

KK/
Windsor, Ontario December 6, 2012

A meeting of the **Windsor Essex County Environment Committee** is held this day commencing at 5:30 o'clock p.m. in the Board Room, Lou Romano Water Reclamation Plant, 4155 Ojibway Parkway, there being present the following members:

Charlie Wright, Co-Chair
Councillor Alan Halberstadt, Co-Chair
Frank Butler (alternate for Derek Coronado (arrives at 5:38 p.m.)
Pauline Cheslock
Matthew Child
Dean Clevett
Rick Coronado (arrives at 5:38 p.m.)
Jesse Costa Gardner (alternate for Phil Roberts)
Roger Dzugan (alternate for Mark Bartlett)
Evan Freeman-Gibb
Paul Henshaw
Phil Roberts (arrives at 5:38 p.m.)
Tamara Stomp
Radwan Tamr, (arrives at 6:27 p.m.)

Regrets received from:

Councillor Hilary Payne (attending an ERCA meeting)
Mark Bartlett
Derek Coronado
John Miller

Guest in attendance:

Jonathon Choquette

Also present are the following resource personnel:

James Bryant, County Engineering Department
Averil Parent, Environment & Sustainability Coordinator
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

Charlie Wright, Co-Chair calls the meeting to order at 5:35 o'clock p.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

2. **ADDITIONS TO THE AGENDA**

None.

3. **DECLARATIONS OF CONFLICT**

None disclosed.

4. **MINUTES**

Moved by Councillor Halberstadt, seconded by R. Dzugan,
That the minutes of the Windsor Essex County Environment Committee at its meeting held November 1, 2012 **BE ADOPTED AS AMENDED** to reword the phrase "*Germany meets 25% of their renewable energy requirements*" to "*Germany has 25% of their energy derived from renewables*".

Carried.

5. **PRESENTATION**

N/A

6. **BUSINESS ARISING FROM THE MINUTES**

6.1 **WECEC Meeting Schedule & Attendance**

Moved by P. Roberts, seconded by R. Dzugan,
That the *Revised* Windsor Essex County Environment Committee (WECEC) Terms of Reference **BE APPROVED**.
Carried.

6.2 **Surplus Parks**

A. Parent reports representatives from WECEC and a member of the Windsor Essex Community Garden Collective met with representatives from Parks to discuss surplus parks in Windsor. The Parks Department presented their approach to consolidate park space as currently there are many small parks requiring high maintenance but have low functionality. She notes funding derived from the sale of a park is placed in a reserve account which may be utilized solely for the purchase of parkland. The Parks Department is interested in working with the Community Garden Collective to identify parks best suited for community gardens (i.e. accessible, access to water). She indicates WECEC has been added as a stakeholder and will be invited to provide input through the

public consultation process (which will occur for each park). The consultation processes for Long Park and South Tilston Park are in progress.

P. Roberts advises the Executive Director of Parks and Facilities has developed strategies for urban cooling. He suggests a framework be established to review parks and to determine which parks can be considered as candidates for naturalization and urban cooling. He notes the public should be educated regarding the naturalization of parks.

T. Stomp states parks provide climate control, beauty and green space and expresses concern that the number of parks may be reduced.

A. Parent indicates parks are being closed for the purpose of enlarging other parks.

Moved by D. Clevett, seconded by P. Cheslock,
That the "WECEC Coordinator Monthly Report – November 2012" **BE RECEIVED** for information.
Carried.

WECEC at its meeting held November 1, 2012 approved the following as it relates to the purchase of promotional materials:

Moved by T. Stomp, seconded by R. Dzugan,
"That APPROVAL BE GIVEN to an expenditure in the amount of \$1,500 for the Energy Efficient Campaign, *plus \$300 for the purchase of educational promotional materials to be provided as handouts at environmental events.*"

It is generally agreed that the budget for promotional materials be increased from \$300 to \$400.

Moved by M. Child, seconded by T. Stomp,
That the budget for the purchase of educational promotional materials to be provided as handouts at environmental events **BE INCREASED** from \$300 to \$400.
Carried.

Discussion ensues regarding the venue for future WECEC meetings.

Moved by Councillor Halberstadt, seconded by R. Dzugan,
That the discussion regarding the venue for future WECEC meetings **BE DEFERRED** pending the outcome of the 2013 budget deliberations.
Carried.

T. Stomp, P. Cheslock and R. Coronado voting nay.

8. **SUBCOMMITTEE REPORTS**

8.1 **Air**

No report.

8.2 **Transportation**

F. Butler indicates the purchase of BYD hybrid buses from China has not been finalized. He notes the bus fare may increase from \$2.50 to \$2.75.

Moved by R. Tamr, seconded by Councillor Halberstadt,
That the verbal report by Frank Butler, Transportation Subcommittee relating to Transit Windsor buses **BE RECEIVED**.
Carried.

C. Wright, Co-Chair states the Town of Leamington has the “newest and youngest” bus fleet –two accessible buses that were purchased two months ago.

8.3 **Provincially Significant Wetlands**

An article from the Windsor Star dated December 5, 2012 entitled “City council delays decision on future of airport woodlots” is distributed and **attached** as Appendix “A”.

City Council at its meeting held December 3, 2012 reviewed the report of the Project Administrator dated November 19, 2012 entitled “Windsor International Airport Master Plan – Woodlot Review Update”, **attached** as Appendix “B” (for information purposes).

P. Roberts states the 120 metre buffer strip surrounding the three woodlots were not approved as approval could contribute to liability from the neighbouring property. He indicates the 120 metre buffer strip resulted from an Ontario Municipal Board decision and is a precedent rather than mandated legislation.

In response to a question asked by Councillor Halberstadt regarding if the buffer would infringe on the neighbouring property, P. Roberts responds the woodlots have been designated as Provincially Significant and as such, any adjacent property to be developed would have to go through an assessment process.

Moved by J. Costa Gardner, seconded by D. Clevett,
That the Provincially Significant Wetlands Subcommittee in partnership with the Detroit River Canadian Cleanup Organization, the Essex Region Conservation Authority, and the Essex County Stewardship Network **BE REQUESTED** to investigate connecting

woodlots on the Airport Lands and further, that the findings **BE PRESENTED** to WECEC and then forwarded on to City Council.

Carried.

8.4 Water Quality

M. Child advises the Water Quality Subcommittee at its meeting held November 9, 2012 discussed disseminating the blue green algae video to schools and public facilities.

The Subcommittee continues to work to educate residents regarding the harm phosphorous is causing to our lakes and rivers and plans to begin a community phosphorous campaign.

Councillor Halberstadt reports the blue green algae video was recently presented at the Environment, Transportation & Public Safety Standing Committee meeting. He indicates some Councillors stated the video was too “tame”.

Moved by Councillor Halberstadt, seconded by R. Tamr,

That the verbal report by Matthew Child, Water Quality Subcommittee **BE RECEIVED** for information.

Carried.

9. NEW BUSINESS

9.1 Trip to the Detroit Wildlife Reserve

A. Parent advises WECEC has been invited by representatives of the Detroit Wildlife Reserve to undertake a walking tour of the Reserve in the spring/summer 2013.

P. Roberts suggests showcasing a physical entity on the Canadian side opposite the Detroit Wildlife Reserve. It is suggested the Detroit River Canadian Cleanup group and ERCA be invited to tour the Reserve with WECEC.

It is generally agreed to tour the Detroit Wildlife Reserve in June 2013 (date to be determined).

10. COMMUNICATIONS

10.1 The article from the Windsor Star dated November 21, 2012 entitled “Climate Change will cost us here, report reveals” is received for information.

11. **DATE OF NEXT MEETING**

The next meeting will be held on January 10, 2013 at the Lou Romano Water Reclamation Plant at 5:30 o'clock p.m.

12. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 7:11 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR



AGENDA
WINDSOR-ESSEX COUNTY ENVIRONMENT COMMITTEE
held on Thursday, December 6th, 2012
Meeting at 5:30p.m.
At LOU ROMANO WATER RECLAMATION PLANT

1. **CALL TO ORDER**

2. **ADDITIONS TO THE AGENDA**

3. **DECLARATION OF CONFLICT**

4. **MINUTES**

Adoption of the minutes of the meeting held November 1st, 2012 – *attached.*

5. **PRESENTATION**

6. **BUSINESS ARISING FROM THE MINUTES**

6.1 WECEC meeting schedule and attendance – *attached.*

6.2 Results of meeting with the Parks Department regarding surplus parks

7. **COORDINATORS REPORT**

WECEC Coordinator Monthly Report – *attached.*

8. **SUBCOMMITTEE REPORTS**

8.1 Air

8.2 Transportation

8.3 Provincially Significant Wetlands

8.4 Water Quality

9. **NEW BUSINESS**

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10. **COMMUNICATIONS**

10.1 Article from the Windsor Star dated November 21, 2012 entitled “Climate Change will cost us here, report reveals” – *attached.*

11. **DATE OF NEXT MEETING**

The date of the next meeting will be January 10, 2013 at the Lou Romano Water Reclamation Plant at 5:30 o'clock p.m.

12. **ADJOURNMENT**

Windsor Essex County Environment Committee (WECEC) Terms of Reference

Purpose

The purpose of the WECEC is to provide advice on environmental issues to the City of Windsor, County of Essex and its area municipalities.

Mandate

- WECEC was established as a volunteer advisory committee through resolutions of Windsor City Council and the County of Essex within the meaning of the Municipal Act, 2001, S.O. 2005, c.25 (the 'Act')
- WECEC receives referrals to address specific environmental concerns from the City of Windsor, County of Essex and its area municipalities, as well as,
- WECEC is proactive and will advise on matters identified through its own initiative.

Scope of Activities

The scope of WECEC will include activities of primary responsibility for which an annual work plan will be developed, such as:

- developing policies for consideration by the City and County regarding ongoing environmental concerns,
- develop responses related to Federal and Provincial actions in public and private undertakings affecting the ecosystem to be forward to City and County Councils,
- identify and examine issues and new alternatives of an ecological nature that may affect the natural environment of the region and to advise City and County Councils on such matters,
- review and provide advice regarding the environmental implications of studies, plans, proposals and other documents as may be referred to the Committee,
- to advise on and recommend studies that could assist in increasing awareness of environmental concerns; solutions to environmental problems and/or enhance environmental conditions in the region,
- report annually on the state of the regional environment, and provide the report to City and County Council,
- liaise with other organizations, committees, and agencies with similar interest in protecting and preserving the natural environment of Windsor and the County of Essex,
- coordinate partnership funding by collecting funds from organizations, committees and agencies to further collaborative environmental projects and events for Windsor and Essex County,
- participate in other committees where WECEC is required or suggested by the City of Windsor and County of Essex and its area municipalities, and,
- conduct an annual performance evaluation of the WECEC Coordinator

The scope of WECEC may include activities of secondary responsibility that will be conducted in partnership with other organizations, committees and agencies, such as:

- identify and implement community outreach activities which support the growth of environmental awareness and appreciation,
- provide advice on regional environmental resources,
- provide advice on regional environmental data,

Composition and Selection of Members

WECEC will be comprised of sixteen (16) members of which two (2) members will be from County Council and two (2) members will be from City Council. The remaining 12 members will be from organizations within the following sectors:

Sectors	Number of Members
Health	1
Education	2
Post-secondary students	1
Labour	2
Industry	2
Environment (includes one position for ERCA)	3
Business or Agriculture	1

Operation of the Committee

- Meetings will be held monthly and are open to the public. Additional meetings can be called by the Chair.
- In camera discussions will only be held in strict compliance with procedural by-laws.
- Quorum will be established when 9 members are present (50% + 1).
- WECEC will see to achieve consensus on decisions. Recommendations are “carried” if supported by a majority. Only resolutions as they appear in the adopted minutes may be considered as officially representing the position of WECEC.
- WECEC will advise respective staff of the City of Windsor and County of Essex by resolution on matters that were referred to them.

Resources to the Committee

- The Committee will have an annual budget comprised of contributions from the City of Windsor and the County of Essex.
- Administrative Support will be assigned through the City of Windsor, Council Services.

Review

- The Terms of Reference will be reviewed on an annual basis as part of the establishment of the annual work plan. Any changes will be put forward as recommendations to City and County Council for approval.



– NOVEMBER 2012 –

ONGOING INITIATIVES

1. Provincially Significant Wetlands Subcommittee

The subcommittee will speak as a delegate to City Council on Monday, December 3rd when the airport woodlots and open space designation report is brought forward. We will provide an update at the December WECEC meeting.

2. Renewable Energy Media Campaign with Generator Design

This group is in the process of introducing our campaign to potential partners and meeting with interested organizations. Several meetings will be taking place during the beginning of December, and we hope to have a few distinct partners on board before the middle of January. Throughout January, we will continue to reach out to many organizations and companies championing energy conservation.

3. Water Quality Subcommittee

The blue green algae educational video is currently on YouTube and has been watched by over 250 residents. Copies of the video have been distributed to Cogeco as well as some schools. This education initiative will continue to be ongoing.

The subcommittee continues to work on educating residents about the harm phosphorous is causing to our lakes and rivers and plans to begin a community phosphorous campaign. This would build on the blue green algae video by educating residents about how to read product labels such as fertilizer and laundry soap and compare the phosphorous content for various products. The group has talked of getting permission to use phosphorous free lawn signs on city parks as well as handing them out to homeowners to encourage and educate others. Another short video about how to read labels and make informed decisions would be of great benefit to this upcoming campaign.

4. Meeting with the Parks Department regarding surplus municipal parks

A few WECEC members as well as a member of the Windsor Essex Community Garden Collective met with City of Windsor Parks and Recreation staff on November 20th to discuss plans for surplus parks in Windsor. The Parks department presented their approach to consolidate park space in Windsor as currently there are many small parks that have a high maintenance but low functionality.

Any funding from the sale of park space is automatically placed in a reserve account that can only be spent on the acquisition of more park land. The parks department is continually looking for and acquiring property throughout Windsor with the goal of increasing and improving City of Windsor parks. The parks department is aware of and has provided insight into the City of Windsor's Climate Change Adaptation Plan as well as our Urban Heat Island Study. They are also interested in working with the Community Garden Collective to identify parks which would best be suited for community gardens (ie. accessible, access to water, etc.)

WECEC has been added as a stakeholder and will be invited to give input through the public consultation process which will occur for each surplus park. There will be two parks per year that will be put through the public consultation process. The consultation processes for Long Park and South Tilston Park are in progress.

5. WECEC Budget – Summary

2012 Budget		
Expense	Credit	Expenditure
2012 Budget	\$8,300.00	
Elizabeth May		\$855.00
Gord Miller		\$875.00
Jim McKenzie		\$81.56
Brochure printing		\$451.00
Earth Day		\$80.00
Website Updates		\$661.00
Website domain renewal		\$76.27
Pat on the Back		\$2,181.55
Airport bills		\$102.00
Enviro Expo Reimbursement	\$409.63	
Water Quality PSA		\$1,497.00
Conservation Campaign		\$1,017.00
Promotion		\$300.00
Phosphorous PSA		\$500.00
Totals	\$8,709.63	\$8,677.38
TOTAL		\$32.25

*Yet to be spent
*Yet to be spent

2013 Budget	
Expense	Expenditure
Green Speakers Series	\$3,000.00
Pat on the Back Awards	\$2,500.00
Earth Day	\$200.00
Website Maintenance	\$800.00
Energy Conservation Campaign	\$1,800.00
TOTAL	\$8,300.00
<i>CITY OF WINDSOR</i>	<i>\$4,150.00</i>
<i>COUNTY OF ESSEX</i>	<i>\$4,150.00</i>

*Budget subject to City/County Council approval

Climate change will cost us here, report reveals

More flooding, heat illnesses

CHRIS THOMPSON
The Windsor Star

Washed-out roads, overburdened sewers and a spike in heat-related illness are in Windsor's future and the city

needs to take pre-emptive action in anticipation of damage from climate change, a new report on the subject released Tuesday finds.

The sobering Climate Change Adaptation Plan, approved by city council Monday night, outlines the stark realities in numerical terms — such as a 1 C increase in the city's temperature since 1940 — of how earth's changing climate is

affecting the city.

"Sometimes with climate change data it seems so high-level and global, so sometimes a lot of people just think it's a global issue, it doesn't really mean that much for me or for



Averil Parent

Windsor," said Averil Parent, the city's environment and sustainability co-ordinator.

"So this is a way to bring it down to a municipal level and actually say this is the actual data related to Windsor, and this is weather events that have happened right here in the city and this is the consequences, or this is the heat, and these are the predictions of increasing heat for Windsor over time. It really

once you put it in a whole more local perspective, it gets a whole lot of people's attention."

Windsor is the second city in Canada to adopt such a plan; Toronto was the first.

Scientists predict that by 2050 the average annual temperature in Ontario will increase by 2.5 C to 3.7 C from the baseline average between 1961 and 1990.

See CLIMATE, A4

A4 Wednesday, November 21, 2012

Climate Recommendations

CONTINUED FROM A1

"Heat-related illnesses place a strain on our health care services and energy used to cool our buildings is expensive," the report states.

"In addition, this shift in the average weather for the region allows for the survival of invasive species and the expansion or introduction of insect vectors that carry disease."

The plan recommends a number of measures to deal with five main impacts from climate change, which are:

- Increased operating and maintenance demands to deal with climate extremes;
- An increased chance of flooding to basements, roads and other infrastructure;
- An increase in demand to all areas of operations to respond to severe storms, both during and after;
- An increase in public health risks due to extreme heat;
- Implementation of development policies that were created in the absence of climate change considerations.

"It's prompted by kind of a shift in thinking from mitigation of climate change to OK, we're actually seeing the effects of climate change is having on our city so we need to continue mitigating but we can't just mitigate, we have to actually have to adapt the way we plan our cities because climate change is already happening," said Parent.



Windsor Star files

The Climate Change Adaptation Plan notes that as air temperature increases, so does its capacity to hold water. "This can lead to more intense rainfall," as experienced in November 2011 in the 1900 block of Buckingham Drive.

The report notes that as the air temperature increases, so does its capacity to hold water.

"This can lead to more intense rainfall events, which Windsor has already experienced directly including events in 2007 and 2010 which caused severe flooding," the report states.

"In 2011, Windsor experienced the wettest year on record, measuring 1,568 millimetres of rain compared to the average annual rainfall of 844 millimetres.

"Increased temperature and intense

rainfall events are two climate change impacts that have resulted in direct costs to Windsor residents through basement flooding and heat-related illness expenses."

The plan recommends specific action items for city departments such as the mandatory downspout disconnection program, which is already underway, green roofs, rain gardens, permeable pavement policies, tree planting and sewer use education for residents.

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Dec. 1
2012

City council delays decision on future of airport woodlots

DOUG SCHMIDT
The Windsor Star

The future of three woodlots, designated as provincially significant and located in the southeast corner of the 2,000-acre Windsor Airport lands, triggered a lengthy and sometimes passionate debate among city councillors Monday.

"I'm really ashamed at this council to be dicking around with this," Ward 4 Coun. Alan Halberstadt told his colleagues at one point. He said he couldn't understand why there'd be council opposition to a staff report's recommendation that would see the three woodlots protected as natural areas with an additional 120-metre buffer zone surrounding each.

But others questioned whether the province was recommending or mandating that such a buffer strip be included to protect the three woodlots, designated as provincially significant woodland, wetland and wildlife habitat. While the woodlots total 80.4 hectares, the buffer zone suggested to surround them would add another

42.5 hectares to the protected area, while the plan calls for an additional 40.8 hectares of open space set aside to link the woodlots and provide room for natural storm water management.

"You're squandering the green space with this report ... just in the name of the environment," Ward 3 Coun. Fulvio Valentini said of the proposed 113.2 hectare natural zone.

Based on provincial guidelines, reclassifying the lands is "not an option," said a staff report, which also pointed out the new airport master plan does nothing to change the existing designation of the lands under the current official plan.

But the lawyer for a family that has owned and farmed part of the lands in question for more than a century said the plan would effectively preclude the St. Louis family from developing them.

"My clients' lands are extremely well located for development," said Bruce Easton. He said the master plan treats the St. Louis property (which includes the most recently 11.5-hectare woodlot) adjacent

to Lauzon Road) "as if they were publicly owned lands."

Five public delegations, however, sided with the recommendations of the city's engineering and planning departments.

The wooded parcels in question are "the largest woodlots in the Little River watershed" and of "very high biological significance," said Dean Cleveff of the Windsor-Essex County Environment Committee. He said the committee "strongly endorses" the staff recommendation.

That sentiment was echoed by speakers representing the Citizens Environment Alliance, the Detroit River Canadian Cleanup committee and the Little River Enhancement Group.

When Valentini asked the environmentalists whether they'd be willing to compromise on the recommended 120-metre buffer, Cleveff responded his group wanted an even larger protected zone. "We have too few green areas," he said.

While Mayor Eddie Francis said he couldn't see a city coun-

cil ever approving development on airport lands between the three woodlots, he added he didn't want council to be seen approving anything that might later give rise to a private property owners' claiming the city was unfairly trampling on any development rights.

He wanted to know whether the 120-metre buffer was "mandated or recommended" by the province.

To give administration more opportunity to answer that question, Ward 9 Coun. Hillary Payne proposed a request for a further report on the subject before finalizing approval on the width or extent of protective buffers.

The area in question — woodlots, connecting open space, buffer zones — amounts to slightly less than 300 acres of airport lands that total just over 2,000 acres. Council heard the Windsor Airport lands could accommodate the urban areas of both Essex and Kingsville, which are each about 1,000 acres in size.

Payne's motion passed in a 7-2 vote.

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THE CORPORATION OF THE CITY OF WINDSOR
Office of the City Engineer - Engineering



MISSION STATEMENT:

"The City of Windsor, with the involvement of its citizens, will deliver effective and responsive municipal services, and will mobilize innovative community partnerships"

LiveLink Report Number: 16258	Report Date : November 19, 2012 (PW3452/lp-11/22/12:ebr)
Author's Name: Tiffany Pocock	Date to Council: December 3, 2012
Author's Phone: 519-255-6100 ext 6506	Classification #:
Author's email: tpocock@city.windsor.on.ca	

To: Mayor and Members of City Council

**Subject: WINDSOR INTERNATIONAL AIRPORT
 Master Plan - Woodlot Review Update**

1. RECOMMENDATION: City Wide: X Ward(s):

THAT the woodlots and the open space shown in Figure 7-1 (attached as Schedule C) **BE ADOPTED** as per the Windsor International Airport Master Plan dated December 2010.

EXECUTIVE SUMMARY: N/A

2. BACKGROUND:

On November 7, 2011, Council adopted the following resolution:

M319-2011 That Report No. 12 of the Economic Development Standing Committee – Windsor International Airport – Master Plan 2010 of its meeting held October 5, 2011 BE ADOPTED as presented, with the exception of the woodlots, which is to come back to Council in the form of an administrative report for discussion purposes and that Council BE PROVIDED with the Master Plan maps that show the woodlots in detail including the existing woodlots, the buffer area and the open spaces together with the acreage of each one of those as well as a copy of the matrix where the environmentally significant lands were designated.

At the August 27, 2012 council meeting, this report was deferred to allow for consultation with the St. Louis family, an abutting land owner of the airport lands. The family had concerns that the requirement of the wetland buffer area, surrounding the airport woodlots would restrict and/or sterilize development on the south portion of the St. Louis lands.

3. DISCUSSION:

Existing Woodlots

There are three woodlots on the airport property as shown on the attached Schedule 'A' and detailed in Schedule B. The present size of the woodlots ranges from approximately 9 ha to 12 ha with a total combined area covering approximately 30.4 hectares. The woodlots are representative of Carolinian forest which exists in Canada only in southern Ontario. Prior to European settlement, the entire region was covered in Carolinian forests and wetlands which were cleared to allow for agriculture.

Significance of the Woodlots

The airport woodlots themselves have been found to meet various criteria for environmental significance by the Province of Ontario, the Essex Region Conservation Authority (ERCA) and the City of Windsor.

The Ontario Ministry of Natural Resources (OMNR) administers a science based evaluation system called the Ontario Wetland Evaluation System (OWES). The OWES determines significance of wetlands at the Provincial level through an extensive scoring system of values, including hydrological, biological, special features and societal. Wetlands which fulfill the minimum criteria for significance through application of the OWES are identified as Provincially Significant Wetlands (PSWs). The Airport Woodlots were evaluated utilizing OWES in 2009 by OMNR and found to meet the criteria for identification as a PSW. The Airport Woodlots also fulfill the criteria for significance under Provincial Policy Statement (PPS) as Significant Woodland, Significant Wildlife Habitat and Significant Habitat of Threatened and Endangered Species for such species as the Butler's Garter Snake and the Eastern Foxsnake which have been found on airport lands.

The completion of the update to the City's Candidate Natural Heritage Site Report corroborates the fact that these lands are not only significant but also composed of wetlands (i.e., swamp), and vegetation communities. The OWES evaluation for the airport woodlots has been reviewed by a qualified biologist from Essex Region Conservation Authority (ERCA) who is also certified as an OWES Evaluator. This professional peer review has confirmed that the evaluation was completed properly according to standard protocols and meets criteria for identification as a PSW.

In 2002, Council approved the designation of Natural Heritage for the airport woodlots with the amendment to the Official Plan as the airport woodlots met the requirements set forth in the planning policies. Refer to City of Windsor Official Plan Volume 1, Land Use, Natural Heritage, page 6-42, Schedule D. Therefore, in accordance with PPS, as well as the City's Official Plan, development and site alteration is not permitted within the Provincial Significant Wetlands or the significant habitat of threatened and endangered species.

Buffering of the PSWs

In order to mitigate potential negative impacts from development or other planning uses a buffer zone is established around a Provincial Significant Wetland as outlined by a Provincial Policy Statement (article 2.16). The Natural Heritage Reference Manual (1999) recommends that adjacent lands are those lands

within 120 metres of individual wetlands comprising a wetland complex: this is the standard used across Ontario. Adjacent lands of 120 meters surround each of the three PSW on airport property is shown in Schedule B which totals 42.5 hectares.

If a development is proposed within or encroaches into the adjacent lands, an Environmental Impact Study (EIS) would need to be undertaken, prior to any development approvals. The EIS would be required to defend a position that the development could occur within the vicinity of the buffer area without a negative impact on the natural features or the ecological functions of the PSW itself.

Open Space between the woodlots

The area of the woodlots plus the adjacent land/-buffer area is 72.9 hectares. In support of the Official Plan, the Airport Master Plan deemed that an additional 40.3 hectares of open space is required to link the woodlots. These lands have the potential to be used for a storm water management facility for the overall development of the airport employment lands.

The management of storm water is of critical importance to Airport Operations both from necessity of controlling water, reducing drainage impact to aircraft manoeuvring areas and also limiting the attraction of wildlife (birds) to storm water retention features. Storm water retention has to be considered for both the airport property and within the vicinity of the airport.

Currently, the City is working with ERCA and the Town of Tecumseh to complete the study of the Upper Little River Storm Watershed. This study analyzes the storm water drainage in the Sandwich South Lands. Future development of the airport could utilize these open space lands for a natural storm water treatment and possible detention. Swamp wetlands, due to the high vegetation are not habitat for gulls and geese, species which rank highest for risk to damage aircraft. A storm water feature could be designed and constructed between existing woodlots with densely planted trees and brush to mitigate attractions of these more hazardous species.

This linkage would also provide the necessary parkland conveyance (2% of the developed lands or 8 hectares) required by the development of airport lands.

The following table provides a breakdown of the lands designated as open space proposed in the Airport Master Plan.

AIRPORT DEVELOPMENT LANDS	
Description	Hectares
Provincially Designated Wetlands	30.4
120m Adjacent Land/-Buffer	42.5
Additional Open Space (linkage & storm water facility)	40.3
TOTAL OPEN SPACE	113.2
TOTAL DEVELOPABLE LANDS	354.0

Public Access to Woodlots

It is mandatory that the runways, aprons, and taxiway be fenced for security and wildlife control as outlined by Transport Canada but fencing is not a prescribed requirement for the employment lands. Currently, the existing fencing encloses the airport operations (runways, aprons, and taxiway) as well as the employment lands, with the exception of the newly constructed Maintenance Repair and Overhaul facility and adjacent developable lands. As development occurs, the fencing would be relocated to provide public access to the woodlots. As there is a cost to the relocation of a fence, it is recommended that the fencing changes be included as part of future development on the employment lands.

Benefits to Airport & Residents

There are 3 main benefits and/or complimenting uses for the Woodlots/Wetlands discussed through-out the report;

1. Portions will be used for the required storm water detention facility when the Employment lands are developed;
2. The area could be made accessible for use by the public (ie. park like setting) once lands develop;
3. The area would be used by future tenants and employees of the Employment lands.

Additional Consultation

On October 18, 2012, Administration met with Mrs. Betty St. Louis, Mrs. Pat St. Louis and their legal representative, Mr. Bruck Easton to review the airport master plan as it relates to the designation of the Provincially Significant Wetlands (PSW) for the airport woodlots and its relation (if any) to the St. Louis lands. Administration provided an overview of the PSW designation as well as the existing designation of the St. Louis lands under the current Official Plan. It was identified that the Airport Master Plan does not change the current designation of the St. Louis lands. When the St Louis family decide to develop their lands, they will have to complete their own studies on their lands, regardless of the Airport woodlots and designated wetlands.

The St. Louis family was further encouraged to attend the Public Information Centres that were to occur the following week related to; Lauzon Parkway/County Road 42 Environmental Assessment as well as the Sandwich South Secondary Plan and Storm Water Study.

4. RISK ASSESSMENT:

There is no risk in the designation of the Wetlands and buffer areas as shown in Schedule A, since they are governed by various regulations and policies. There is low level risk in designation of the additional Open Space as recommended by the Master Plan. The additional Open Space is supported by the Official Plan and as development occurs, detailed engineering studies will dictate the requirements of a storm water management system for the area.

5. FINANCIAL MATTERS:

The rate of un-serviced industrial property in the Sandwich South area has been shown to be up to \$61,750/hectare (\$25,000/acre) in today's market. Lands for development at the airport can be sold; however, there are contractual agreements with Transport Canada which regulate the sale of any surplus land. The current strategy by the City for lands and buildings at the airport is to lease for greater flexibility. In addition, the City's standard policy requires that lands sold by the City must be serviced. Until a secondary plan for the airport lands is completed, servicing costs are subjective as road alignments and requirements are undecided.

An alternative to a surface stormwater detention facility (green infrastructure) is a below grade storm water storage facility which would cost multi-million dollars. Information regarding a primary storm water storage requirement for the airport and surrounding areas will be available when the Upper Little River Storm Water Basin study is completed. However, further drainage studies will be required as development of the employment lands proceeds.

5. CONSULTATIONS:

Federica Nazzani – YQG, President & CEO
Phil Roberts – YQG, Director, Operations
Michael Cooke – City of Windsor, Manager of Policy Planning
Beau Wansbrough – City of Windsor, Planner II Official Plan Policy and Monitoring
Chris Aspila – City of Windsor, Official Plan Project Manager and Land Information Planner
Anna Godo – City of Windsor, Engineer III
Mike Stamp - City of Windsor, Property Supervisor
Karina Richters – City of Windsor, Environmental Coordinator
Averil Parent – City of Windsor, Environmental Coordinator Assistant/WECEC Coordinator
Dan Lebedyk – ERCA, Conservation Biologist
Matthew Child – ERCA, Director of Restoration
Jeremy Wychreschuk – ERCA, Director of Watershed Engineering
Tim Byrne – ERCA, Coordinator of Flood and Erosion Control
Rebecca Belanger - ERCA, Conservation Planner

6. CONCLUSION:

The woodlots are designated wetlands and to declassify them is not an option based on provincial planning policies. There are many external agencies which have interest over any change to classification of the woodlots (provincial and federal government agencies, i.e. ERCA, OMNR, MNR, and DFO Canada) as well as local environmental interest groups. There is an uncertain financial expense if the declassification is pursued.

There is a benefit to the airport and the City as the woodlots, buffer area and open space provide a natural area which may be used not only for a green storm water facility but also by the airport, future tenant employees, and the public.

Administration recommends that the Airport Master Plan Figure 7.1 (Schedule C) be approved as submitted.

Tiffany Pocock,
Project Administrator

Thom Hunt
City Planner / Executive Director

Mario Sonogo
City Engineer and Corporate Leader
Environmental Protection and Transportation

Helga Reidel
Chief Administrative Officer

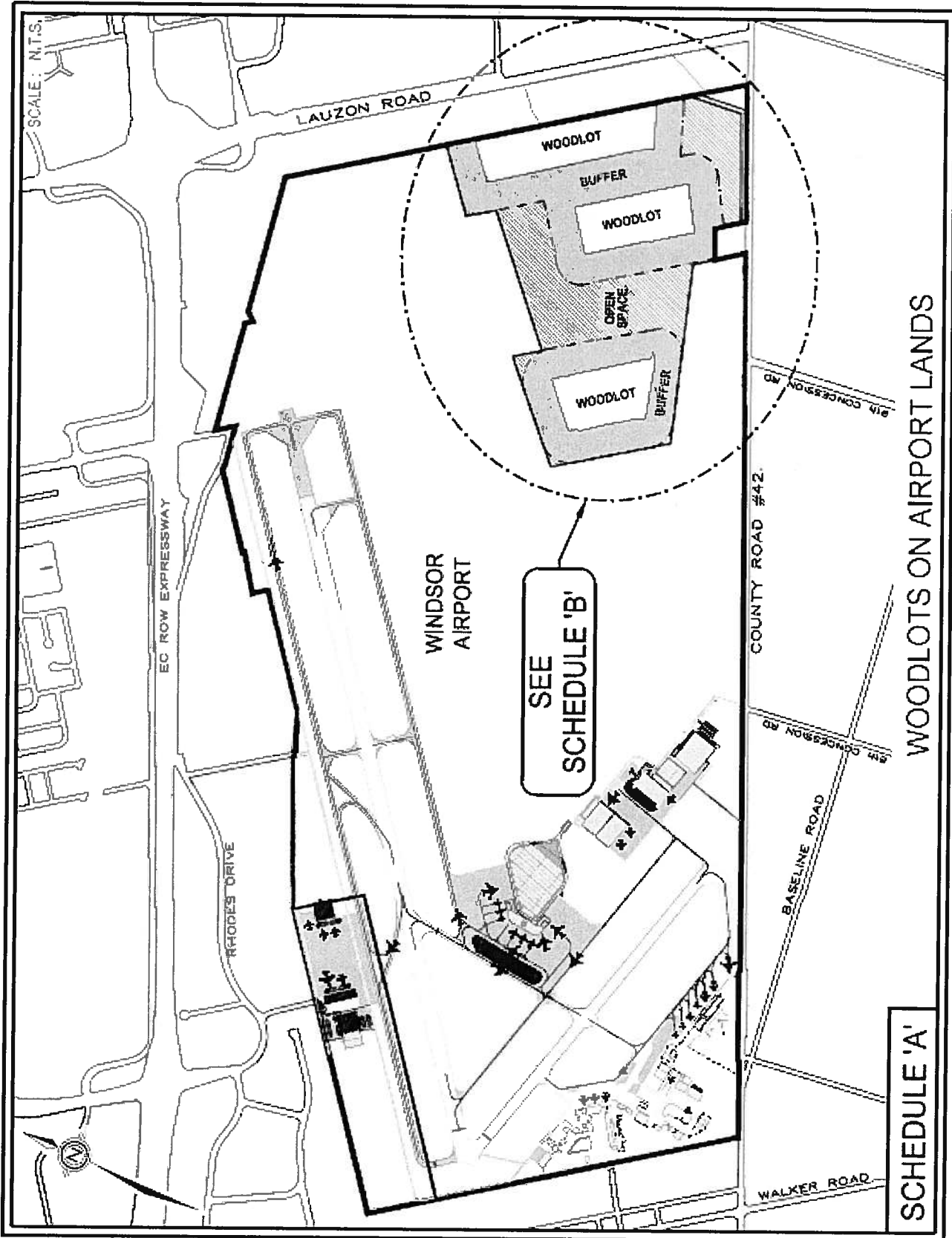
TP/lp

APPENDICES:

- Schedule A – Woodlots on Airport Property**
- Schedule B – Woodlots Open Space and Buffer Detailed**
- Schedule C – Windsor Airport Master Plan Figure 7-1**

DEPARTMENTS/OTHERS CONSULTED:

NOTIFICATION:				
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Dillon Consulting Limited Att: Flavio Forest	3200 Deziel Drive, Suite 608 Windsor, Ontario N8W 5K8	fforest@dillon.ca	519-948- 5000	
R. Bruck Easton Q.C. Belowus Easton English Barristers & Solicitors	100 Ouellette Ave., 7 th Floor, Windsor, Ontario N9A 6T3	easton@winlaw.ca	519-973- 1900	519-973- 0225



SCALE: N.T.S.

LAUZON ROAD

WOODLOT

BUFFER

WOODLOT

OPEN SPACE

WOODLOT

BUFFER

WINDSOR AIRPORT

SEE SCHEDULE 'B'

COUNTY ROAD #42

WOODLOTS ON AIRPORT LANDS

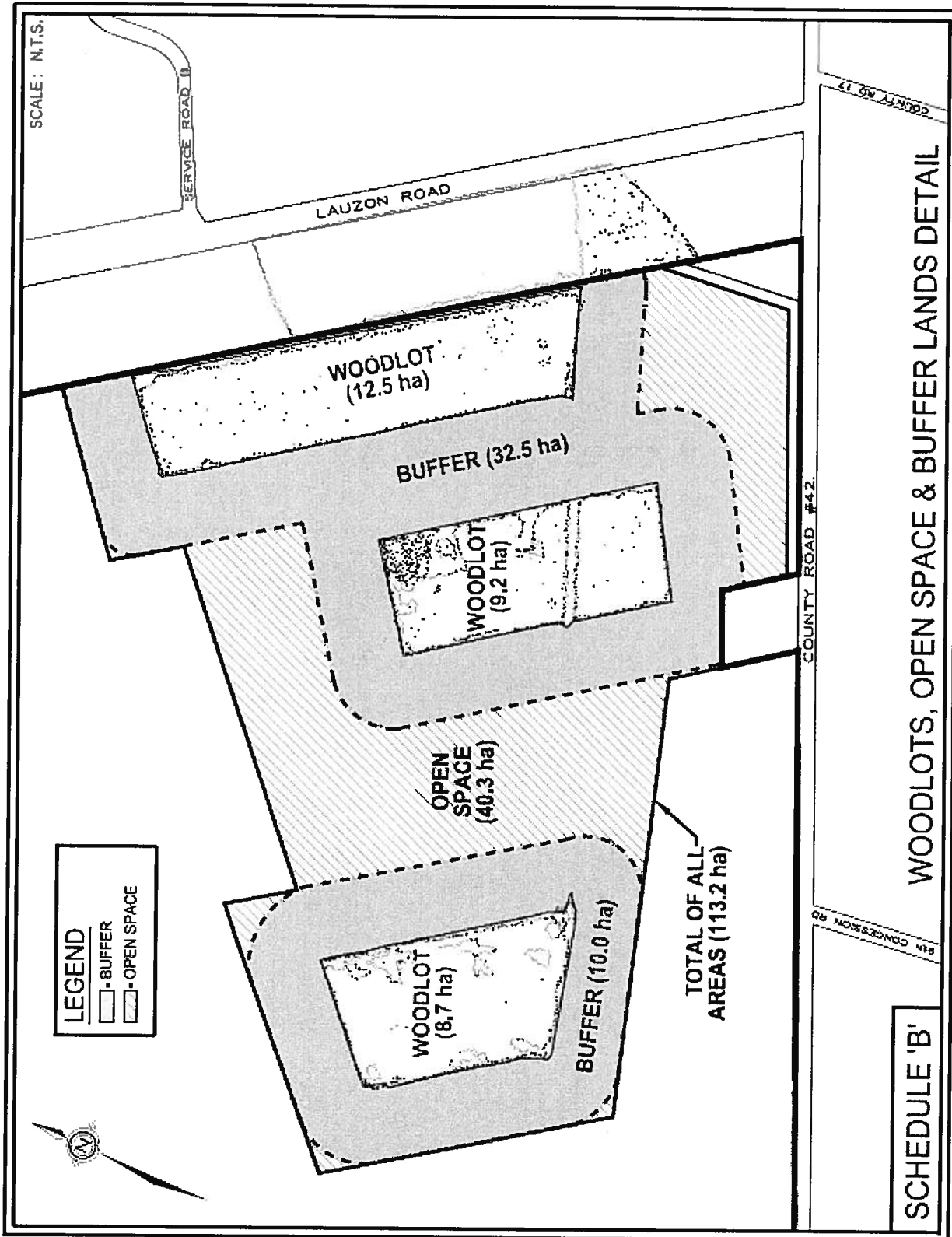
SCHEDULE 'A'

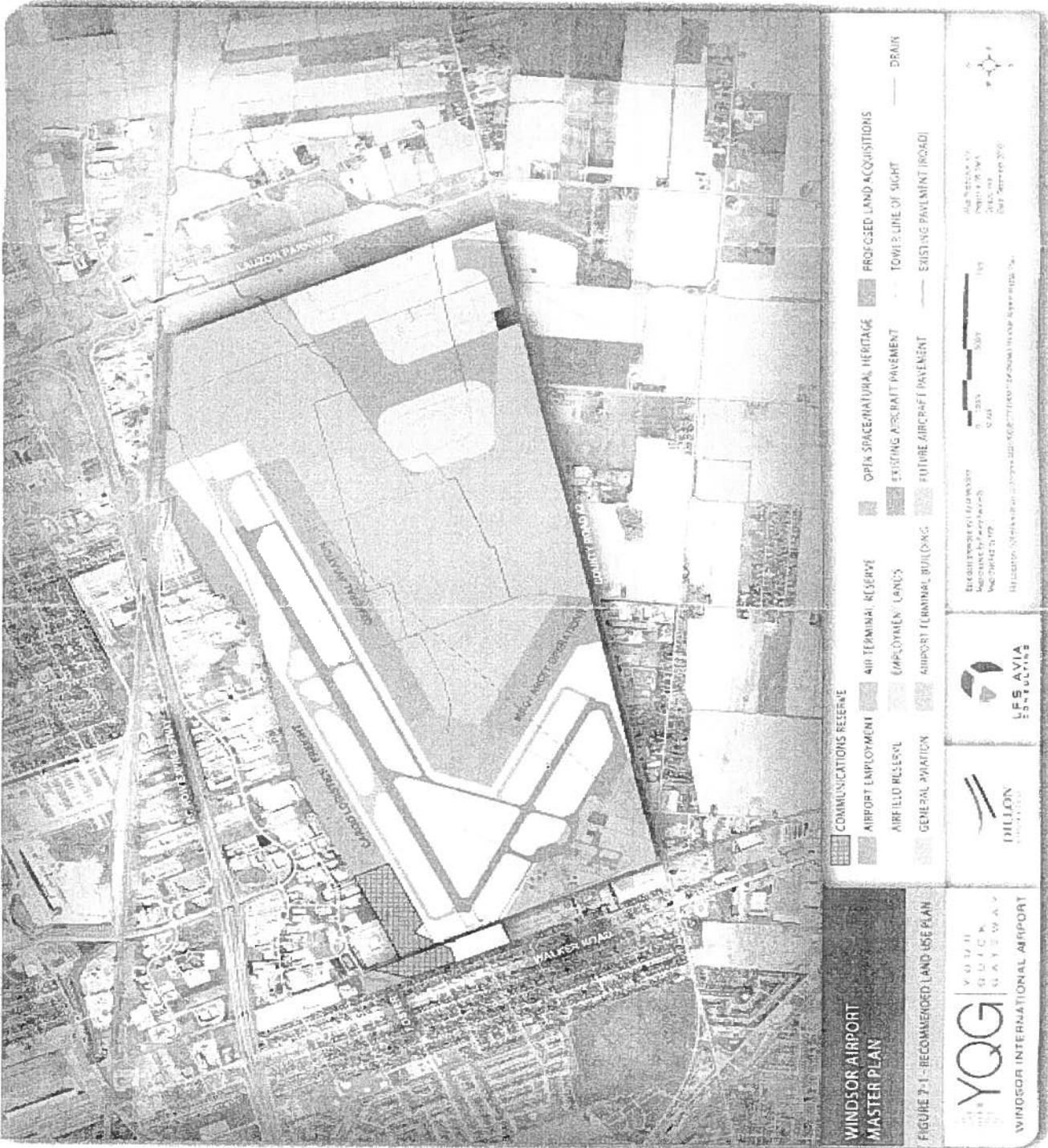
EC ROW EXPRESSWAY

RHODES DRIVE

BASELINE ROAD

WALKER ROAD





SCHEDULE 'C'