

Green Hills Investments  
13300 Tecumseh Rd. E.  
Tecumseh, Ontario  
N8N 4R8

McDonald's Restaurants of  
Canada Limited, Real Estate  
McDonald's Place *MANN.*  
TORONTO, Ontario *1631 MANNING*  
M3C 3L4

1461791 Ontario Ltd.  
1715 Manning Road  
TECUMSEH, Ontario  
N8N 2M3

Ms. M. Marion  
R.R. 1, STN Tecumseh  
TECUMSEH, Ontario  
N8N 2L9

905388 Ontario Ltd.  
13480 Sylvestre Drive  
TECUMSEH, Ontario  
N8N 2L9

Mr. & Mrs. D. Vitella  
7567 Radcliffe  
Brighton, Michigan  
U.S.A.

Mr. & Mrs. P. Muscedere  
2125 Stillmeadow Road  
WINDSOR, Ontario  
N8R 1N2

Mr. J. P. St. Jean  
1784 Manning Road  
R.R. 1, STN Tecumseh  
TECUMSEH, ON N8N 2L9

Mr. & Mrs. E. Petrozzi  
Mr. & Mrs. O. Ciccone  
2328 Leonard Road  
WINDSOR, ON N8W 4L7

701195 Ontario Ltd.  
482 Orchard Park Drive  
TECUMSEH, Ontario  
N8N 4Y1

Canadian Tire Real Estate  
2180 Yonge Street  
TORONTO, Ontario  
M4P 2V8

1403440 Ontario Inc.  
1825 Manning Road  
TECUMSEH, Ontario  
N8N 2L9

593116 Ontario Inc.  
R. R. #3, STN Tecumseh  
TECUMSEH, Ontario  
N8N 2M1

James Sylvestre Developments  
1865 Manning Road  
TECUMSEH, Ontario  
N8N 2L9

Manning Road Animal Hospital  
1630 Manning Road  
TECUMSEH, Ontario  
N8N 2L9

TDL Group Ltd.  
874 Sinclair Road  
OAKVILLE, Ontario  
L6K 2Y1

Mr. & Mrs. F. Grant  
R.R. 1, STN Tecumseh  
TECUMSEH, Ontario  
N8N 2L9

Mr. & Mrs. Z. Nalkranian  
R.R. 1, STN Tecumseh  
TECUMSEH, Ontario  
N8N 2L9

Mr. E. Docherty  
482 Orchard Park Drive  
TECUMSEH, Ontario  
N8N 4Y1

Mr. & Mrs. D. Mayea  
R.R.1, STN Tecumseh  
TECUMSEH, Ontario  
N8N 2L9

Flintstone Aggregate Inc.  
1611 Manning Road  
TECUMSEH, Ontario  
N8N 2L8

Lutheran Church – Canada  
East District  
275 Lawrence Avenue  
KITCHENER, Ontario  
N2M 1Y3

851312 Ontario Ltd.  
300 Eugenie Street East  
WINDSOR, Ontario  
N8X 2Y1

Manning Road Building Centre  
R.R. 1, STN Tecumseh  
TECUMSEH, Ontario  
N8N 2L9

Mr. and/or Mrs. Toth  
1560 Benjamin Avenue  
WINDSOR, Ontario  
N8X 4N4

Petrovec Investments Limited  
1879 Lesperance Road  
TECUMSEH, Ontario  
N8N 1Y4

1277019 Ontario Ltd.  
1776 Manning Road  
TECUMSEH, Ontario  
N8N 2L9

Mr. & Mrs. R. Campeau  
R.R. 1, STN Tecumseh  
1820 Manning Road  
TECUMSEH, ON N8N 2L9

Mr. & Mrs. M. Orr  
1910 Manning Road  
TECUMSEH, Ontario  
N8N 2L9

Mr. L. Mayea  
1968 Manning Road  
R.R.1, STN Tecumseh  
TECUMSEH, ON N8N 2L9

County/region/commune  
 Code/region/division  
**ESSEX**  
 City/Mun. Div. Subdiv  
 Cde/Mun. Div. Code  
**37 51 220 000**

*Manning Road Animal Hospital  
 Attention: Drs. R. Lutzman  
 + K. Kerr*

**Assessment Roll / Rôle d'évaluation**  
 Assessment Compiled in the Year 2002 for Taxation in the Year 2003  
 Évaluation compilée au cours de l'année 2002 pour l'impôt foncier de l'année 2003

Document communiqué en vertu de la Loi sur l'accès à l'information  
 Dec 1 Dec 2002  
 LAKESHORE TOWN

Parcelle Parcel ID	Propriétaire Owner Name	Adresse Address	Section and Description Section and Description	Assessment Assessment	Value Value	Area Area	Category Category	Rate Rate	Value Value
00100	N LTD CENTRAL ANIMAL HEALTH CARE	1820 MANNING RD WINDSOR ON N8H 2L0	1820-1820 MANNING RD CON WPC 5 PT LOT 2 RP 1287284 PART 1 COUNTY RD 19 4.89AC	24,000.00	24,000.00	1.58	CT	15.21	365,280.00
00101	CCS INC CENTRAL ANIMAL HEALTH CARE LTD	1820 MANNING RD WINDSOR ON N8H 2L9	1820-1820 MANNING RD CON WPC 5 PT LOT 2 RP 1287284 PART 2 4.89AC	24,000.00	24,000.00	1.58	CT	15.21	365,280.00
00200	AN TOTH LESLIE	1550 BENJAMIN AVE WINDSOR ON N8X 4H4	1550 BENJAMIN AVE CON WPC 2 PT LOT 2 RP 1287284 PART 1 19.86AC	28,100.00	28,100.00	1.58	CT	17.85	501,180.00
00301	0000 VITELLA DORO	VITELLA ANNA MARIA 1767 KAOCLIFFE BRICHTON MICHIGAN USA 48178	1600-1028 MANNING RD CON WPC 8 PT LOT 3 S PT LT 2 RP 1287255 PARTS 1 & 2 10.20AC	132,100.00	132,100.00	1.58	CT	17.85	2,358,180.00
00400	AN 1555 LINDSAY AVE	1555 LINDSAY AVE WINDSOR ON N8X 4H4	25 AVE CROFT DR CONC WPC PT LOT 3 RP 1287287 PART PT 3 PLAN 128445 PT BLK 101 COUNTY RD 19 23.52AC	130,000.00	130,000.00	1.58	CT	17.85	2,310,000.00
00460	0000 LAKESHORE PROPERTIES INC	1820-1820 MANNING RD E WINDSOR ON N8H 2L0	18-19 AVE CROFT DR PLAN 128445 PT BLK 101 RP 1287288 PART 1 E COUNC 472,40FR	733,000.00	733,000.00	1.58	CT	17.85	13,080,900.00

County/Region/Parcels  
 Comie /Region/District  
 ESSEX

REGION 27

City/Mun. Rep. Div. 50-0-0  
 CE/Mun. Corp. Div. 00-0-0  
 37 51 220 000

Annex 1 (1998) (1999) (2000) (2001) (2002) (2003)  
 Dec 7 Dec 2002  
 Municipalité/Municipality  
 LAKEHURST TOWN

**Assessment Roll / Rôle d'évaluation**  
 Assessment Compiled in the Year 2002 for Taxation in the Year 2003  
 Évaluation compilée au cours de l'année 2002 pour l'impôt foncier de l'année 2003

Parcel Number	Owner and Mailing Address Nom et adresse postale	On Site	Use Code	Assessment Class	Assessment Rate	Assessment Value	Assessment Description	Assessment Value	Assessment Description	Assessment Value	Assessment Description	Assessment Value
000475	0000 LTD GROUP LTD IN TRUST THE NI 674 SINCLAIR RD WINDSOR ON N8N 1R2											
000500	0000 PETROVEC INVESTMENTS LIMITED NI 1878 LESPERANCE RD WINDSOR ON N8N 1R2											
000700	0000 MUSCEDERE PASQUALE NI MUSCEDERE ANTONIA WINDSOR ON N8R 1N2											
000800	0000 GAHART FLECKER GEORGI NI GBAHART MARGHERITE MARIE WINDSOR ON N8N 2L9											
001000	0010 KNAPP DENNIS List of Occupants Directing School Taxes Liste des occupants affectant des taxes scolaires											

County/Region/District  
 Comté/Région/District  
 ESSEX

City/Mun. Map Div. Sub-div.  
 Cité/Mun. Carte Div. Lotissement  
 37 51 226 000

REGION 27

Assessment Roll / Rôle d'évaluation

Assessment Compiled in the Year 2002 for Taxation in the Year 2003  
 Évaluation compilée au cours de l'année 2002 pour l'impôt foncier de l'année 2003

Dec 7 Dec 2002  
 Municipality/Municipalité  
 LAKESHORE TOWN

Parcelle Parcel	Propriétaire Owner	Adresse Address	Code de zone Zone Code	Code de zone Zone Code	Code de zone Zone Code	Code de zone Zone Code	Code de zone Zone Code	Code de zone Zone Code	Code de zone Zone Code	Code de zone Zone Code	Code de zone Zone Code	Code de zone Zone Code
005900	00000	1277010 ONTARIO LTD N1 1776 MANNING RD WINDSOR ON N8H 2L9	1765	1765	1765	1765	1765	1765	1765	1765	1765	1765
00100	00000	GRANT FREDERICK GEORGE N1 5841 MARGUERITE MARIE RR 1 5TH TCDOMSEH WINDSOR ON N8R 7L9	1765	1765	1765	1765	1765	1765	1765	1765	1765	1765
01100	00000	DOUG ST JEAN - LAK HIERAL LIZON N1 1784 MANNING RD RR 1 5TH TCDOMSEH WINDSOR ON N8N 2L9	1765	1765	1765	1765	1765	1765	1765	1765	1765	1765
00100	00000	ST JEAN-PIERRE N1 1784 MANNING RD RR 1 5TH TCDOMSEH WINDSOR ON N8N 2L9	1765	1765	1765	1765	1765	1765	1765	1765	1765	1765

REGION 27

Assessment Roll / Rôle d'évaluation

Assessment Compiled in the Year 2002 for Taxation in the Year 2003  
Évaluation compilée au cours de l'année 2002 pour l'impôt foncier de l'année 2003

02/238  
Dec 7 Dec 2002  
LAKESHORE TOWNSHIP

Parcelle Lot/Parcel	Propriétaire Owner	Adresse Address	Classification Classification	Unité Unit	Zone Zone	Évaluation Évaluation	Évaluation Évaluation	Évaluation Évaluation	Évaluation Évaluation	Évaluation Évaluation	Évaluation Évaluation	Évaluation Évaluation
01200	NALKRANIAN ZAREH KAVORK	1755 MANNING RD	RES	RES	RES	250000	250000	250000	250000	250000	250000	250000
01300	CAMPEAU MARLENE ROSE	1854AC 993-00FR	RES	RES	RES	250000	250000	250000	250000	250000	250000	250000
01400	PETROZZI ERMINIO	1826-1880 MANNING RD	RES	RES	RES	250000	250000	250000	250000	250000	250000	250000
01500	ORR JEANIE MARIE	1284B64 PT PART 1	RES	RES	RES	250000	250000	250000	250000	250000	250000	250000
01600	ORR MELVIN GEORGE	4828AC 641-50FR	RES	RES	RES	250000	250000	250000	250000	250000	250000	250000



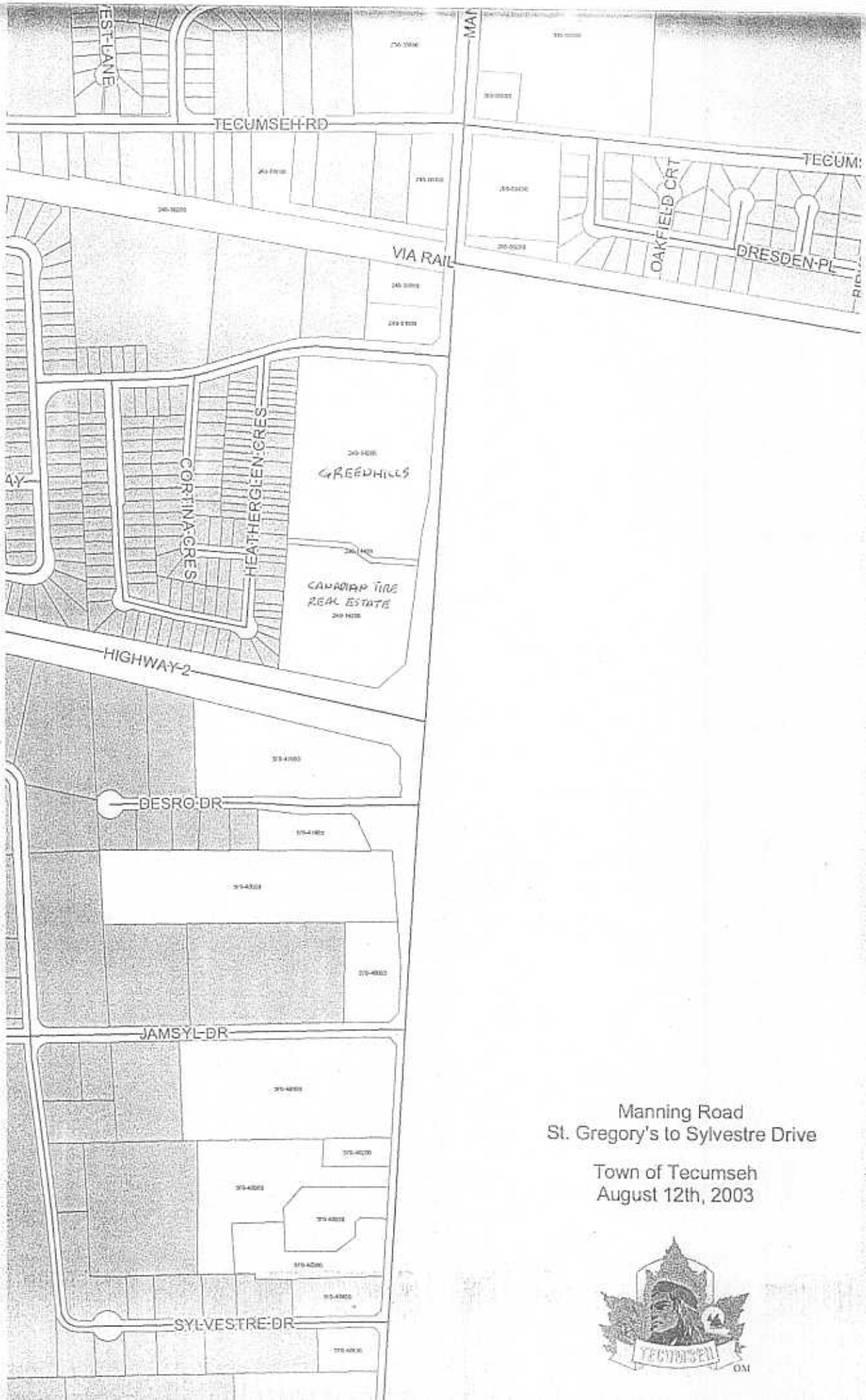
ESSEX  
 City Map Div Sub-4iv  
 City Map Div Sub-4iv  
 37 51 220 000

REGION 27

**Assessment Roll / Rôle d'évaluation**  
 Assessment Compiled in the Year 2002 for Taxation in the Year 2003  
 Évaluation compilée au cours de l'année 2002 pour l'impôt foncier de l'année 2003

Dec 7 Dec 2002  
 Municipality/Commune  
 LAKESHORE TOWN

Parcel Number Numéro de parcelle	Owner Name Nom de l'occupant	Address Adresse	Lot Area Superficie	Assessment Évaluation	Unit Class Cat. d'unité	Location and Description Emplacement et description	Zone Zone	Rate Taux	Value Valeur	Assessment Évaluation
01300	NI 0000	LORR MELVIN ORR JEANNE MARIE	1810 MANNING RD WINDSOR ON N8N 2L9	1810	RES	1810 MANNING RD CON WPC 5 PT LOT 6 RP 12R13582 PART 1 1.50AC 160.00SF 440.000	RU	0.15	271500	271500
01700	NI 0000	LORR MELVIN ORR JEANNE MARIE	1810 MANNING RD WINDSOR ON N8N 2L9	1810	RES	1810 MANNING RD CON WPC 5 PT LOT 6 RP 12R13582 PART 1 1.50AC 160.00SF 440.000	RU	0.15	271500	271500
01850	NI 0000	MAYEA DENIS MAYEA JEANNE THELMA	1810 MANNING RD WINDSOR ON N8N 2L9	1810	RES	1810 MANNING RD CON WPC 5 PT LOT 5 18738.00SF 80.60FA 200.000	RU	0.15	173000	173000
01850	NI 0000	MAYEA DENIS MAYEA JEANNE THELMA	1810 MANNING RD WINDSOR ON N8N 2L9	1810	RES	1810 MANNING RD CON WPC 5 PT LOT 5 18738.00SF 80.60FA 200.000	RU	0.15	173000	173000



Manning Road  
St. Gregory's to Sylvestre Drive

Town of Tecumseh  
August 12th, 2003



Property Listing

8/12/2003



*Handwritten notes:*  
 Done  
 McDonald's  
 J.H. Clark

Roll No	Primary Name 1	Primary Name 2	Primary Address	City	Prov	Postal
240-14300 LEGAL1	GREEN HILLS INVESTMENTS LIMITED PLAN 12M393 BLK 99	LEGAL2	13300 TECUMSEH RD E LEGAL3	WINDSOR	ON	N8N 4R8
240-14400 LEGAL1	CANADIAN TIRE REAL ESTATE PLAN 12M393 PT BLK 99	LIMITED LEGAL2 RP 12R18713 PARTS 1 3 TO 14	2180 YONGE ST LEGAL3	TORONTO	ON	M4P 2V8
240-01650 LEGAL1	FLINTSTONE AGGREGATE INC CON 2 PT LOT 156 RP 12R16249	LEGAL2 PT 7	1611 MANNING LEGAL3	WINDSOR	ON	N8N 2L8
240-01660 LEGAL1	MCDONALD'S RESATURANTS OF CON 2 PT LOT 156 RP 12R16249	CANADA LIMITED LEGAL2 PTS 1,2,5 & 6	REAL ESTATE & TAXAT LEGAL3	TORONTO	ON	M3C 3L4
<del>240-14900 LEGAL1</del>	<del>GREEN HILLS INVESTMENTS LIMITED PLAN 12M393 BLK 99</del>	<del>LEGAL2</del>	<del>13300 TECUMSEH RD E LEGAL3</del>	<del>WINDSOR</del>	<del>ON</del>	<del>N8N 4R8</del>
230-16400 LEGAL1	WILLIAMSON MARLENE ELIZABETH PLAN M154 LOT 378	LEGAL2	1337 ST. GREGORY'S F LEGAL3	WINDSOR	ON	N8N 4C6
230-16600 LEGAL1	SCHOEMT MARY LOUISE PLAN M154 LOT 380	LEGAL2	800 JUNIPER COURT LEGAL3	WINDSOR	ON	N8N 4C4
230-16700 LEGAL1	LESPEERANCE ROBERT PLAN M154 LOT 381	LEGAL2	610 JUNIPER CRT LEGAL3	WINDSOR	ON	N8N 4C5
230-16800 LEGAL1	DEMERS CHAD JUSTIN PLAN M154 LOT 382	LEGAL2	620 JUNIPER CRT LEGAL3	WINDSOR	ON	N8N 4C5
230-16900 LEGAL1	TOKAI RIKA CO LTD PLAN M154 LOT 383	LEGAL2	255 PATILLO RD LEGAL3	WINDSOR	ON	N8N 2L9



Property Listing

8/12/2003



Re/No	Primary Name 1	Primary Name 2	Primary Address	City	Prov	Postal
570-48381	JAMES SYLVESTRE ENTERPRISES	LTD	RR 1 STN TECUMSEH	WINDSOR	ON	N8N 2L9
LEGAL 1	CON 1 PT LOT 156	LEGAL2	RP 12R11928 PT 3, RP 12R10806 LEGAL3	PTS 7-5, 6, 10, 11 & 12		
570-47900	1461791 ONTARIO LTD		1715 MANNING RD	WINDSOR	ON	N8N 2M3
LEGAL 1	CON 2 PT LOTS 155 & 156	LEGAL2	RP 12R10851 PARTS 3 TO 12	LEGAL3		
570-48000	593116 ONTARIO INC		RR 2 STN TECUMSEH	WINDSOR	ON	N8N 2M1
LEGAL 1	CON 2 PT LOTS 155 & 156	LEGAL2	RP 12R2287 PT PART 2	LEGAL3		
570-47905	851312 ONTARIO LTD		300 EUGENIE STE	WINDSOR	ON	N8X 2Y1
LEGAL 1	CON 2 PT LOT 156	LEGAL2	RP 12R10047 PT 2 1 & 2	LEGAL3		
570-48200	MARION MARY EDITH BERNICE	MARION DANIEL AUREL	RR 1 STN TECUMSEH	WINDSOR	ON	N8N 2L9
LEGAL 1	CON 2 PT LOT 156	LEGAL2	RP 12R8134 PART 1	LEGAL3		
570-48300	JAMES SYLVESTRE DEVELOPMENT	LTD	1865 MANNING ROAD	WINDSOR	ON	N8N 2L9
LEGAL 1	CON 1 PT LOT 156	LEGAL2	RP 12R13139 PARTS 1 TO 4	LEGAL3		
570-48350	MANNING RD BLDG CENTRAL LTD		RR 1 STN TECUMSEH	WINDSOR	ON	N8N 2L9
LEGAL 1	CON 1 PT LOT 156	LEGAL2	RP 12R11928 PARTS 1 2 4	LEGAL3		RP 12R16096 PTS 1 2 3 7 8 9
570-48100	JAMES SYLVESTRE DEVELOPMENT	LTD	1865 MANNING ROAD	WINDSOR	ON	N8N 2L9
LEGAL 1	CON 2 PT LOTS 155 & 156	LEGAL2	RP 12R14005 PTS 47 49 TO 53	LEGAL3		
570-48400	905408 ONTARIO LTD		13488 SYLVESTRE DR	WINDSOR	ON	N8N 2L9
LEGAL 1	CON 2 PT LOTS 155 & 156	LEGAL2	RP 12R9371 PART 1	LEGAL3		
570-48005	1403440 ONTARIO INC		1825 MANNING RD	WINDSOR	ON	N8N 2L9
LEGAL 1	CON 1 PT LOT 156	LEGAL2	RP 12R18001 PARTS 1 TO 9	LEGAL3		

Property Listing

8/12/2003



Rel No	Primary Name 1	Primary Name 2	Primary Address	City	Prov	Postal
570-48460	LUTHERAN CHURCH - CANADA	EAST DISTRICT	275 LAWRENCE AVE	KITCHENER	ON	N2M 1Y3
	LEGAL1 CON 1 PT LOT 155	LEGAL2 RP 12R12938 PARTS 7 & 10	CIVIC W/S MANNING RD	Frontage 150.63 Acreage		2.88
570-47900	1461791 ONTARIO LTD		1715 MANNING RD	WINDSOR	ON	N8N 2M3
	LEGAL1 CON 2 PT LOTS 155 & 156	LEGAL2 RP 12R10051 PARTS 3 TO 12	CIVIC 1715 MANNING RD	Frontage 236.89 Acreage		6.22
570-48500	5931116 ONTARIO INC		RR 2 STN TECUMSEH	WINDSOR	ON	N8N 2M1
	LEGAL1 CON 2 PT LOTS 155 & 156	LEGAL2 RP 12R9267 PT PART 2	CIVIC 1745 MANNING RD	Frontage 297.34 Acreage		8.84
570-47905	851312 ONTARIO LTD		300 EUGENIE STE	WINDSOR	ON	N8X 2Y1
	LEGAL1 CON 2 PT LOT 156	LEGAL2 RP 12R10047 PTS 1 & 2	CIVIC 13425 DESRO DR	Frontage 165.83 Acreage		1.75
570-48200	MARION MARY EDNA BERNICE	MARION DANIEL AUREL	RR 1 STN TECUMSEH	WINDSOR	ON	N8N 2L9
	LEGAL1 CON 2 PT LOT 156	LEGAL2 RP 12R6134 PART 1	CIVIC 1845 MANNING RD	Frontage 120.00 Acreage		0.00
570-48300	JAMES SYLVESTRE DEVELOPMENT	LTD	1865 MANNING ROAD	WINDSOR	ON	N8N 2L9
	LEGAL1 CON 1 PT LOT 156	LEGAL2 RP 12R13139 PARTS 1 TO 4	CIVIC 1847 MANNING RD	Frontage 89.33 Acreage		4.14
570-48350	MANNING RD BLOG CENTRE LTD		RR 1 STN TECUMSEH	WINDSOR	ON	N8N 2L9
	LEGAL1 CON 1 PT LOT 156	LEGAL2 RP 12R11928 PARTS 1 2 4	CIVIC 1855 MANNING RD	Frontage 0.00 Acreage		3.93
570-48100	JAMES SYLVESTRE DEVELOPMENT	LTD	1865 MANNING ROAD	WINDSOR	ON	N8N 2L9
	LEGAL1 CON 2 PT LOTS 155 & 156	LEGAL2 RP 12R14005 PTS 47 49 TO 53	CIVIC W/S MANNING RD	Frontage 0.00 Acreage		8.89
570-48400	905388 ONTARIO LTD		13480 SYLVESTRE DR	WINDSOR	ON	N8N 2L9
	LEGAL1 CON 2 PT LOTS 155 & 156	LEGAL2 RP 12R9371 PART 1	CIVIC 13480 SYLVESTRE DR	Frontage 350.39 Acreage		1.45
570-48430	JAMES SYLVESTRE DEVELOPMENT	LTD	1865 MANNING ROAD	WINDSOR	ON	N8N 2L9
	LEGAL1 CON 2 PT LOTS 155 & 156	LEGAL2 RP 12R11352 PARTS 1 TO 3	CIVIC 13485 SYLVESTRE DR	Frontage 243.00 Acreage		0.00



Property Listing

8/12/2003



*MSJ*

RollNo	Primary Name 1	Primary Name 2	Primary Address	City	Prov	Postal
570-48470	STYVESTER JEANNETTE		RR 1 STN TECHMISEH	WINDSOR	ON	N8N 2L9
LEGAL1	CON 3 PT LOT 156	LEGAL2 RP 12R1555 PTS 4 TO 7	FRONTAGE W/S MANNING RD	FRONTAGE	0.00	ACREAGE 2.75
570-48005	1403440 ONTARIO INC		1825 MANNING RD	WINDSOR	ON	N8N 2L9
LEGAL1	CON 1 PT LOT 156	LEGAL2 RP 12R18001 PARTS 1 TO 9	FRONTAGE N/S JAMSYL DR	FRONTAGE	238.19	ACREAGE 2.22

to scrutiny," McNamara vows. He urges all Tecumseh residents to attend this meeting to understand the deal. "This Council will be judged for years to come on this agreement, we believe it is in the Town's best interests," he said.



**THE CORPORATION OF THE COUNTY OF ESSEX  
CLASS ENVIRONMENTAL ASSESSMENT  
MANNING ROAD (COUNTY RD. NO. 19)  
FROM V.I.A. RAIL TO SYLVESTRE DRIVE  
NOTICE OF PUBLIC INFORMATION CENTRE NO. 2 (P.I.C. #2)**

The County of Essex is undertaking a study to identify the traffic problems presently being experienced on County Rd. No. 19 (Manning Road) from V.I.A. Rail to Sylvestre Drive. The study is conducted in accordance with the requirements for Schedule 'C' projects of the Municipal Class Environmental Assessment as prepared by the Municipal Engineers Association, June 2000.

The second Public Information Centre (P.I.C.) is scheduled for Wednesday, December 1, 2004 at the Knights of Columbus located at 152 Lesperance Road, Tecumseh, from 3:00 p.m., E.S.T. to 8:00 p.m., E.S.T.

In consultation with the general public and other agencies, a comprehensive technical evaluation of the road configuration alternatives has been completed. The purpose of this P.I.C. is to provide an opportunity for the public to view and comment on the preferred road configuration.

The map shows the approximate limits of the study and location for the P.I.C.



Information or questions may be submitted to the following individuals:

Mr. T. Bateman, P.Eng., County Engineer  
The Corporation of the County of Essex  
360 Fairview Avenue West  
Essex, Ontario N8M 1Y6  
Phone: (519) 776-6441  
Fax: (519) 776-4455  
Email: tbateman@countyofofesssex.on.ca

Mr. R. Lucente, P.Eng.  
R. Lucente Engineering Inc.  
3514 Walker Road, Unit #1  
Windsor, Ontario N8W 3S4  
Phone: (519) 966-4008  
Fax: (519) 966-4098  
Email: rlucente@bellnet.ca

This notice issued November 18, 2004.



**Public Input Sought  
For County Road 22 Improvement Project  
Class Environmental Assessment**



The County of Essex has initiated a planning and preliminary design study to address corridor improvements on County Road 22, from the City of Windsor limits to its eastern end at County Road 42, with a view to improving this vital roadway. Specific safety, operational, noise/property impacts and capacity issues will be addressed and/or updated through this Class Environmental Assessment Process.

County Road 22 is a vital roadway that connects the City of Windsor with the Towns of Tecumseh and Lakeshore. It is a major arterial for commuter traffic as well as providing direct access to properties and commercial districts along the route. The existing corridor is exhibiting considerable operational stress due to high traffic peaks, mix of traffic types and the numerous access points and intersections. Characteristics of the roadway such as posted speeds, access control, road standards and land use vary considerably throughout the study area.



Public input is a critical part of this Environmental Assessment process. To ensure that there is an opportunity for the public to review the options under consideration in the study, the County is planning two (2) Public Information and Consultation Sessions. The public and potentially affected agencies are encouraged to participate and comment on issues to address the above noted concerns.

These important Public Information and Consultation Sessions regarding the County Road 22 Corridor will take place on Wednesday, December 1, 2004 from 3:00pm to 8:00pm at the Knights of Columbus Hall located at 152 Lesperance Road in the Town of Tecumseh, for those individuals living in the western section of the study area and on Thursday, December 2, 2004 from 3:00pm to 8:00pm at the Knights of Columbus Hall located on County Road 22 at Remond Line Road in the Town of Lakeshore, for those individuals living in the eastern section of the study area.

While participation in these Public Information and Consultation Sessions is encouraged, input is also welcome by phone, fax, letter or email. Interested persons or agencies are invited to contact either:

Mr. Tom Bateman, P. Eng.  
County of Essex  
Transportation Department  
360 Fairview Avenue West  
Essex, ON  
N8M 1Y6  
Telephone: (519) 776-6441 x 316  
Fax: (519) 776-4455  
Email: tbateman@countyofofesssex.on.ca

Mr. John Zangari, P. Eng.  
Dillon Consulting Limited  
3200 Deziel Drive  
Suite 608  
Windsor, ON  
N8W 5K8  
Telephone: (519) 948-5000 x 234  
Fax: (519) 948-5054  
Email: jzangari@dillon.ca

The public is also invited to visit the project website at: [www.countyofofesssex.on.ca](http://www.countyofofesssex.on.ca) for further details.

This Notice issued November 20, 2004.



# R. LUCENTE ENGINEERING INC.

## CONSULTING ENGINEERS

3514 Walker Road, Unit 1  
Windsor, Ontario N8W 3S4

Phone: (519) 966-4008  
Fax: (519) 966-4088  
email: rlucente@bellnet.ca

November 22, 2004

Our File No. 02-829

Dear Sir:

**Re: Class Environmental Assessment (Class EA) P.I.C. #2**  
**County Road No. 19 (Manning Road) from VIA Railway Southerly to Sylvestre Drive**

This is to advise you that the County of Essex with the co-operation of the Town of Tecumseh and Town of Lakeshore is presently undertaking an Environmental Assessment Study for the improvement of County Road No. 19 (Manning Road) from the VIA Railway southerly to Sylvestre Drive.

For this purpose, a second Public Information Centre has been scheduled for Wednesday, December 1, 2004. Please refer to the newspaper advertisement (*copy attached*) for further details.

Should you or anyone else in your agency or department have an interest in this project, we would urge you to attend the Information Centre or contact the undersigned with your comments and/or questions.

Yours truly,

R. Lucente, P.Eng.

RL:jb

Enclosure

C: Mr. T. Bateman, P.Eng., County Engineer - The Corporation of the County of Essex  
Mr. L. Beaudoin, Director of Public Works - The Corporation of the Town of Tecumseh  
Mr. T. Mousseau, Director of Public Works - Corporation of the Town of Lakeshore

CONTACT LIST FOR MANNING ROAD E.A.

Corporation of the Town of Tecumseh  
Fire Department  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

Attention: Mr. Randy Cecile, Fire Chief

Corporation of the Town of Tecumseh  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

Attention: Ms. L. Moy, Clerk

Corporation of the Town of Tecumseh  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9

Attention: Mr. B. Hillman, Director of  
Planning

Tecumseh O.P.P.  
963 Lesperance Road  
Tecumseh, Ontario N8N 1W9

Attention: Sgt. David Strang

Tecumseh B.I.A.  
1614 Lesperance Road  
Tecumseh, Ontario N8N 1Y3

Attention: Ms. Rose MacLachlan, Director  
of Communications & Development

Student Transportation Services  
360 Fairview Avenue West, Suite 112  
Essex, Ontario N8M 3G4

Attention: Mr. Frank Vergunst OR  
Mr. Lorne Sauve

Essex Region Conservation Authority  
360 Fairview Avenue West  
Essex, Ontario N8M 1Y6

Attention: Mr. Stan Taylor, P.Eng.  
Water Management Supervisor

Essex Powerlines Corporation  
360 Fairview Avenue West  
Essex, Ontario N8M 1Y6

Attention: Mr. Jerry Martin,  
Operations Manager

Corporation of the County of Essex  
Planning Department  
360 Fairview Avenue West  
Essex, Ontario N8M 1Y6

Attention: Mr. Bill King, Manager of  
Planning Services

Windsor Essex-County Active Living  
Coalition  
360 Fairview Avenue West, Suite 215  
Essex, Ontario N8M 3G4

Attention: Ms. Robin Cooper

CN Rail  
1 Administration Road  
Concord, Ontario L4K 1B9

Attention: Mr. John MacTaggart,  
Public Works Engineer

VIA Rail (2 separate letters)  
50 Drummond Street, Unit C  
Toronto, Ontario M8V 4B5

Attention: Mr. Kenneth Rose, Director  
Real Estate S/W Ontario

Attention: Mr. John Walsh, Senior Officer  
Technical Services

VIA Rail Canada Inc.  
298 Walker Road  
Windsor, Ontario N8Y 2M9

Attention: Mr. Ron Doherty, Manager

Corporation of the City of Windsor  
Infrastructure Services  
1266 McDougall Avenue  
Windsor, Ontario N8X 3N7

Attention: Mr. John Tofflemire, P.Eng.,  
City Engineer

Bell Canada  
1149 Goyeau Street, P. O. Box 1601  
Windsor, Ontario N9A 6R8

Attention: Ms. Janine Mailloux

Cogeco Cable Solutions  
2525 Dougall Avenue  
Windsor, Ontario N8X 5A7

Attention: Mr. Steve Meser

Union Gas Limited  
Windsor Administrative Office  
650 Division Road  
Windsor, Ontario N9A 6N7

Attention: Mr. Scott Walker,  
Service Manager

Windsor Bicycling Committee  
c/o 961 Watson Avenue  
Windsor, Ontario N8S 3T1

Attention: Mr. James Sommerdyk

Windsor-Essex Catholic District School  
Board  
1325 California Avenue  
Windsor, Ontario N9B 1Z5

Attention: Mr. Michael Moher,  
Director of Education

Greater Essex County District School Board  
451 Park Street West  
Windsor, Ontario N9A 6K1

Attention: Ms. Mary Jean Gallagher,  
Director of Education

Conseil Scolaire de District Des Ecoles  
Catholiques due Sud Ouest  
7515 Forest Glade Drive  
Windsor, Ontario N8T 3P5

Attention: Mssr. Michel Serrè,  
Director of Education

Ministry of the Environment  
4510 Rhodes Drive  
Windsor, Ontario N8W 5K5

Attention: Mr. Kim Ferguson, P.Eng.

Windsor-Essex County Health Unit  
1005 Ouellette Avenue  
Windsor, Ontario N9A 4J8

Attention: Mr. Rob Lyons

Citizens Environmental Alliance  
275 Oak Avenue  
Windsor, Ontario N9A 5E5

Attention: Mr. D. Coronado

Environmental Awareness Association  
c/o SAC, CAW Student Centre  
University of Windsor  
401 Sunset Avenue  
Windsor, Ontario N9B 3P4

Sun Parlour Emergencies Incorporated  
46 Seacliffe Drive West  
Leamington, Ontario N8H 3X9

Attention: Mr. Ed Jacobs, Manager

Ministry of the Environment  
733 Exeter Road  
London, Ontario N6E 1L3

Attention: Mr. Ron Griffiths, Environmental  
Assessment Co-ordinator

Ministry of Transportation  
659 Exeter Road  
London, Ontario N6E 1L3

Attention: Mr. Ken Teasdale  
and/or Mr. Andy Boldt  
Regional Operations Officers

Ministry of Culture, Heritage Operations  
55 Centre Street  
London, Ontario N6J 1T4

Attention: Mr. Neal Ferris, Heritage Planner

Ministry of Municipal Affairs and Housing  
Community Planning and Development  
659 Exeter Road, 2<sup>nd</sup> Floor  
London, Ontario N6E 1L3

Attention: Mr. Bruce Curtis, Manager

Hydro One Networks Inc.  
483 Bay Street, 12<sup>th</sup> Floor  
Toronto, Ontario M5G 2P5

Attention: Mr. Paul Dockrill

Fire Department Administration  
592 St. Charles Street  
Belle River, Ontario N0R 1A0

Attention: Mr. D. Spry, Fire Chief

The Corporation of the Town of Lakeshore  
419 Notre Dame  
Belle River, Ontario N0R 1A0

Attention: Mr. Daniel Perdu,  
Chief Administrative Officer

The Corporation of the Town of Lakeshore  
419 Notre Dame  
Belle River, Ontario N0R 1A0

Attention: Ms. Cindy Prince,  
Municipal Planner

Lakeshore O.P.P.  
875 Notre Dame  
Belle River, Ontario N0R 1A0

Attention: Sgt. Mike Dmytrow

Ministry of Transportation  
Environmental Services Unit  
1201 Wilson Avenue,  
3<sup>rd</sup> Floor, Atrium Tower  
Downsview, Ontario M3M 1J8

Attention: Ms. Barbara Brownlee,  
Special Projects Co-ordinator

Ministry of Natural Resources  
1023 Richmond Street West  
Chatham, Ontario N7M 5J5

Attention: Mr. Ken Yaraskavitch, Supervisor

Mr. J. Comartin, MP  
Windsor-St. Clair  
1304-B Lauzon Road  
Windsor, Ontario N8S 3N1

Mr. Dwight Duncan, M.P.P.  
Windsor-St. Clair  
4808 Tecumseh Road East  
Windsor, Ontario N8T 1B8

Transport Canada, Surface  
20 Toronto Street, Suite 600  
Toronto, Ontario M5C 2B8

Attention: Mr. Doug Vollick, Senior Signal  
Systems Officer

(miscellaneous/contactmanningPIC2.doc)







THE CORPORATION OF THE COUNTY OF ESSEX  
CLASS ENVIRONMENTAL ASSESSMENT  
MANNING ROAD (COUNTY RD. NO. 19)  
FROM V.I.A. RAIL TO SYLVESTRE DRIVE  
NOTICE OF PUBLIC INFORMATION CENTRE NO. 2 (P.I.C. #2)



The County of Essex is undertaking a study to identify the traffic problems presently being experienced on County Rd. No. 19 (Manning Road) from V.I.A. Rail to Sylvestre Drive. The study is conducted in accordance with the requirements for Schedule 'C' projects of the Municipal Class Environmental Assessment as prepared by the Municipal Engineers Association, June 2000.

The second Public Information Centre (P.I.C.) is scheduled for Wednesday, December 1, 2004 at the Knights of Columbus located at 152 Lesperance Road, Tecumseh, from 3:00 p.m., E.S.T. to 8:00 p.m., E.S.T.

In consultation with the general public and other agencies, a comprehensive technical evaluation of the road configuration alternatives has been completed. The purpose of this P.I.C. is to provide an opportunity for the public to view and comment on the preferred road configuration.

The map shows the approximate limits of the study and location for the P.I.C.

Information or questions may be submitted to the following individuals:

Mr. T. Bateman, P.Eng., County Engineer  
The Corporation of the County of Essex  
360 Fairview Avenue West  
Essex, Ontario N8M 1Y6  
Phone: (519) 776-6441  
Fax: (519) 776-4455  
Email: [tbateman@countyofessex.on.ca](mailto:tbateman@countyofessex.on.ca)

Mr. R. Lucente, P.Eng.  
R. Lucente Engineering Inc.  
3514 Walker Road, Unit #1  
Windsor, Ontario N8W 3S4  
Phone: (519) 966-4008  
Fax: (519) 966-4088  
Email: [rlucente@bellnet.ca](mailto:rlucente@bellnet.ca)

This notice issued November 18, 2004.

# R. LUCENTE ENGINEERING INC.

## CONSULTING ENGINEERS

3514 Walker Road, Unit 1  
Windsor, Ontario N8W 3S4

Phone: (519) 966-4008  
Fax: (519) 966-4088  
email: rlucente@bellnet.ca

November 23, 2004

Our File No. 02-829

Corporation of the County of Essex  
Office of the County Engineer  
360 Fairview Avenue West  
Essex, Ontario  
N8M 1Y6

Attention: Mr. T. Bateman, P.Eng.,  
County Engineer

Dear Sir:

Re: Class Environmental Assessment (Class EA) P.I.C. #2  
County Road No. 19 (Manning Road) from VIA Railway Southerly  
to Sylvestre Drive

Enclosed please find our form letter to various agencies informing them of P.I.C.#2 to be held on Wednesday, December 1, 2004. Since you are copied on the letters, we are forwarding the contact list used rather than copies of all letters.

Should you have any questions, please contact the undersigned.

Yours truly,



R. Lucente, P.Eng.

RL:lb

Enclosure

(letters\manningPIC2directors.doc)

**R. LUCENTE ENGINEERING INC.**  
**CONSULTING ENGINEERS**

3514 Walker Road, Unit 1  
Windsor, Ontario N8W 3S4

Phone: (519) 966-4008  
Fax: (519) 966-4088  
email: rlucente@bellnet.ca

November 23, 2004

Our File No. 02-829

Corporation of the Town of Tecumseh  
1189 Lacasse Boulevard  
Tecumseh, Ontario  
N8N 2C7

Attention: Mr. L. Beaudoin,  
Director of Public Works

Dear Sir:

Re: Class Environmental Assessment (Class EA) P.I.C. #2  
County Road No. 19 (Manning Road) from VIA Railway Southerly  
to Sylvestre Drive

Enclosed please find our form letter to various agencies informing them of P.I.C.#2 to be held on Wednesday, December 1, 2004. Since you are copied on the letters, we are forwarding the contact list used rather than copies of all letters.

Should you have any questions, please contact the undersigned.

Yours truly,



R. Lucente, P.Eng.

RL:lb

Enclosure

(letters\manningPIC2directors.doc)



**R. LUCENTE ENGINEERING INC.**  
**CONSULTING ENGINEERS**

3514 Walker Road, Unit 1  
Windsor, Ontario N8W 3S4

Phone: (519) 966-4008  
Fax: (519) 966-4088  
email: rlucente@bellnet.ca

November 23, 2004

Our File No. 02-829

Corporation of the Town of Lakeshore  
419 Notre Dame Street  
P. O. Box 580  
Belle River, Ontario  
N0R 1A0

Attention: Mr. T. Mousseau,  
Director of Public Works

Dear Sir:

Re: Class Environmental Assessment (Class EA) P.I.C. #2  
County Road No. 19 (Manning Road) from VIA Railway Southerly  
to Sylvestre Drive

Enclosed please find our form letter to various agencies informing them of P.I.C.#2 to be held on Wednesday, December 1, 2004. Since you are copied on the letters, we are forwarding the contact list used rather than copies of all letters.

Should you have any questions, please contact the undersigned.

Yours truly,



R. Lucente, P.Eng.

RL:lb

Enclosure

(letters\manningPIC2directors.doc)

# R. LUCENTE ENGINEERING INC.

## CONSULTING ENGINEERS

3514 Walker Road, Unit 1  
Windsor, Ontario N8W 3S4

Phone: (519) 966-4008  
Fax: (519) 966-4088  
email: rlucente@bellnet.ca

November 22, 2004

Our File No. 02-829

NAV Canada  
2530 Blair Boulevard  
London, Ontario N5V 3Z9

Attention: Mr. R. Humphrey,  
Technical Supervisor

AGENCY  
NAME

Dear Sir:

**Re: Notification of P.I.C. #2 - Class Environmental Assessment (Class EA)**  
**County Road No. 19 (Manning Road) from St. Gregory's Road to Sylvestre Drive**

This is to advise you that the County of Essex with the co-operation of the Town of Tecumseh and Town of Lakeshore is presently undertaking an Environmental Assessment Study for the improvement of County Road No. 19 (Manning Road) from St. Gregory's Road to Sylvestre Drive.

For this purpose, a second Public Information Centre has been scheduled for Wednesday, December 1, 2004. Please refer to the newspaper advertisement (*copy attached*) for further details.

Should you or anyone else in your agency or department have an interest in this project, we would urge you to attend the Information Centre or contact the undersigned with your comments and/or questions.

Yours truly,

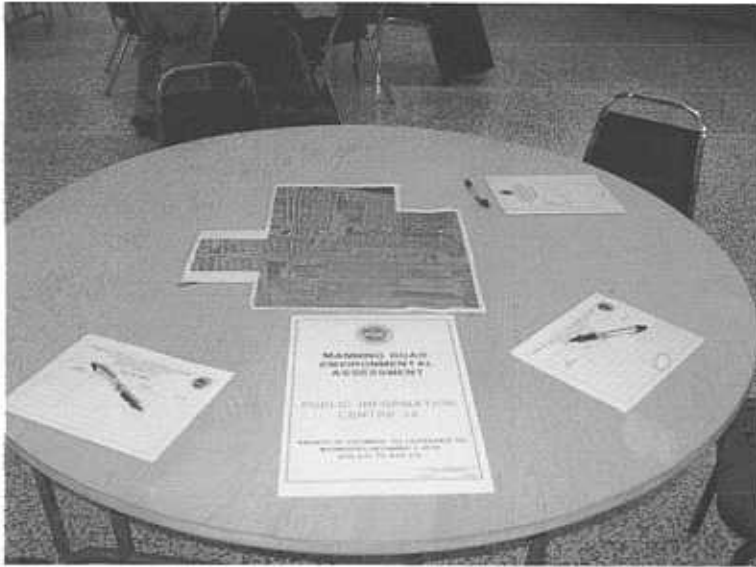
R. Lucente, P.Eng.

RL:lb

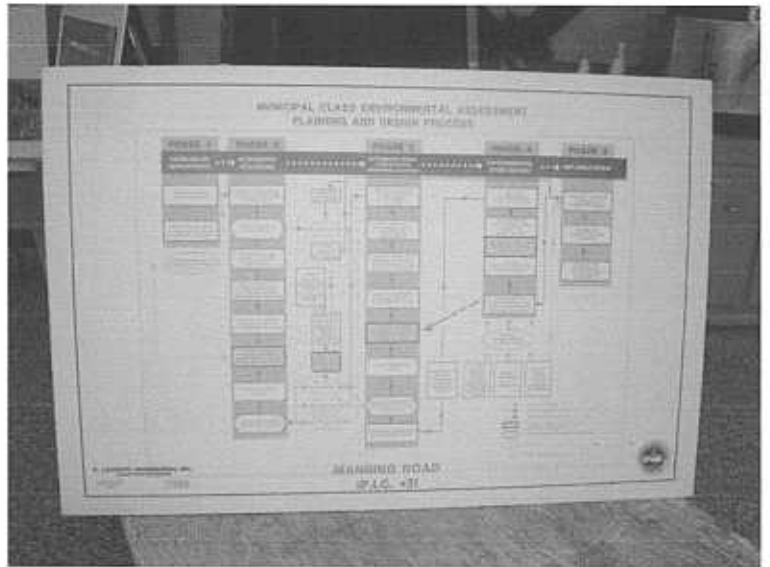
Enclosure

C: Mr. T. Bateman, P.Eng., County Engineer - The Corporation of the County of Essex  
Mr. L. Beaudoin, Director of Public Works - The Corporation of the Town of Tecumseh  
Mr. T. Mousseau, Director of Public Works - Corporation of the Town of Lakeshore

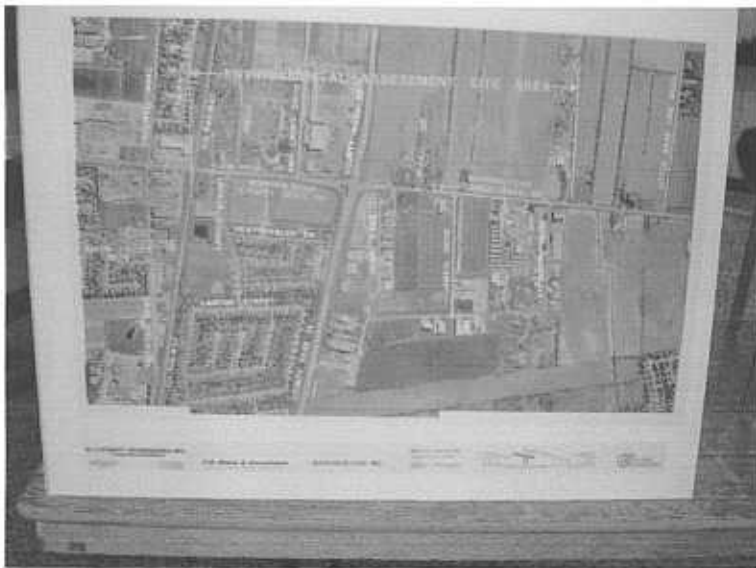
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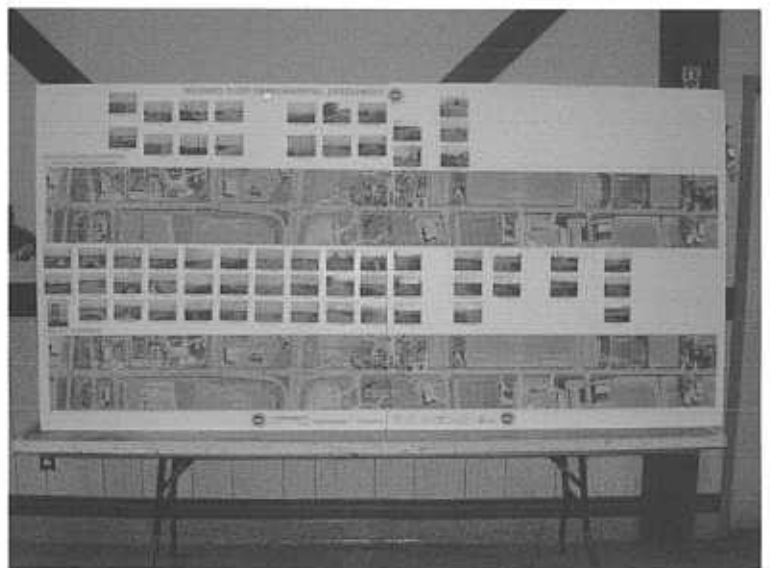
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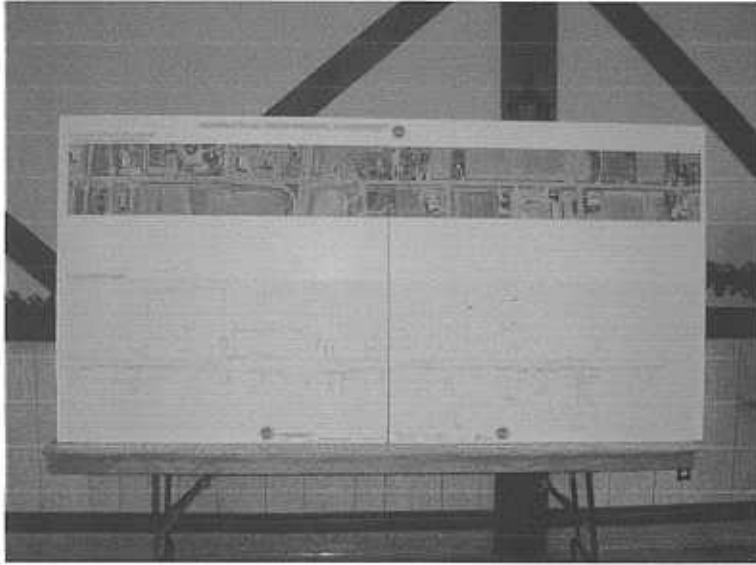
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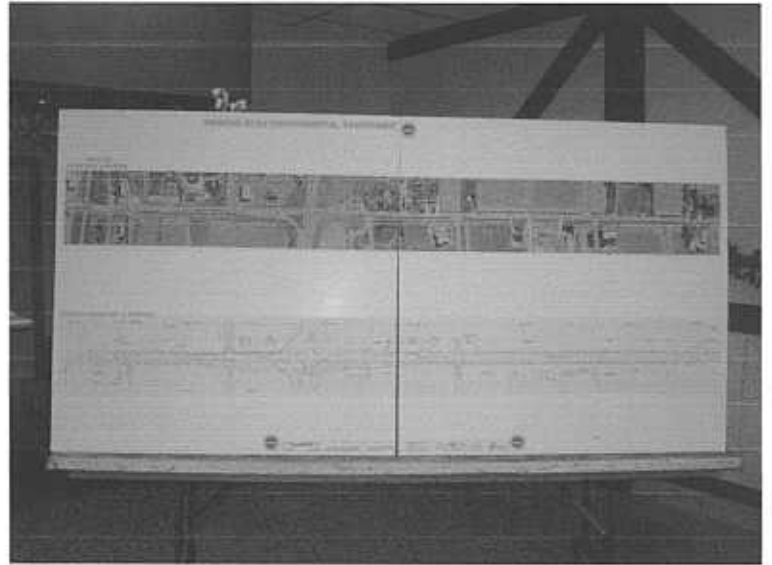
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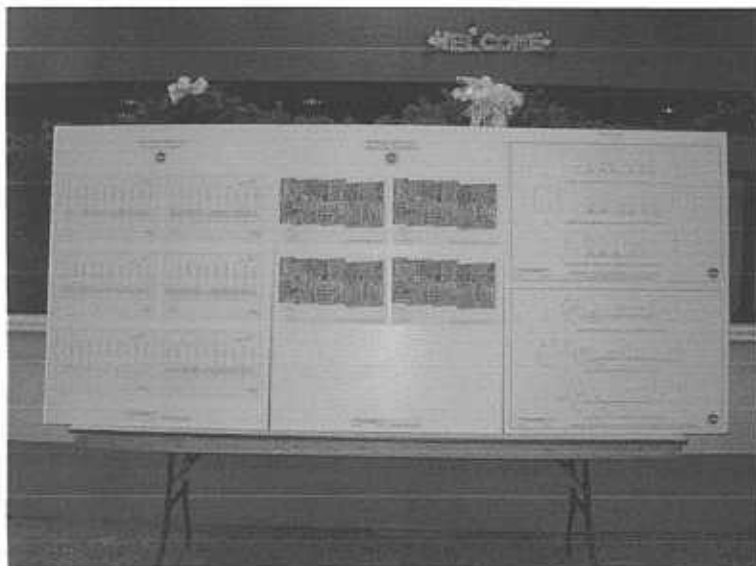
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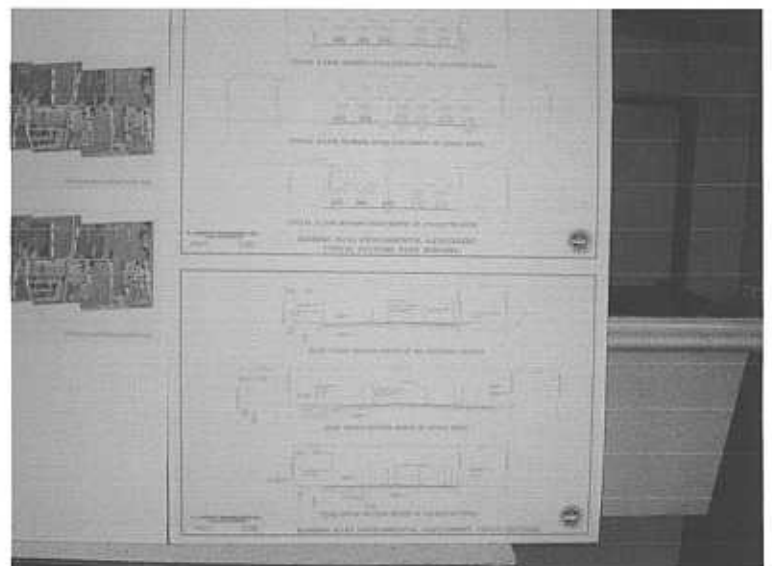
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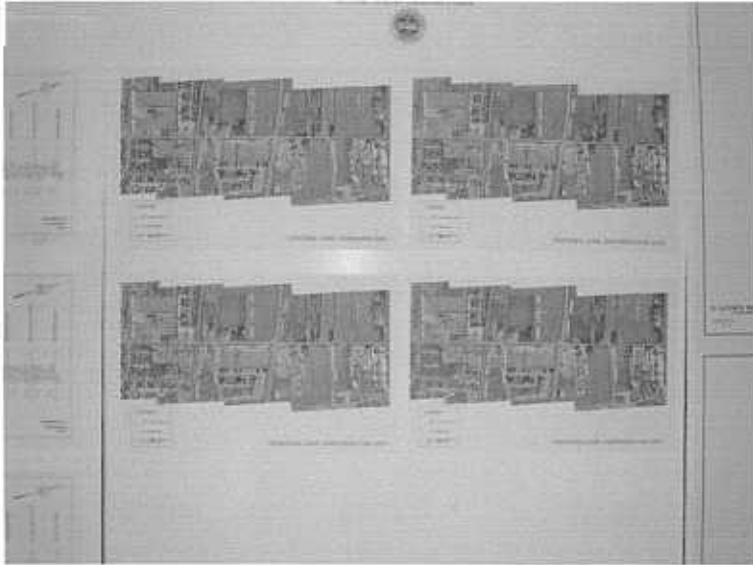
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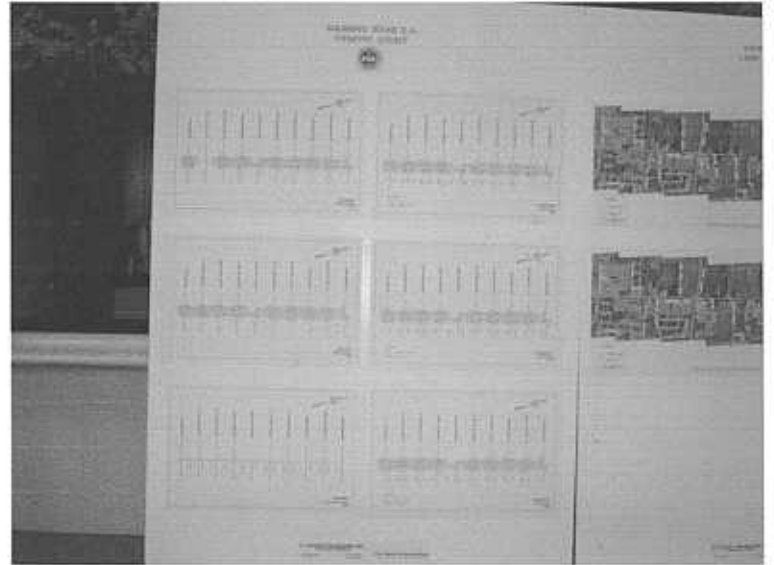
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**2004\_1201\_145513AA.jpg**



**2004\_1201\_145524AA.jpg**





The Essex Windsor Regional Transportation Study has considered various capacity improvement scenarios for this corridor as well as other roads in the area. The impacts of other corridors such as the Lauzon Parkway Extension on the future requirements of County Road 19 have been reviewed. The Study will serve as a Master Plan and satisfy Phases 1 and 2 of future EA's on the County Road Network. Any additional EA undertakings should await finalization and adoption of this Study in the spring of 2005.

The County Road 19 corridor is also being considered as a potential project as part of the short to mid term Border solution. If the corridor is to have a role in the Border Program, this will take precedence over local needs and timings.

At present, the projects identified as the preferred alternative under the current EA are "uncommitted and "unfunded". These projects will be undertaken as budget funds are available and may likely extend through the valid life of the EA. To increase the scope of the projects will definitely extend the schedule beyond 5 years requiring a "refreshing" of the EA.

It is for the above noted reasons we feel it is not appropriate to extend the limits of the current EA at this time.

In regards to the house located at 1951 Manning Road, the current work identified in the preferred alternative will not impact this property.

Thank you for your interest in this project and please do not hesitate to contact our consultant, R. Lucente, or myself if you require any additional information.

Yours truly,

Thomas R. Bateman, P. Eng.,  
County Engineer

TRB:gh

cc: Rocco Lucente, Lucente Engineering  
cc: John Zangari, Dillon Consulting



As you know, the Town of LaSalle has taken the position that growth should pay for growth, and has since 1999 adopted Land Development Charges (LDC) that require our developers/builders to pay for growth-related infrastructure. It should be noted that \$6,600 of our current \$11,689 per dwelling unit development charge is being collected for transportation-related capital improvements. I believe the Town of Leamington also has a significant portion of its new LDC devoted to roads as well.

I would ask that County Council seriously consider adopting the same philosophy at the County level, and putting in place an area based County LDC that is capable of generating the necessary funding to pay for the required growth-related improvements for roads that remain under the jurisdiction of the County of Essex. This matter needs to be fully discussed and resolved before decisions are made on major capital improvements to either County Road 22 and/or County Road 19.

Yours Respectfully,

*Bill Varga*

Bill Varga,  
Deputy-Mayor, Town of LaSalle  
County Councilor

cc Warden M. Raymond  
Mr. T. Bateman  
Dillon Consulting

# R. LUCENTE ENGINEERING INC.

## CONSULTING ENGINEERS

3514 Walker Road, Unit 1  
Windsor, Ontario N8W 3S4

Phone: (519) 966-4008  
Fax: (519) 966-4088  
email: rlucente@bellnet.ca

December 8, 2004

Our File No. 02-829

F. R. Berry & Associates  
Transportation Planning Consultants  
660 Inverness Avenue  
London, Ontario N6H 5R4

Attention: Mr. F. R. Berry, P.Eng.

Dear Sir:

**Re: County Road 19 and County Road 22 - Class Environmental Assessments**

This is to acknowledge your letter dated December 2, 2004 referencing both County Road 22 and County Road 19 E.A.'s.

We would ask that a proposed site plan be prepared by the Owner's Consultant indicating the suggested locations of the two proposed entrances. This proposed site plan should be to scale and fully dimensioned. We would also request that the status of ownership of all the properties north of the Jamsyl Drive extension be confirmed.

We would note that the Site Plan dated November 9, 2004 as prepared by the Owner's Consultant, did not show the additional property to the south of that owned by Jean Pierre St. Jean nor the proximity to the proposed Jamsyl Drive extension, nor the proposed median on County Road No. 19, nor the proposed lane configuration on County Road 19.

Until such an overall plan is prepared, we shall reserve our comments.

Yours truly,



R. Lucente, P.Eng.

RL:lb

c: J. Kocok  
Y. Haddad  
T. Bateman  
T. Mousseau  
L. Beaudoin



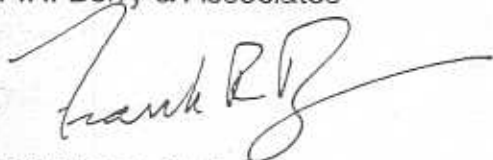


2. Prior to development of the Valente lands and prior to the assumption of Highway 2 by the County, the MTO gave preliminary approval to a second access to the highway between County Road 19 and West Pike Creek Road. It was for this reason that Lakeshore Drive was located at the one third point rather than mid-way between the two existing intersections. We would ask you to consider the implications of providing a second access to County Road 22 mid-way between Lakeshore Drive and West Pike Creek Road.
3. In previous correspondence, Mr. Haddad has indicated our desire to provide a direct one-way off-ramp from County Road 22, a right turns only access to County Road 19 approximately opposite Desro Drive and a temporary full turns access to County Road 19 north of Jamsyl Drive. We request your acknowledgement that you will consider these accesses in the EA process.

Subject to the comments above, we support the proposals for the widening of County Roads 19 and 22 as displayed at the PIC.

Very truly yours

F.R. Berry & Associates



F.R. Berry, P.Eng.  
Principal

Haddad, Morgan and Associates Ltd.



Yunis Haddad, P.Eng.

Cc Mr. J. Kopcok  
Mr. T. Bateman, P.Eng.



**R. Lucente Engineering Inc.**

---

**From:** "R. Lucente Engineering Inc." <rlucente@bellnet.ca>  
**To:** "Tom Bateman - Essex" <tbateman@countyofessex.on.ca>  
**Sent:** Tuesday, December 07, 2004 2:56 PM  
**Subject:** Manning E.A. PIC#2

Tom: These notes are in response to Sylvestre's comments:

We are in receipt of your comments with respect to P.I.C. #2 for the County Rd. 19 E.A. and offer the following information:  
1. The present E.A. addresses traffic problems from the VIA Rail southerly to Sylvestre Drive only due to the lack of information available in terms of proposed development, in particular, in Lakeshore to the east. We acknowledge your interest in extending the E.A. to the C.P.R. tracks; however, until further information is available from Lakeshore, no consideration will be given to this extension under this E.A. It will be addressed at the time under another E.A.

2. The residence at 1951 Couty Rd. 19 is unaffected under this E.A.

R. LUCENTE ENGINEERING INC.  
3514 Walker Road, Unit #1  
Windsor, Ontario N8W 3S4  
telephone: 966-4008  
fax: 966-4088

12/7/04

JAMES SYLVESTRE DEVELOPMENTS LTD.

1865 Manning Road

Tel: (519) 735-6606

Tecumseh, ON N8N 2L9

Fax: (519) 735-1603

TRANSMITTAL SHEET

To:  
Attn:  
Fax #:

*Corporation County of Essex*  
*Tara Bateman 776 4455*

Date:  
Subject:  
Pages:

*Dec 6/04*  
  
*2*

*cc Rose Luccas 966 4088*

If you have any difficulty reading this fax, please contact the undersigned.

Thank You

*J. Sylvestre*



**PUBLIC INFORMATION CENTRE #2  
MANNING ROAD (COUNTY ROAD 191)  
CLASS ENVIRONMENTAL ASSESSMENT  
THE CORPORATION OF THE COUNTY OF ESSEX  
WEDNESDAY, DECEMBER 1st, 2004**

**COMMENT SHEET**

**NAME (PLEASE PRINT):** James Sylvestre Developments.  
**ADDRESS:** 1865 Manning Rd Tecumseh Ont. Ltd.  
**TELEPHONE:** 7356606  
**FAX:** 7351603  
**E-MAIL:** \_\_\_\_\_

**MY COMMENTS ARE AS FOLLOWS:**

We originally requested an extension of the study area south to the CPR tracks to coincide with Secondary Plan for Manning Rd. We would note that the E.A. includes this area. As owners of 1951 Manning, we would like to know what is proposed for the residence located there. Please include us on mailing list for any future notices concerning this project.

**SIGNATURE:** [Signature] James Sylvestre

Dec 3/04



TO: Rocco



PUBLIC INFORMATION CENTRE #2  
MANNING ROAD (COUNTY ROAD 19)  
CLASS ENVIRONMENTAL ASSESSMENT  
THE CORPORATION OF THE COUNTY OF ESSEX  
WEDNESDAY, DECEMBER 1st, 2004

### COMMENT SHEET

**NAME (PLEASE PRINT):** Rick PATERSON  
**ADDRESS:** 578 Old Tecumseh  
**TELEPHONE:** 979-7333  
**FAX:** 979-7331  
**E-MAIL:** \_\_\_\_\_

**MY COMMENTS ARE AS FOLLOWS:**

- strongly encourage the 2 left turn lanes (volume is too high at peak times)
- strongly encourage center lane for left turns. These turns slow traffic and create accidents (or pause stops)
- some right turning lanes into busier plazas would be good (safer)

**SIGNATURE:** A. Pale



PUBLIC INFORMATION CENTRE #2  
MANNING ROAD (COUNTY ROAD 19)  
CLASS ENVIRONMENTAL ASSESSMENT  
THE CORPORATION OF THE COUNTY OF ESSEX  
WEDNESDAY, DECEMBER 1st, 2004

## COMMENT SHEET

**NAME (PLEASE PRINT):** Dennis C. Mayea  
**ADDRESS:** 1960 Manning Rd. Tee. NRW2L9  
**TELEPHONE:** 735.7915  
**FAX:** \_\_\_\_\_  
**E-MAIL:** \_\_\_\_\_

MY COMMENTS ARE AS FOLLOWS:

That Desbro street after being  
connected to Sylvestre Dr. also  
extend westerly to a point of  
connection to Hesperane Rd.  
Extension of Desbro st. to Hesperance  
Rd. ~~for~~ from Sylvestre Dr. for residential  
use only. It will help to move traffic  
after bingo's, also less traffic on  
Manning Rd

**SIGNATURE:** Dennis C. Mayea

ATT. Boeco Luciente P.Eng

# Hazards grow for commuters

By GARY RENNIE  
STAR COUNTY REPORTER  
TECUMSEH

If you don't want to become an accident statistic, try to stay off County Road 22 on Thursdays and Fridays around 3 p.m.

That's when consultants say accidents are more likely to occur on Essex County's most congested stretch of road, where commuters from rapidly growing Lakeshore and Tecumseh jam a mostly two-lane road.

An average of 112 collisions a year have been counted in the last six years with four fatalities on the 21-km extension of E.C Row Expressway from Banwell Road to the outskirts of Belle River.

At a county roads committee meeting Wednesday, Tecumseh Mayor Gary McNamara and Lakeshore Mayor Bob Croft argued the senior governments should make major contributions to widening and other improvements needed to County Road 22 if for no other reason than to save lives.

They're also contending that part of the \$300 million in federal-provincial

border infrastructure funding should be spent on County Road 22.

Any future solution to border congestions that involves moving cars and trucks off Huron Line will likely mean massive diversion of traffic off Highway 401, north on Manning Road to County Road 22, Croft said.

County Road 22 is getting daily traffic counts of about 40,000 at Manning Road, double the traffic count on Highway 401 at Manning Road, McNamara said.

The scary thing about the traffic on County Road 22 is how quickly it's increasing, McNamara said. He said the traffic count on County Road 22 at Manning was only about 28,000 a day just 18 months ago.

Rapid residential, industrial and commercial growth in Lakeshore is a big part of the problem.

Dillon Consulting, which is assisting with environmental assessment studies, projects Lakeshore's population will increase 32 per cent, from 29,900 in 2001 to 39,500 in 2021. In the same period, Tecumseh's population will increase 45 per cent from 24,400 to 35,300.

# Alternate eyed for busy route

## Commuter traffic diversion urged

BY GARY RENNIE  
STAR COUNTY REPORTER  
LAKESHORE

When Dr. James Purvis was growing up on a farm along County Road 22 near Rourke Line a half century ago, one of his jobs was herding the cows across the road morning and night.

Now, with daily traffic counts of 40,000 vehicles, he said parents shouldn't even think of letting their kids walk or ride their bikes along Essex County's busiest stretch of road.

Purvis was one of more than 200 residents who attended environmental assessment sessions Thursday to comment on plans to ease the traffic congestion with some \$30 million in improvements.

His advice? Forget about making County Road 22 the main commuter route into Windsor for the north shore and steer traffic to County Road 42 instead.

Lakeshore Mayor Bob Croft largely agrees. Widening County Road 22 to four lanes from Manning Road to Patillo Road is be a "quick fix" that has to be done, the mayor said.

But diverting traffic to County Road 42 by upgrading Wallace Line — now a two-lane gravel road — into a main collector road is on Croft's wish list for a long-term solution.

Purvis, 65, left the family farm to practise internal medicine in Windsor, but when he retired in 1997 he returned to the area only to be amazed

### MANNING STUDY

The county is carrying out environmental studies on widening Manning Road near County Road 22, and adding extra left turn lanes to lessen traffic jams at peak times at a cost of more than \$10 million.

by the residential growth and resulting traffic in Lakeshore. His family farm was among those subdivided.

Ross Hughes has also grown up on County Road 22 near Renaud Line and he doesn't want the road widened in front of his home because of the traffic noise and possible loss of property value.

Hughes wonders why politicians have been so slow dealing with the traffic congestion when they've been quick to approve all the subdivisions that created the problem.

"Turning left out of your driveway is almost impossible," said Hughes. When he commutes to his job in Windsor he stays off County Road 22 as much as he can or avoids peak times.

He'd said he'd like to see a third lane added at the eastern end of County Road 22 to function as a left-turn lane.

Croft said the biggest tieups on County Road 22 are between Manning Road and Patillo Road because of the major intersections, effects of shift changes in the town's growing industrial area, and school buses stopping.

**R. Lucente Engineering Inc.**

---

**From:** "R. Lucente Engineering Inc." <rlucente@bellnet.ca>  
**To:** "Kathleen Freeman-Can Tire" <kathleen.freeman@cantire.com>  
**Cc:** "Tom Bateman - Essex" <tbateman@countyofessex.on.ca>; "Tim Mousseau - Lakeshore" <tmousseau@townoflakeshore.on.ca>; "Laura Moy - Tecumseh" <lmoy@tecumseh.ca>; "Larry Beaudoin - Tecumseh" <lbeaudoin@tecumseh.ca>  
**Sent:** Friday, December 03, 2004 10:29 AM  
**Attach:** CanTire-ManningEA-1.jpg  
**Subject:** Manning Rd.(County Rd. 19) E.A. - Public Information Centre #2

Kathleen,

Sorry you could not attend the P.I.C. No. 2. Drop in next time you are in Town and I will show you the presentation as it took place. We will be posting it on the Town's Web Site shortly. We are sending you however the sketch of County Road 19 north of County Road 22 which relates to your property for your review.

The next step is to receive comments from the public and to address any issues which may arise from them. We hope to have the E.A. completed in the first half of 2005. Construction would occur in phases with the intersection of County Road 19/22 being the first phase. This would not occur until the County arranges for funding; possibly in 2006/2007.

Regards,  
Rocco Lucente P.Eng.  
R. Lucente Engineering Inc.





CanTire-ManningEA-1.jpg

**CANADIAN TIRE REAL ESTATE LIMITED**

December 1, 2004

DELIVERED VIA FACSIMILE

R. Lucente Engineering Inc.  
3514 Walker Road, Unit #1  
Windsor, ON  
N8W 3S4

Attention: Mr. Rocco Lucente, P.Eng

Dear Mr. Lucente:

**Re: Class Environmental Assessment  
Manning Road (County Road No. 19)  
Public Information Centre No. 2**

We are in receipt your the notice of the public information centre to be held today regarding the above Class EA.

We are unable to attend at the meeting tonight, however we are very interested in the plans and information you will be presenting. Would you provide us copies of all presentation materials and information provided to the public.

Any information on the timing and the next steps would be helpful for us to understand.

Shortly after receipt of the information materials we will be in a position to provide any comments we have.

If you have any questions please do not hesitate to contact me at 416-487-6510. I am also available by fax at 416-480-3990 and by e-mail at [kathleen.freeman@cantire.com](mailto:kathleen.freeman@cantire.com).

Thank you for your cooperation.

Yours truly,

**Canadian Tire Real Estate Limited**

Kathleen Freeman  
Development Manager  
Real Estate Acquisitions

cc: County of Essex, Attention: Mr. Tom Bateman, P. Eng

## SIGNING SHEETS

Stephen Virga	12 Robin Cres.	979-7489
Rick Solcz	485 Little Base Line	727-3838
Joe Sbrocca	485 Little Base Line	727-3838
Rick Patterson	578 Old Tecumseh	979-7333
Sue Bondy	27 Robin	735-4281
Mike Mutter	2580 Manning Rd., Lakeshore	735-6164
Franca Volpatti	2170 Manning Rd., Tecumseh	735-1755
Marv Marentette	347 Coronado Dr.	735-9264
Denis C. Mayea	1960 Manning Rd. Tecumseh N8N 2L9	735-7915
Denis Campeau	370 Grace Rd. Tecumseh	979-1863
Gary Rennie	Windsor Star	255-5777-X407
Claudia Corro	1266 McDougall, Windsor	255-6247-X6002
Fred Grant	1776 Manning Rd., Tecumseh N8N 2L9	735-4129
Marg Grant	1776 Manning Rd., Tecumseh N8N 2L9	735-4129
Paul Morand	1921 Lesperance	735-4073
Mike Vettese	248 Mocerri Cres., Tecumseh N8N 5A9	
Dan Marion	1845 Manning Rd.	735-0660
Mary Edna Marion	1845 Manning Rd.	735-0660
Gary McNamara	790 Revland	735-6654
Nick	496 Elmstead Rd.	996-0185
Bryan Sellan	R.R. #2, Maidstone	723-2225
E. Petrozzi	2328 Leonard Rd.	945-0604
Edgardo Maravilla	3605 Mulford, Windsor	256-3322
Michael Mastronardi	Earth Tech	944-0766
Louis Reaume	13385 Desro Dr.	735-3998
Thelma Maravilla	3605 Mulford	256-3322

## COMMENT SHEETS

**Name:** Dan Marion  
**Address:** 1845 Manning Road, Tecumseh  
**Telephone:** 735-0660  
**Fax:** 735-5857

1. Will sewer lines be put in front of property at my address?
2. Are there any provisions taken as far as the mall is concerned?
3. Any Property being used for road construction will be subject to reimbursement to the owner. Yes or No. We would like to know.

---

**Name:** Bryan Sellan  
**Address:** R. R. #2, Maidstone  
**Telephone:** 723-2225

1. Manning/Co. Rd. 22 intersection should be an interchange, otherwise everything else ok.

---

**Name:** Marv Marentette  
**Address:** 347 Coronado Drive  
**Telephone:** 735-9264  
**E-mail:** mamwings@hotmail.com

1. Dedicated turn lane N. Bound on Manning into Amy Croft Drive all away around the corner going east.
2. Dedicated lane north of Amy Croft Drive along Manning Road, where vehicles can turn right and merge into traffic when turning north. This allows cars to keep moving w/o stopping at lights.

---

**Name:** Marg Grant  
**Address:** 1776 Manning Road  
**Telephone:** 735-4129  
**Fax:** 735-4129  
**E-Mail:** [marq002@sympatico.ca](mailto:marq002@sympatico.ca)

1. Make a dedicated right turning lane off of Manning into first entrance to Mall lot.

---

**Name:** Mike Mutter  
**Address:** 6 - 8 County Road 42, Maidstone  
**Telephone:** 735-6164  
**Fax:** 735-1047

1. We need some changes at County Rd. 19 and County Rd. 42. Traffic very congested by big trucks and cars coming from 401 Highway. To miss scales on 401 Highway. We need 4 lanes on both roads.



PUBLIC INFORMATION CENTRE #2  
MANNING ROAD (COUNTY ROAD 19)  
CLASS ENVIRONMENTAL ASSESSMENT  
THE CORPORATION OF THE COUNTY OF ESSEX  
WEDNESDAY, DECEMBER 1st, 2004

COMMENT SHEET

NAME (PLEASE PRINT): DAN MARION  
ADDRESS: 1845 MANNING RD TELFORD  
TELEPHONE: 735-0660  
FAX: 735-5857  
E-MAIL: \_\_\_\_\_

MY COMMENTS ARE AS FOLLOWS:

- ① WILL SEWER LINES BE PUT IN FRONT OF PROPERTY AT MY ADDRESS
- ② ARE THERE ANY PROVISIONS TAKEN AS FAR AS THE MAIL IS CONCERNED
- ③ ANY PROPERTY BEING USED FOR ROAD CONSTRUCTION WILL BE SUBJECT TO REIMBURSEMENT TO THE OWNER YES OR NO WE WOULD LIKE TO KNOW

SIGNATURE: Dan Marion





PUBLIC INFORMATION CENTRE #2  
MANNING ROAD (COUNTY ROAD 19)  
CLASS ENVIRONMENTAL ASSESSMENT  
THE CORPORATION OF THE COUNTY OF ESSEX  
WEDNESDAY, DECEMBER 1st, 2004

## COMMENT SHEET

**NAME (PLEASE PRINT):** BRYAN SELLAN

**ADDRESS:** RR #2 MALDSTONE

**TELEPHONE:** 723-2225

**FAX:** \_\_\_\_\_

**E-MAIL:** BSELLAN@MNSI.NET

**MY COMMENTS ARE AS FOLLOWS:**

MANNING / CO RD 22 INTERSECTION SHOULD BE  
AN INTERCHANGE, OTHERWISE EVERYTHING ELSE OK.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE :** B Sellan





PUBLIC INFORMATION CENTRE #2  
MANNING ROAD (COUNTY ROAD 19)  
CLASS ENVIRONMENTAL ASSESSMENT  
THE CORPORATION OF THE COUNTY OF ESSEX  
WEDNESDAY, DECEMBER 1st, 2004

## COMMENT SHEET

**NAME (PLEASE PRINT):** MARV MARENTETTE  
**ADDRESS:** 347 Coronado Dr.  
**TELEPHONE:** 735-9264  
**FAX:** \_\_\_\_\_  
**E-MAIL:** mamwings@hotmail.com

**MY COMMENTS ARE AS FOLLOWS:**

- ① Dedicated turn lane N-bound on Manning into Amy Croft Dr. all way around the corner going East.
- ② Dedicated lane N. of Amy Croft Drive along Manning Rd., where vehicles can turn Right and merge into traffic when turning North. This allows cars to keep moving w/o stopping at lights.

**SIGNATURE :** Marentette



PUBLIC INFORMATION CENTRE #2  
MANNING ROAD (COUNTY ROAD 19)  
CLASS ENVIRONMENTAL ASSESSMENT  
THE CORPORATION OF THE COUNTY OF ESSEX  
WEDNESDAY, DECEMBER 1st, 2004

COMMENT SHEET

NAME (PLEASE PRINT): MARG GRANT  
ADDRESS: 1776 MANNING RD  
TELEPHONE: 735-4129  
FAX: 735-4129  
E-MAIL: MARG.002@SYMPATICO.CA

MY COMMENTS ARE AS FOLLOWS.

MAKE A DEDICATED RIGHT TURNING  
LANE OFF OF MANNING INTO FIRST  
ENTRANCE TO MALL LOT

SIGNATURE :

M. Grant



PUBLIC INFORMATION CENTRE #2  
MANNING ROAD (COUNTY ROAD 19)  
CLASS ENVIRONMENTAL ASSESSMENT  
THE CORPORATION OF THE COUNTY OF ESSEX  
WEDNESDAY, DECEMBER 1st, 2004

**COMMENT SHEET**

NAME (PLEASE PRINT): MIKE MUTTER  
ADDRESS: 6-8 COUNTY RD 42 MARLBOROUGH  
TELEPHONE: 735-6164  
FAX: 735-1047  
E-MAIL: \_\_\_\_\_

MY COMMENTS ARE AS FOLLOWS.

WE NEED SOME CHANGES AT  
COUNTY RD 19 AND COUNTY RD 42  
TRAFFIC VERY CONGESTED BY BIG TRUCKS  
AND CARS. COMING FROM 401 HWY.  
TO MISS SPACES ON 401 HWY  
WE NEED 4 LANES ON BOTH ROADS

SIGNATURE :

Mike Mutter



MANNING ROAD (COUNTY ROAD 19) - CLASS ENVIRONMENTAL ASSESSMENT  
 THE CORPORATION OF THE COUNTY OF ESSEX  
 PUBLIC INFORMATION CENTRE #2  
 WEDNESDAY, DECEMBER 1st, 2004

SIGN IN SHEET

NAME (PLEASE PRINT)	ADDRESS	TELEPHONE	SIGNATURE
STEPHEN VIRGA	12 ROBINCRS	979-7489	Stephen Virga
RICK SACZ	485 LITEE BASELINE	727-3838	R. Sacz
JOE SBOCCA	"	"	Joe Sbrocca
RICK PATTERSON	578 old Tec.	979-7333	Rick P.
SUE BONDY	27 ROBIN	735-4281	Sue Bondy
MIKE MUTTER	9580 MANNING RD LAKESHORE	735-6164	Mike Mutter
Franca Volpatto	2170 Manning Rd T. Cumsh.	735-1755	F. Volpatto
Harv Marantette	347 Coronado Dr	735-9264	Harv Marantette

MANNING ROAD (COUNTY ROAD 191) - CLASS ENVIRONMENTAL ASSESSMENT  
 THE CORPORATION OF THE COUNTY OF ESSEX  
 PUBLIC INFORMATION CENTRE #2  
 WEDNESDAY, DECEMBER 1st, 2004



SIGN IN SHEET

NAME (PLEASE PRINT)	ADDRESS	TELEPHONE	SIGNATURE
Dennis C. Mayea	Ad. Tec. W8N3K9 1960 Manning	735-7915	Dennis C. Mayea
Dennis Campeau	370 Price Rd Tee	979-1863	Dennis Campeau
GARY RENNIG	WINDSOR STAR	255-5777 X407	
Claudia Conio	City of Windsor 1266 McBeugail	255-6247 x6002	Alvaro
FRED GRANT	1776 MANNING RD TECMUSEH N8N2L9	735-4129	Fred Grant
MARG GRANT	1776 MANNING RD TECMUSEH N8N2L9	735-4129	M Grant
PAUL MORAND	1921 KESPERAVIE 248 MOGERI CRES. TECMUSEH N8N-5AD	735-4073	Paul Morand
MIKE VETTESE			



**MANNING ROAD (COUNTY ROAD 19) - CLASS ENVIRONMENTAL ASSESSMENT**  
**THE CORPORATION OF THE COUNTY OF ESSEX**  
**PUBLIC INFORMATION CENTRE #2**  
**WEDNESDAY, DECEMBER 1st, 2004**



**SIGN IN SHEET**

NAME (PLEASE PRINT)	ADDRESS	TELEPHONE	SIGNATURE
DAN MARCOA	1845 MANNING RD	735-0660	<i>Dan Marcin</i>
MARY EDNA MARION	1845 MANNING RD	735-0660	<i>Mary Edna Marcin</i>
GARY McMANUSA	1790 Revhano	735-6652	<i>[Signature]</i>
Alec [Signature]	496 EMBERS RD	996-0185	<i>[Signature]</i>



**MANNING ROAD (COUNTY ROAD 19) - CLASS ENVIRONMENTAL ASSESSMENT**  
**THE CORPORATION OF THE COUNTY OF ESSEX**  
**PUBLIC INFORMATION CENTRE #2**  
**WEDNESDAY, DECEMBER 1st, 2004**



**SIGN IN SHEET**

NAME (PLEASE PRINT)	ADDRESS	TELEPHONE	SIGNATURE
BRYAN SELLAN	RR#2 MADSTONE	723-2225	<i>B Sellan</i>
E. PETEROZZI	2322 Leonard Ave	945-0604	<i>E. PeteroZZi</i>
EDGARDO MARAVILLA	3605 Mulford Windsor	256-3322	<i>E. Maravilla</i>
MICHAEL MATHANAND	EARTH TECH	944-0760	<i>M. Mathanand</i>
Louis REAUME	13385 Desco Dr	9735 3998	<i>L. Reaume</i>



**R. Lucente Engineering Inc.**

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**From:** <bodrug\_mark@timhortons.com>  
**To:** <rlucente@bellnet.ca>; <tbateman@countyofessex.on.ca>  
**Sent:** Friday, November 26, 2004 10:36 AM  
**Subject:** Manning Road EA

Mr. Bateman and Mr. Lucente:

As you may have noticed from my e-mail address I work for Tim Hortons. I have received a copy of your upcoming Public Information Centre on December 1, 2004 for the Class Environmental Assessment. I am sure you are aware that there is a Tim Hortons located at the corner of Manning Road and County Road 22.

I will not be able to make that date but would like to be provided with any information on the proposed road works that may be available.

Please feel free to contact me by e-mail or at (905) 339-6251.

Thank you,

Mark Bodrug  
Project Manager - Planning and Development  
The TDL Group Corp.

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