

Tecumseh Hamlet Secondary Plan Area Infrastructure Improvements

Schedule C Municipal Class Environmental Assessment and Functional Design

August 11, 2025



TECUMSEH HAMLET SECONDARY PLAN & MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

Thank you for accepting our invitation to meet this afternoon.

Following introductions, we will make a presentation on two processes undertaken by the Town with respect to the Tecumseh Hamlet Secondary Plan Area:

- Following the *Planning Act* to amend the Town's Official Plan;
- Following a Municipal Class Environmental Assessment process to evaluate and determine preferred servicing solutions.

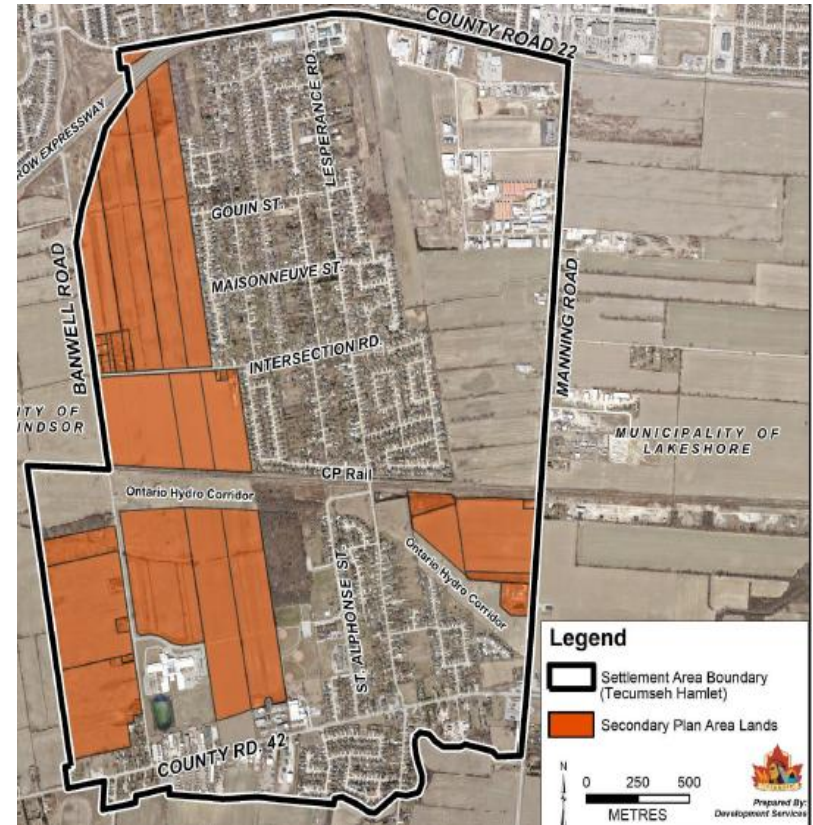
Questions and discussion to follow.



TECUMSEH HAMLET SECONDARY PLAN

Purpose of the THSP

- Purpose of the THSP is to ensure orderly, efficient and appropriate development of the study lands, which were identified as “Future Development” in the Official Plan since 1997.
- The THSP addresses the integration of existing and new development, land use distribution and related infrastructure requirements.
- It seeks to:
 - improve street network connectivity
 - build an interconnected network of public open space
 - identify the location and distribution of community facilities
 - identify a wide variety of future land uses, including a diversity of housing types.



TECUMSEH HAMLET SECONDARY PLAN

Community and Stakeholder Engagement

October 2022	Stakeholder Interviews with Key Landowners
October 2022	Property Owner Workshops
December 2022	Project Re-initiation Open House
December 2022	Meeting with Greater Essex County District School Board
April 2023	Public Information Centre #1 (Secondary Plan and EA Project Commencement & PIC #1)
July & September 2023	Workshops with McAuliffe Park Sports Group
November 2023	Public Information Centre #2 (Secondary Plan Update and EA PIC#2)
January-July 2024	Meetings with First Nations, Windsor, County of Essex, ERCA, MECP, Property Owners, Community Members
January-July 2024	Meetings with Property Owners in the study area
September 2024	Statutory Council Public Meeting
Dec 2024 & Jan 2025	Meetings with Banwell Road / Intersection Road Residents
January 2025	Regular Council Meeting – Council Adoption of Secondary Plan (Official Plan Amendment 5)

Note: Form of notification for PICs and Public Meetings was by mailout to properties inside the study area and within 120 metres of the study area (in accordance with *Planning Act*) as well as on the Town's website.



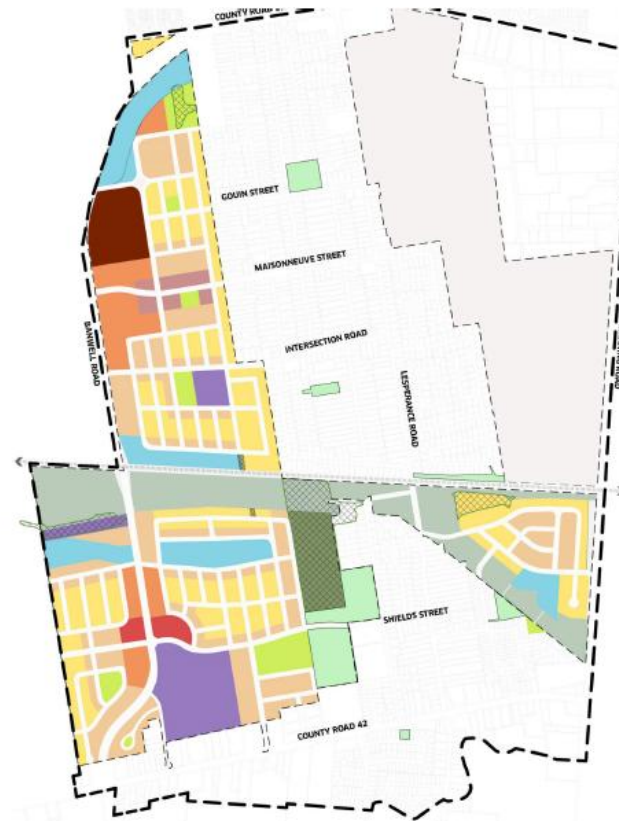
TECUMSEH HAMLET SECONDARY PLAN

Official Plan Amendment No.5

- On January 28, 2025, Official Plan Amendment No.5 was adopted by Council, incorporating the THSP document and associated schedules into the Tecumseh Official Plan
- On March 4, 2025, Official Plan Amendment No. 5 was approved by the County of Essex.
- The Appeal Period for the Official Plan Amendment No.5 passed with no appeals received

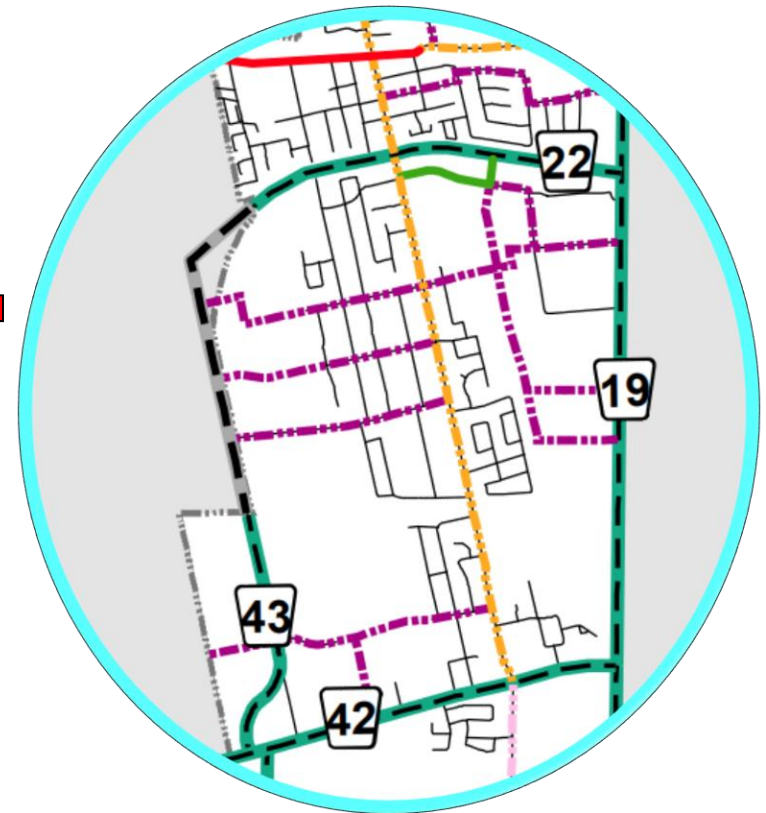
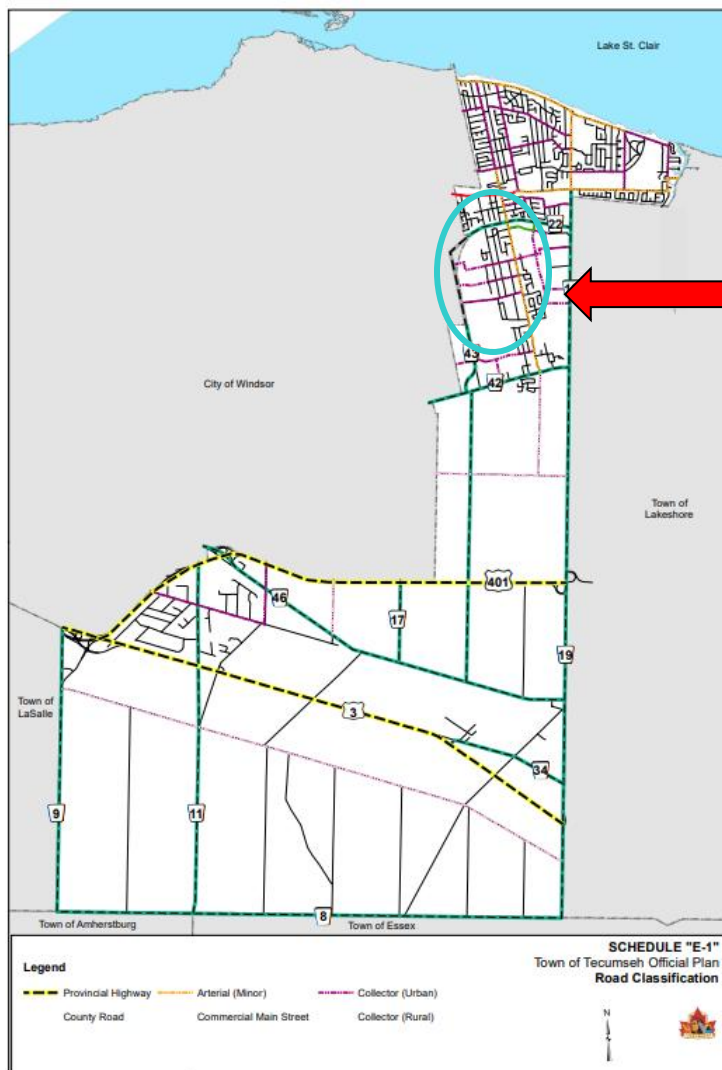
Land Use Plan

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Anchor Commercial
- Main Street Commercial
- Neighbourhood Commercial
- Community Facility
- Hydro Corridor
- Recreational
- Stormwater Management Ponds
- Natural Environment
- Natural Environmental Overlay
- Major Infrastructure Corridor



TECUMSEH HAMLET SECONDARY PLAN

Official Plan Road Classification



Legend

- Provincial Highway
- County Road
- Arterial (Minor)
- Commercial Main Street
- Collector (Urban)
- Collector (Rural)

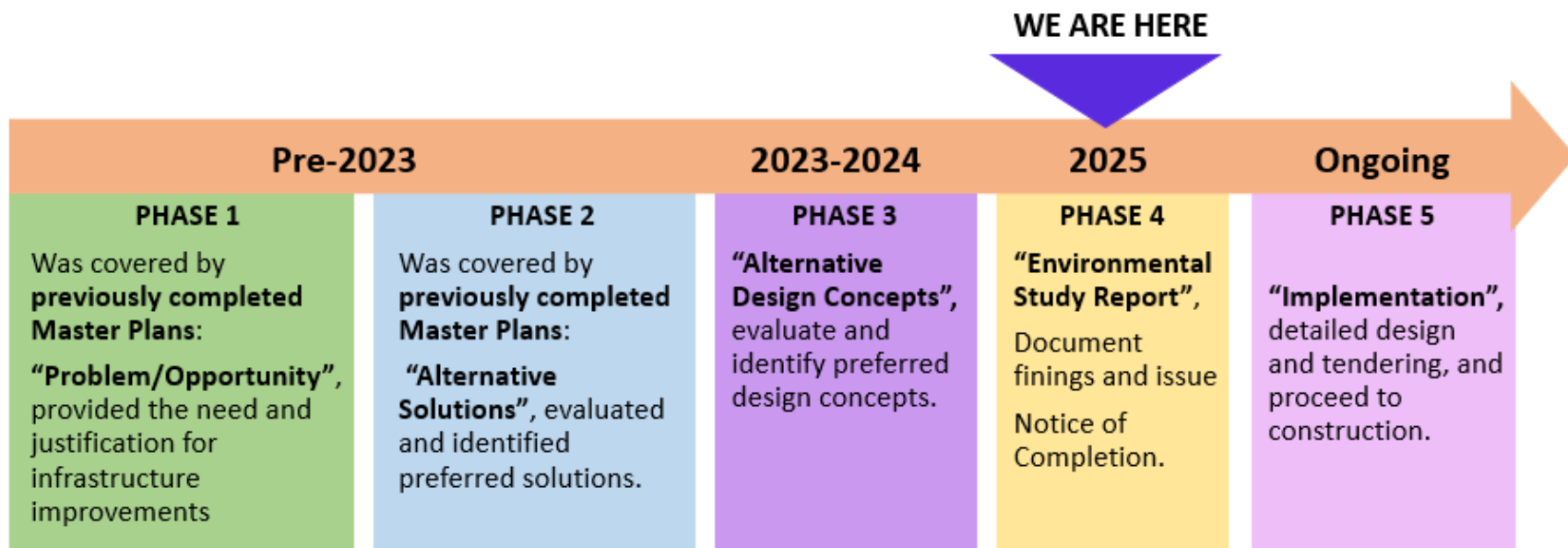


TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

What is an Environmental Assessment (EA)?

- In Ontario, an *Environmental Assessment* is a planning and decision-making process used to evaluate the potential environmental impacts of a proposed project before it begins. It ensures that environmental, social, cultural, and economic factors are considered. This process is governed by the **Provincial Environmental Assessment Act**, and applies to public sector projects (like roads, sewers, SWM and waste facilities) and some private sector projects that may significantly affect the environment.

Municipal Class EA Process



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Class Environmental Assessment and Functional Servicing Report

- While the **Secondary Plan** focusses on **Land Use**, the **Environmental Assessment and Functional Servicing Report** focusses on **Infrastructure** and provides developers a comprehensive framework for the servicing of their lands.
 - Confirms system capacity.
 - Establishes design parameters and level of service.
 - Defines how upstream and downstream systems must be accommodated.
 - Identifies land acquisition and property easement corridors.
 - Promotes sustainable development



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Class Environmental Assessment and Functional Servicing Report

Previous Master Plans and studies concluded that road, water, wastewater and SWM projects are needed to service new development in Tecumseh Hamlet. These studies have followed EA processes and have been approved by their respective Councils.

Transportation Projects

- Windsor / Tecumseh / County of Essex Boundary Agreement (2003)
- County Road 22 and County Road 19 Environmental Assessment (County of Essex / MTO) (2008)
- County Road 43 Environmental Assessment (County of Essex) (2009)
- Lauzon Parkway (County Road 42) Environmental Assessment (City of Windsor) (2014)
- Tecumseh Hamlet Secondary Plan Transportation Impact Study (2015)
- Banwell Road Environmental Assessment (City of Windsor) (2016)
- Town of Tecumseh Transportation Master Plan (2017)
- City of Windsor Battery Plant Traffic Study (2022)
- Tecumseh Hamlet Secondary Plan Transportation Impact Study - Addendum & Updates (2024)

Water and Wastewater Projects

- Town of Tecumseh Water and Wastewater Master Plan (2004, 2008, 2019)
- Water Model Update (North Service Area) (2022)
- Enwin Water Master Plan (2023)
- Town of Tecumseh Sanitary Model Recalibration and Basement Flood Risk Mitigation Study (2024)
- Tecumseh Hamlet Secondary Plan Area Functional Servicing Report (2025)

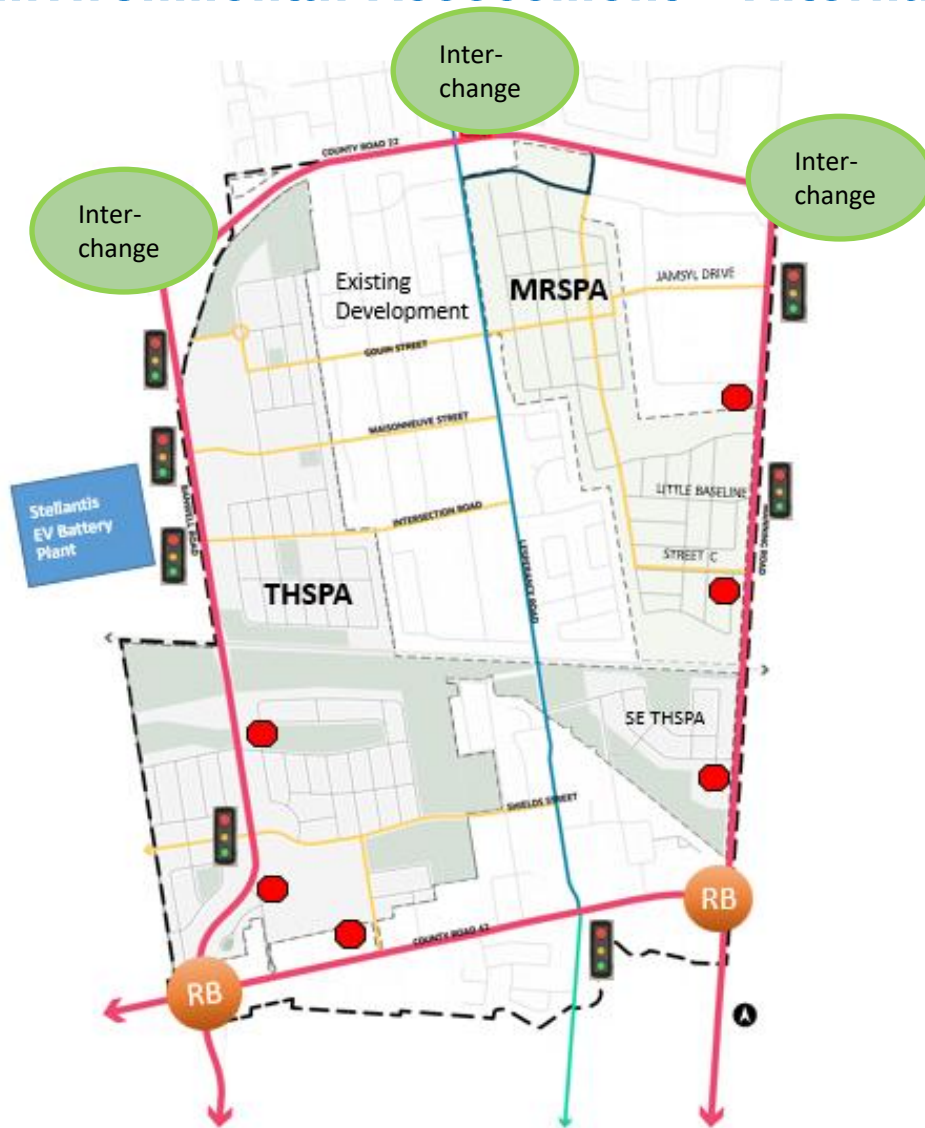
Stormwater Projects

- Tecumseh Drainage Master Plan (2019)
- Upper Litter River Watershed Drainage and Stormwater Management (SWM) Master Plan (2023)
- Tecumseh Hamlet Secondary Plan Area Functional Servicing Report (2025)



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Environmental Assessment – Alternative Solutions and Preferred Designs



Transportation

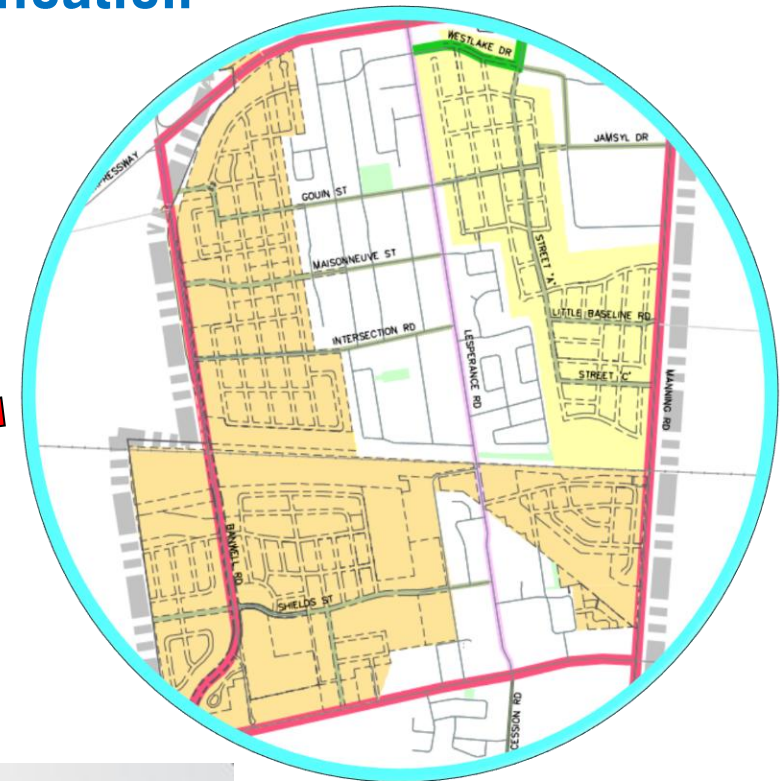
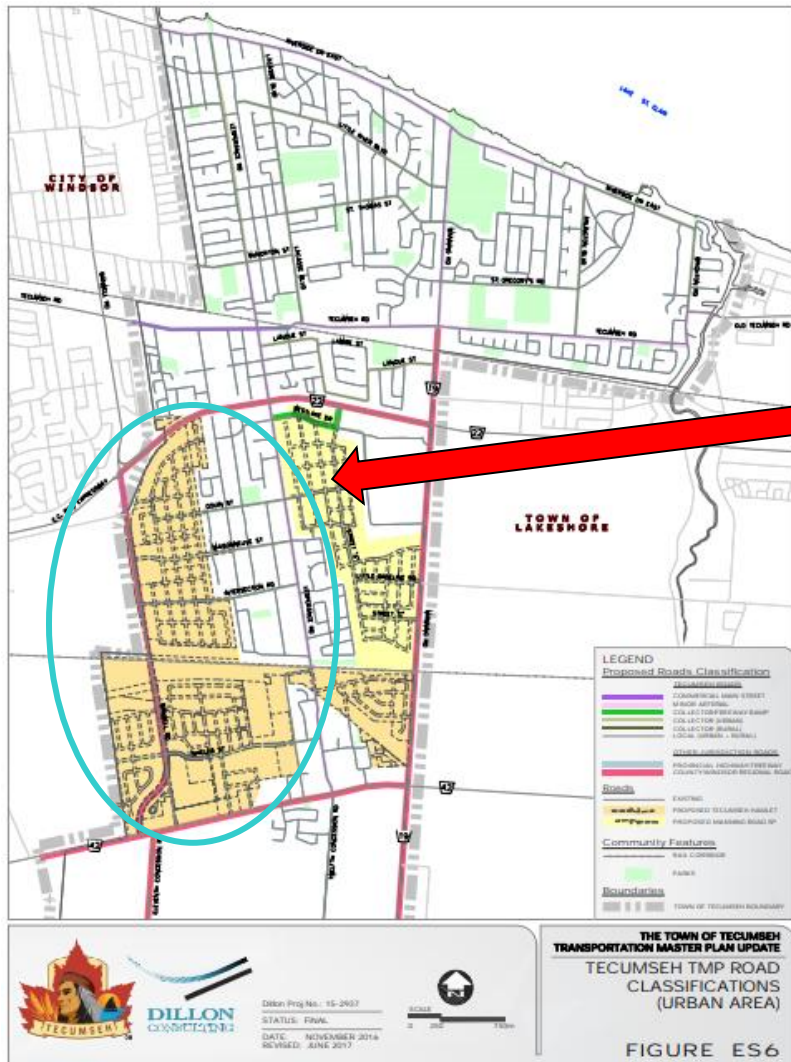
Design alternatives were derived from the Council adopted Tecumseh Transportation Master Plan

- Interconnected road network and active transportation facilities to support development.
- Strategically spaced collector roads will improve network connectivity.
- Road corridors can accommodate shared municipal servicing infrastructure.
- Facilitate interconnections to existing or proposed Active Transportation facilities



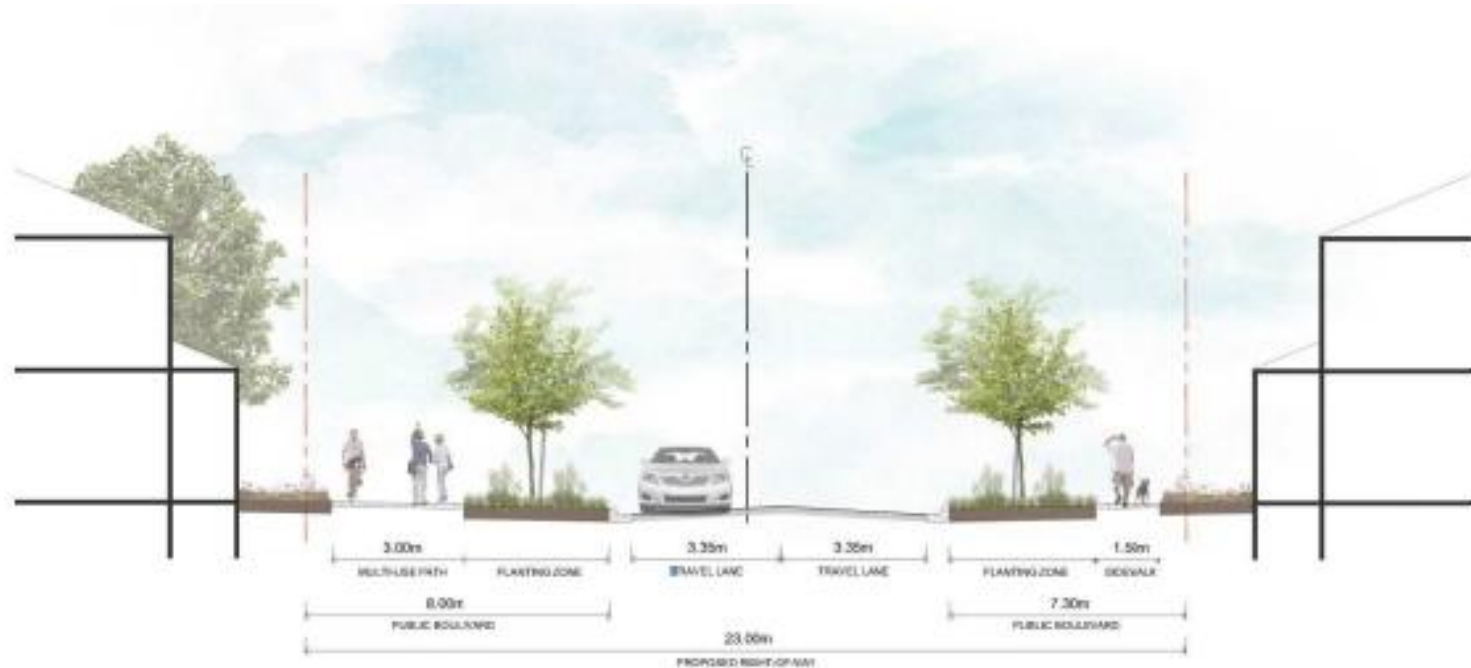
TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Transportation Master Plan Road Classification



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Environmental Assessment – Alternative Solutions and Preferred Designs



DESIGN CONCEPT #2 - 23m ROW

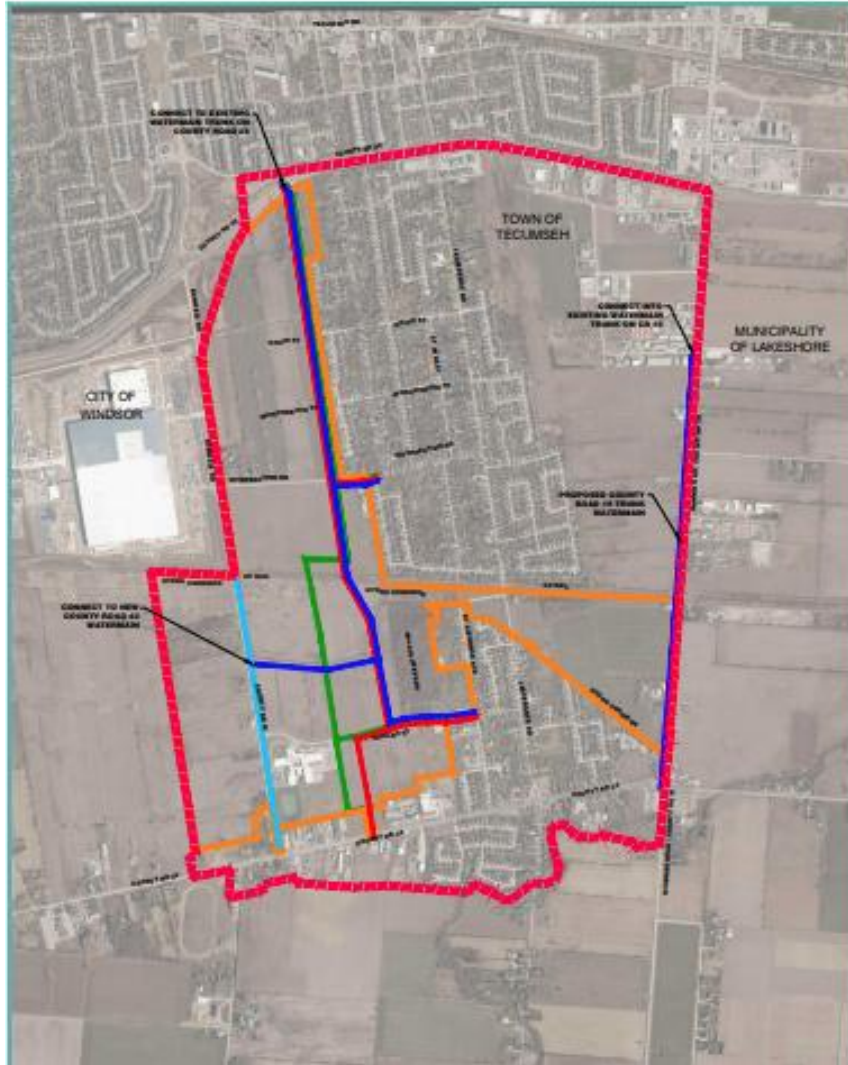
OFF-STREET CYCLING FACILITIES
(MUP) AND NO PARKING

**Preferred Design for Urban Collectors - Gouin, Maisonneuve & Intersection Road
(within the Secondary Plan Area)**



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Environmental Assessment – Alternative Solutions and Preferred Designs



Water

Design alternatives were derived from the Council adopted Water and Wastewater Master Plan

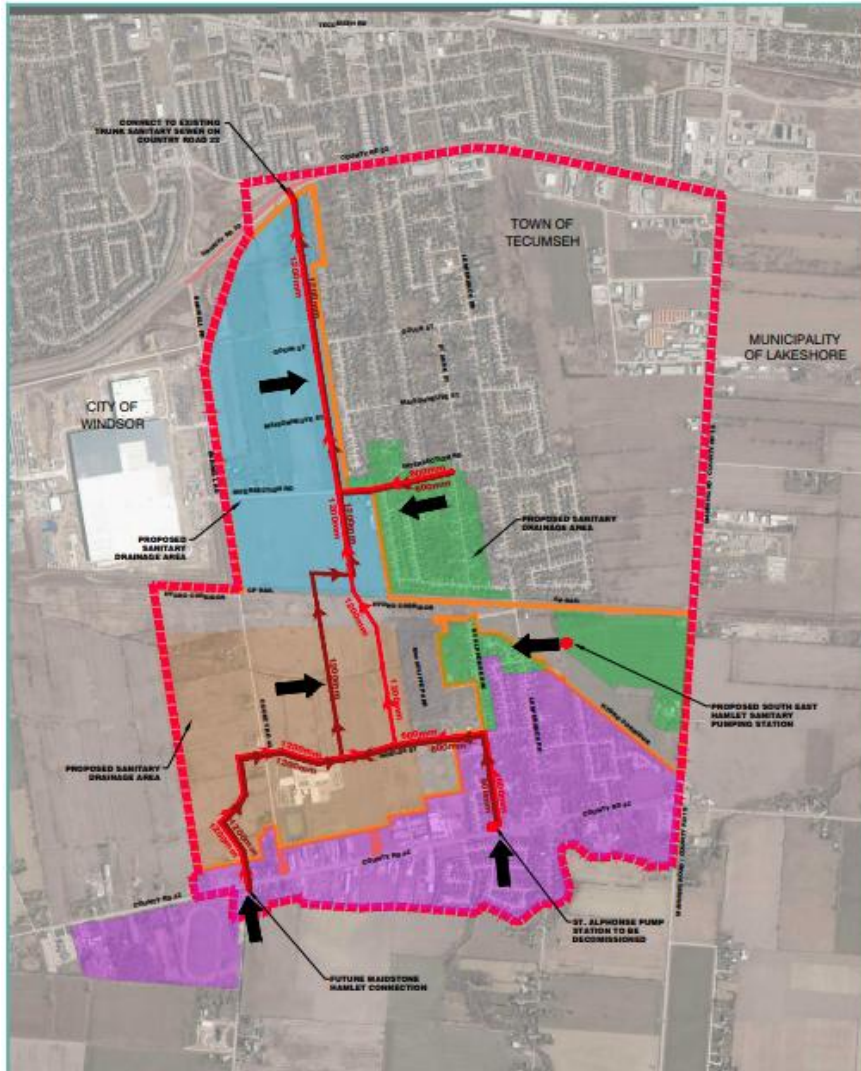
- Provide water service for future development area.
- New water interconnections with the City of Windsor
- Improve water circulation and servicing capabilities

Preferred Water Design identified in EA is shown in **Blue**



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Environmental Assessment – Alternative Solutions and Preferred Designs



Wastewater

Design alternatives were derived from the Council adopted Water and Wastewater Master Plan

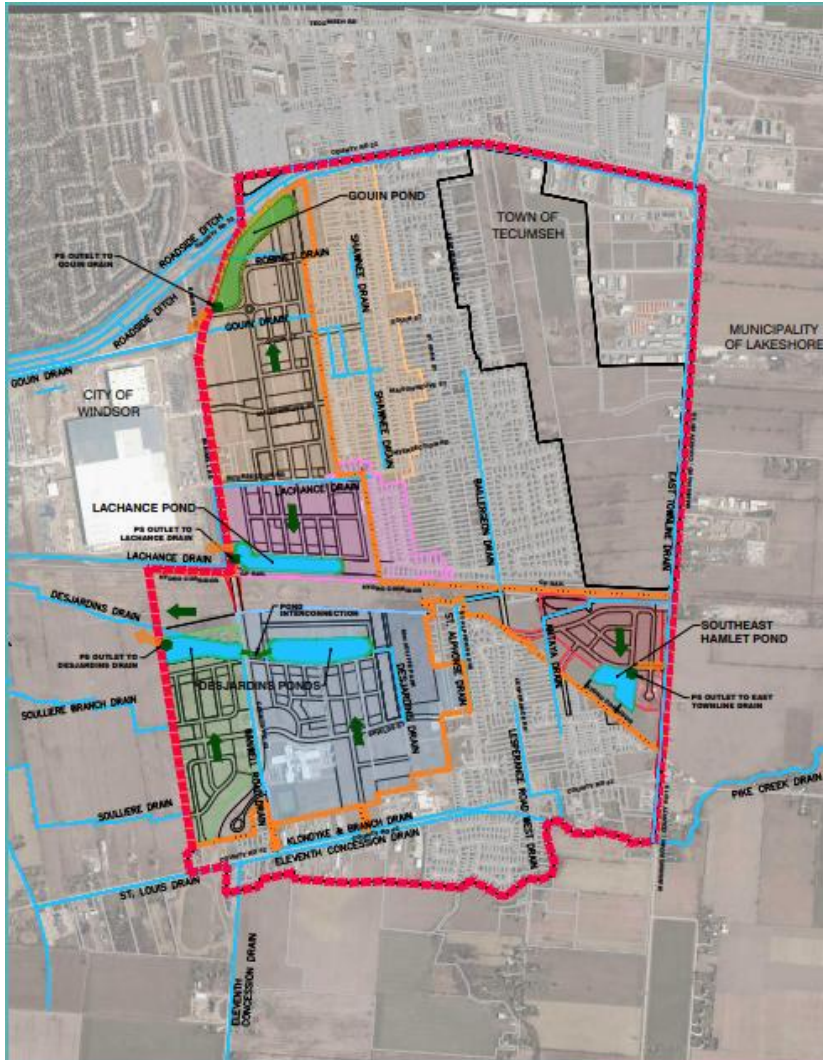
- Provide wastewater service for future development area.
- Redistribute wastewater flows to provide relief for the existing development areas.
- Mitigate basement flood risk.
- Considers flexibility for increased densities to account for the possibility of future ARUs.

Preferred Wastewater Design identified in EA is shown in **Red**



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Environmental Assessment – Alternative Solutions and Preferred Designs



Stormwater Facilities (SWMF)

Design alternatives were derived from the Council adopted Upper Little River Watershed Drainage and SWM Master Plan and the Tecumseh Drainage Master Plan.

- Provide quality and quantity control of runoff to protect the Little River and the East Townline drain.
- Four (4) controlled outlets to existing drains to mitigate downstream impacts.
- Capacity to improve storm sewer systems upstream with existing residential sections to the east.

Preferred Design in the EA identifies the Lachance, Desjardins, and Southeast SWMF's as **wet-ponds**. The Preferred Design for the Gouin SWMF is a **dry-pond**.



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Ongoing and Upcoming Infrastructure Projects

A number of infrastructure construction projects within and adjacent to the Tecumseh Hamlet Secondary Plan are ongoing or are imminent.

Transportation Projects

- County Road 42 Improvements (Banwell to Manning Road) & County Road 42 / Manning Road roundabout – County of Essex, Phases 1 Completed, Phases 3,4,5 in 2025-2027
- County Road 43 (CP Rail to County Road 42) – County of Essex, completed in 2024
- Banwell / CR 22 Interchange & Banwell Road Improvements – City of Windsor, 2025-2027
- Lesperance Rd / CR 22 Right-Turn Lane and Signalization Improvements – Town of Tecumseh, 2027
- Manning Road / CR 22 Intersection Improvements – County of Essex, 2026

Water and Wastewater Projects

- *Tecumseh Hamlet Trunk Water and Wastewater (Phase 1) - Town of Tecumseh, ongoing
 - *Tecumseh Hamlet Trunk Water and Wastewater (Phase 2, Intersection Road) – Town of Tecumseh, ongoing
 - County Road 43 Trunk Watermain Improvements – Town of Tecumseh, 2024
 - County Road 42 Watermain and Sanitary Sewer Improvements – Town of Tecumseh, 2023
- * The Town of Tecumseh will receive \$9.8M in Provincial Grant for these projects*

Stormwater Projects

- County Road 42 Storm Sewer Upgrades – County of Essex (2024)
- Gouin Pond Installation (TBD)



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

EA Community Notifications and Engagement

Notice of Project Commencement & PIC #1 (mandatory notification)

- Mailed on March 7, 2023
- Posted on the Town website on March 7, 2023
- Advertised in the Windsor Star on March 7 & 14, 2023
- PIC #1 held on April 13, 2023

Notice of PIC #2 and Tecumseh Hamlet Secondary Plan Area Update (mandatory notification)

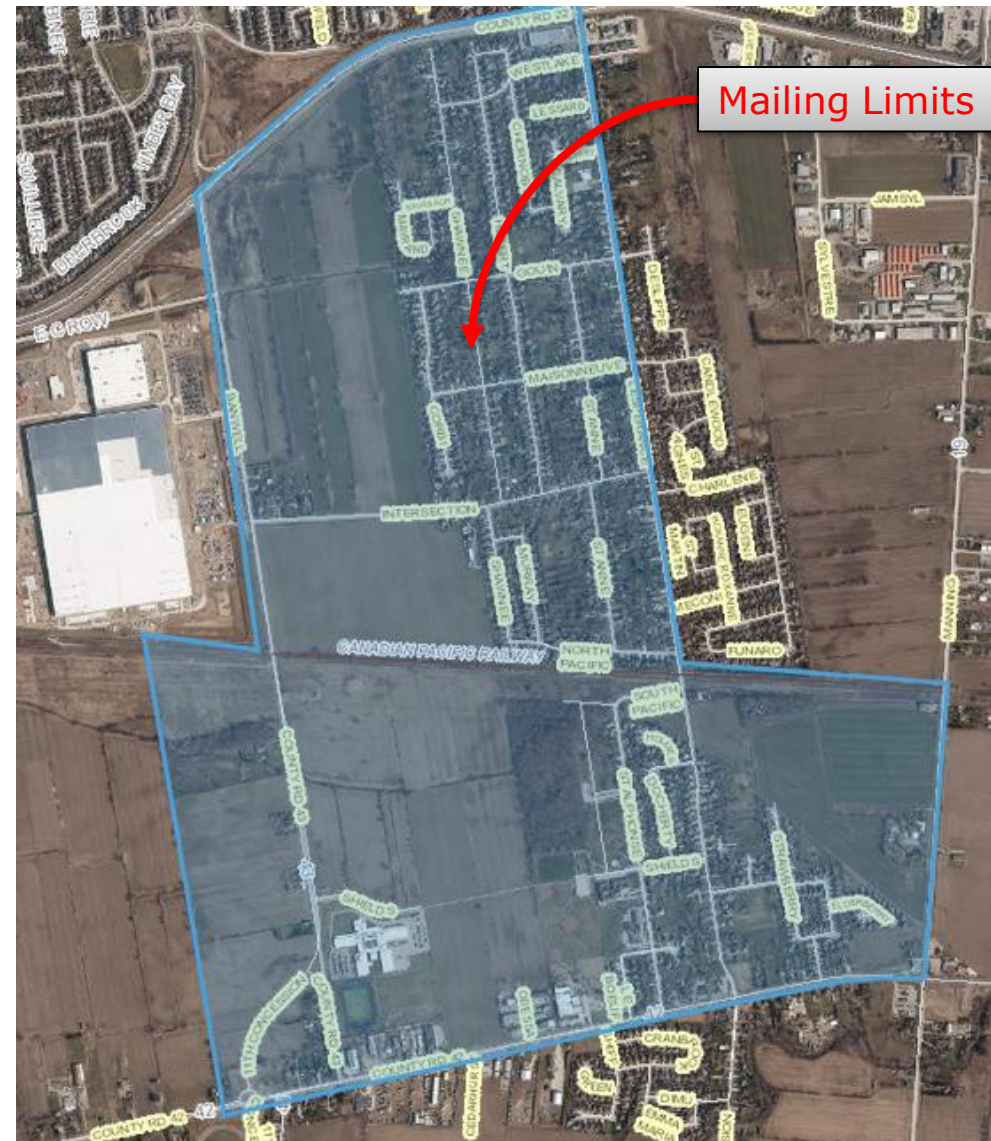
- Mailed on October 27, 2023
- Posted on the Town website on October 27, 2023
- PIC#2 held on November 27, 2023

Notice of Special Council Meeting (voluntary notification)

- Emailed June 19, 2025 to stakeholders, adjacent municipalities, regulatory agencies, and interested property owners that had previously provided email addresses
- Special Council Meeting held June 24, 2025

Notice of Completion (mandatory notification)

- Mailed on June 27, 2025
- Posted on the Town website on June 27, 2025
- End of the 30-day review period is August 8, 2025



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Future Public Engagement

Gouin / Maisonneuve Reconstruction

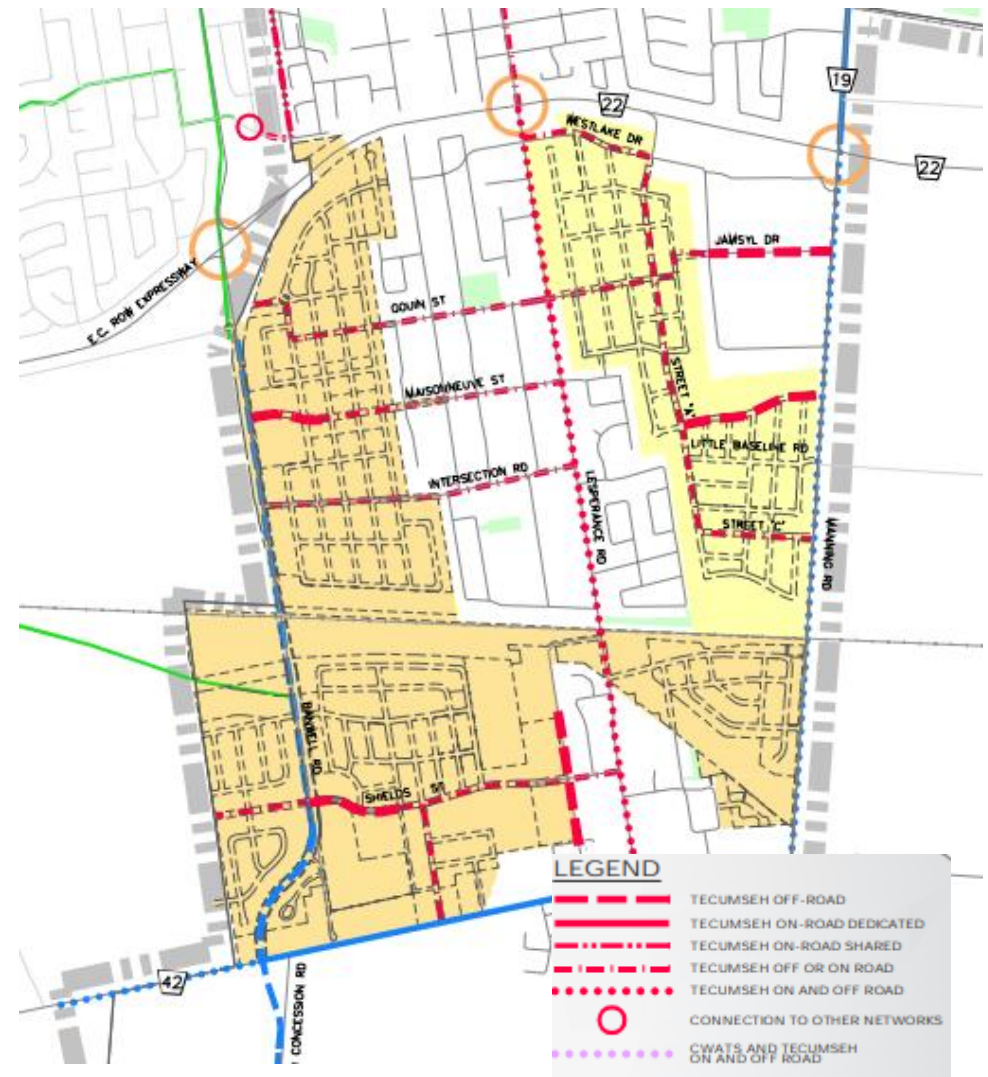
- Construction currently not anticipated under the Town's current long-term Capital Plan
- Engineering, survey and detailed design work will be required in the future
- PIC's will be organized as design work progresses

Intersection Road Reconstruction

- Previously considered under the Town's 5-year Capital Plan, but deferred by Council in 2024 due to budgetary constraints
- Detailed design underway, but the schedule for the reconstruction of Intersection TBD
- PIC for Intersection Road was hosted by the Town in December, 2023
- Additional PIC will be organized as project is re-initiated

For all future road reconstruction projects, determination of details within the road right-of-way will be better known as the detailed design process unfolds.

Engineering review of existing utilities and infrastructure, right-of-way widths, existing street trees, etc. will form part of the detailed survey and design.



Active Transportation Network (Urban Area)

Taken from the Town of Tecumseh Transportation Master Plan



TECUMSEH HAMLET ENVIRONMENTAL ASSESSMENT

Next Steps

- The Town will review comments received during the 30-day review period, which ended on August 8, 2025.
- With the assistance of the Town's engineering consultant (Dillon Consulting), responses will be provided to regulatory agencies, residents, and stakeholders that submitted comments during the review period.
- Under the Provincial *Environmental Assessment Act*, a request may be made to the MECP for an order requiring a higher level of study, or that conditions be imposed (ie. requires further studies), **only** on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and Treaty Rights. Based on the *Environmental Assessment Act*, **requests on other grounds will not be considered.**
- If no Orders are required by the MECP, Administration will report back to Council at a later date summarizing the comments received and the appropriate responses.



QUESTIONS / DISCUSSION

Thank you

