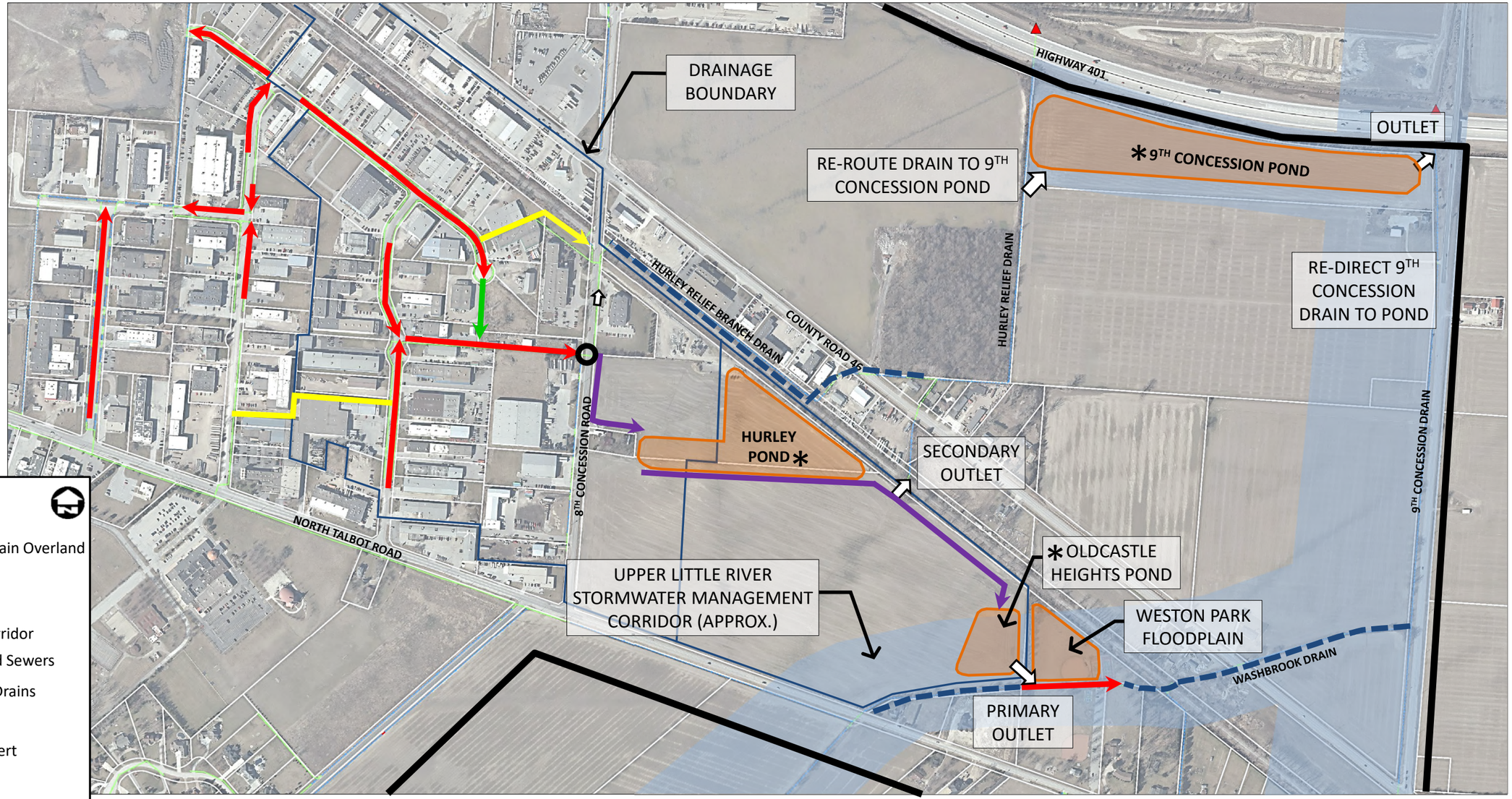
Preferred Solutions

North Talbot Road / 8th Concession Area

The Preferred Solution includes the improvement of existing underground storm sewers and the establishment of overland flow routes west of 8th Concession Road. Three ponds have been proposed in this area, the Hurley Pond, the Oldcastle Heights Pond and the 9th Concession Pond. As well, new drainage corridor have been proposed to route flows to the proposed ponds.



* 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.

Liz Michaud

From: Liz Michaud
Sent: February 22, 2022 4:13 PM
To: consultations@metisnation.org
Cc: John Henderson
Subject: Oldcastle Stormwater Master Plan - Notice of Completion and Offer of Consultation
Attachments: Notice of Study Completion (15Feb22).pdf

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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As well, three offers for consultation have been extended to you by e-mail (21 October 2019, 25 February 2020 and 6 December 2021). As indicated in the previous correspondence, all of the project information is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx.

The study has now progressed to the point where preferred solutions have been identified and we have issued the Notice of Completion. The preferred solution can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/resources/Documents/Oldcastle-Stormwater-MP/Section-3---Preferred-Solution-redacted.pdf

Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information. As indicated in the attached Notice, our 30 day review period closes on March 25, 2022.

This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

Regards,

Liz Michaud, P.Eng.

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

From: Liz Michaud
Sent: December 6, 2021 2:28 PM
To: consultations@metisnation.org
Cc: John Henderson <jhenderson@tecumseh.ca>
Subject: Oldcastle Stormwater Master Plan - Project Update and Offer of Consultation

Good Afternoon,

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. This study is being funded in part through the National Disaster Mitigation Program (NDMP) which is a federal program that provides funding support for flood mitigation projects. The Government of Canada administers the 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.

Consultation with your Community has been sought at key points during this study. To date, two Public Information Centers have been held to obtain input from the public and interested parties on the identified drainage issues and potential solutions within the Oldcastle Hamlet. As indicated in the e-mail sent to you on February 25, 2020, the second of two scheduled Public Information Centres was held on January 29, 2020. All of the information presented at the first and second Public Information Centres is available for review on the Town of Tecumseh's website: https://www.tecumseh.ca/en/town-hall/oldcastle-stormwater-master-plan.aspx. The webpage is updated periodically as the project progresses.

The study has now progressed to the point where preferred solutions have been identified and we are preparing to issue the Notice of Completion in early 2022. For your convenience, please find attached a plan showing the overall Study Area and the draft Preferred Solutions section of the report that is being prepared for this project. Consultation with First Nations continues to be an important component of this project. Accordingly, the Town of Tecumseh invites you to review and provide comments on the above noted and attached information in advance of the Notice of Completion being issued.

In addition, as part of the funding agreement for the National Disaster Mitigation Program, the Town of Tecumseh is required to obtain the following information from the Indigenous Communities that were consulted during the study process:

- A confirmation that you have been made aware of the Project;
- A statement from you indicating your support of the Project, and if this position is final, preliminary or conditional in nature; and
- Any issues or concerns you may have in relation to the Project.

To assist in obtaining these confirmations, we would be happy to schedule a meeting with you discuss any questions or concerns that you may have regarding this project.

Project contacts are as follows:

Liz Michaud, P.Eng.
Landmark Engineers Inc.
519-972-8052
lmichaud@landmarkengineers.ca

John Henderson, P.Eng.
Town of Tecumseh
519-735-2184, ext. 166
jhenderson@tecumseh.ca

We look forward to hearing from you.

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

TOWN OF Tecumseh
ONTARIO CANADA

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

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

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.
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Windsor, ON N9C 4E4
519-972-8052
lmichaud@landmarkengineers.ca

Town of Tecumseh
Mr. John Henderson, P.Eng.
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This Notice issued 15 February 2022.