

**CRITERIA # 27 Heritage and Environmental Features (Rivers / Streams) / Archaeological
Weight: 4**

Assessment Definition: The site should have no heritage or environmental features, unless the site exceeds the minimum size requirement. These types of features require additional study prior to site plan approvals, and may involve setbacks from the feature and well as flooding concerns in some areas. An archaeological impact assessment could be required where potential impacts to archaeological resources are identified.

Scale Factors: Presence of surface water, and natural and heritage features located on site:

- "10": No presence of any on site
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Site A	The County Official Plan has identified 23.7 acres of the Site on the "Natural Environment Overlay" (Schedule "B2") of the County Official Plan. The County Official Plan requires that an Environmental Impact Assessment be undertaken for developments within 120 meters of a "Natural Environment Overlay" site, and that measures may be required to buffer the Natural Environment Overlay Areas from the development areas. It is anticipated that this requirement will have little impact on the development of the remaining 53.42 acres. Through discussions with ERCA it is likely that the final disposition of this issue will result in ERCA requiring that a 5-10 meter buffer be provided around the Natural Environment Overlay Areas, and that a connecting corridor be maintained between the two Natural Environment Overlay Areas (the hedgerow along the North limit of the property can serve this function) and that a Storm Water Management Plan be prepared and implemented. ERCA has indicated that the enclosure of, or relocation of, the Municipal Drains would be acceptable as part of the Storm Water Management Plan. Figure 3A of Attachment 3 shows the Natural Environment Overlay Lands and the area subject to an Environmental Impact Assessment. Attachment 1B contains the applicable sections of the County Official Plan. The Site has been used solely for agricultural cultivation			
Site B	According to recent environmental reports, there are no known heritage or environmental features on or under the Site. There are no known rivers, streams, archaeological nor designated substances. Previous Owner Multiple Ownerships (no company names with the Used mainly for agricultural exception of Canadian National Realties Ltd.) purposes details of lands owned, not obtained inferred to be land not obtained inferred to be land associated with Rail spurs. General Motors Trim Limited General Motors of Canada Limited Peregrine Windsor Inc. Lear Corporation Canada USE Used mainly for agricultural purposes Year Years 1926-1964, 1965 1964, 1965 - Dec 1971 Dec 1971 - Dec. 1996 Dec 1996 - April 1999 April 1999 - July 2005			
Site C	The subject lands are not in a flood plain/natural hazard area, do not have environmental features and are considered to have a low potential for archaeological features. Please see attached Essex Region Conservation Authority Map and City of Windsor Official Plan Schedule C-1 (Figures 27 a and b). The subject land and surrounding land has historically been agricultural.			
Site D	There are no heritage or environmental features at this site that the Town of Essex or the owner are aware of. The proposed lands drain well and are not prone to flooding. The proposed site far exceeds the minimum size requirement and thus the lands can be utilized as required without the need for additional setbacks or other concerns. This site has never had prior development. It is a grassland area. See letter of declaration			
Site E	The subject site does not have any heritage or environmental features located on the property. 27 (a) The prior use of the subject lands was for agricultural purposes. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	There are no heritage or environmental features on or under the Site, other than the creek which runs through the middle of the Site. The Site has been used for a personal residence and agricultural purposes.			
Site G				

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Site H	The site DOES NOT HAVE ANY HERITAGE or ENVIRONMENTAL FEATURES LOCATED ON THE PROPERTY. 27.1 The Lachance Municipal Drain is presently located on the 22 ha (55 acre) site. The drain will be re-designed, re-located or realigned at the time of the campus design. The drain does not have an impact or limit the design of the hospital campus. 27.2 The proposed site is currently farmland and does not have any environmental features such as rivers and streams or any other heritage features. 27.3 The proposed site is presently cultivated farmlands and is considered 'disturbed lands' for archaeological investigations. The subject site has a low potential for archeological resources being found on or near the property. 27.4 There are no archaeological or heritage resources identified on the subject property. 27.4 Please refer to attached Official Plan Schedule C.1 - Development Constraint Areas Archaeological Potential. There are not any heritage, environmental features or archaeological resources located on or under the subject property.			
Site I	To be confirmed by further consulting work, but to the Vendor's knowledge, no heritage or environmental features exist on or near the Site. Parcel A - current residential house; former farmstead and barn Parcel B - farm land			
Site J	To be confirmed by further consulting work, but to the Vendor's knowledge, no heritage or environmental features exist on or near the Site. Parcel A - current residential house; former farmstead and barn Parcel B - former farmstead and implement shed Parcel C - farm land			
Site K	The Subject Site is not currently listed in the Windsor Heritage Register. The site is also located within an area designated as having 'low potential' in the Windsor Archaeological Master Plan. There is no surface water nor any known natural heritage features on the site.			
Site M	The proposed site is identified as being near an area that has the potential for archaeological resources. This potential is attributable to the watercourses in the area which may have been used as part of human settlement in the past. There is currently no recorded history of human settlement or previous development on this site. The site has been used for the cultivation of agriculture crops for many years. A stage 1 archaeological assessment would be required prior to development. The proposed site is located approximately 750m from the Little River and a number of small municipal drains are within a distance of 150m. A storm water management plan would be required as part of the site plan approval process. The site exceeds the minimum size requirement and therefore provides additional flexibility to accommodate any required storm water management.			
Site N	There are no heritage environmental features on site. The only prior land use was agriculture.			
Site O	There are no heritage or environmental features on or under the site. Maps, statements and descriptions are set out in the Index tab: FOR DETAILS & INSERTS SEE INDEX TAB 27			
Site P	To the best of our knowledge, opinion and beliefs there is no heritage or environmental features on or under the site. To the best of our knowledge, opinion and beliefs the prior use of the site was (and still is) farming and a small portion was previously a car racing strip that was in use only three (3) years and has been out of service for 43 years.			
Site Q	There are no heritage or environmental features on the site.			
Site R	With a portion of the site already having been developed, most of the work surrounding any natural heritage or archeological issues have been completed in previously developed phases of the property. To our knowledge there are no known significant natural heritage or archaeological issues associated with the Site that would prevent any proposed or future development from occurring.			

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Site S	<p>Historically, the site has operated as a greenfield for some time, actively farmed since the current owners have retained ownership. There are no natural heritage features on the development site itself that would prevent the proposed or anticipated uses from moving forward. There is however directly adjacent to the easterly limit of the portion of the site that fronts onto County Road 22, what is referred to as a Candidate Provincially Significant Wetland (CPSW). Meaning, any proposed development adjacent to the CPSW would be required to incorporate the appropriate buffering so as to minimize the impact associated with the development on the CPSW itself.</p> <p>The required buffer distance would be mandated by a natural heritage study completed by a certified biologist. However, given that the site itself is 220 acres, there is plenty of room to accommodate the proposed development while maintaining the required buffer as part of the overall design. In fact, this CPSW could ultimately be considered a favorable site amenity adjacent to the proposed Facility, where natural heritage and health care delivery could serve to complement one another in a therapeutic manner. □</p>			

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Site T	To the best of our knowledge and belief there are no heritage or environmental features under the Site, although the Canadian Rock Salt Company Limited (i.e. Windsor Salt) has retained mining rights under the Site as described in R3314822. To the best of our knowledge and belief the Site has been used as a horse racing track, most recently known as the Windsor Raceway, since the mid to late 1960s.			
Site U				

Signature _____

Date _____