

**Date:** January 15, 2025  
**From:** Vaibhav Desai – Team Leader, Engineering and Infrastructure Approvals  
**To:** Urvi Prajapati – Team Leader, Community Planning  
**Re:** Forest Hills (Phase 5) Draft Plan Extension – Engineering Comments

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Engineering has reviewed the requested submission for the extension of the Draft Plan (**File Number: 37-T-02009**) for Forest Hills (Phase 5). It should be noted that Phase 5 is the remaining lands within the original Forest Hills Subdivision. We note the following comments:

**1. Stormwater Management Plan:**

Due to the length of time it has taken for the completion of the subdivision from the originally approved Draft Plan Approval (March 8, 2004) the Stormwater Management Plan (dated August 1996) and the existing stormwater management facility will require updating in order to adhere to new requirements (from the Ministry of the Environment and the Windsor-Essex Regional Stormwater Management Manual) to accommodate the remaining (ultimate) buildout of Forest Hills Subdivision (Phase 5).

**2. Sanitary Capacity:**

The applicant has been made aware that due to the previously defined and ongoing challenges of the sanitary conveyance capacity to the Belle River area (where the subject proposed subdivision is located), the proposed subdivision will only be eligible for limited sanitary conveyance capacity until such time as the Wastewater Conveyance Group 3 Project is completed (as outlined in the Implementation Plan in the 2024 Updated Water Wastewater Master Plan for the Municipality of Lakeshore).

A Sanitary Assessment Memo was provided to the applicant on March 31, 2023, identifying that a maximum of 120 units can be developed at this time (as part of this Draft Plan approval).

Further, some of these units were requested to be reallocated to adjacent lands (Cooper Mills II file S-03-2024), reducing the units for Forest Hills (Phase 5) even further.

As indicated in the 2024 Updated Water Wastewater Master Plan Implementation Plan, the Wastewater Conveyance Group 3 is scheduled to be started by year 2026, subject to funding.

Based on the nature of the above noted comments, these should be included as conditions of the Draft Plan approval extension.

Considering the timing of the Wastewater Conveyance Group 3, Engineering supports the 5-year extension.

*Vaibhav Desai*

Team Leader– Development Engineering and Approvals

Approved by: Krystal Kalbol, P. Eng