

# Technical Memorandum

Re: Tewin Road Project Environmental Assessment Screening Memo

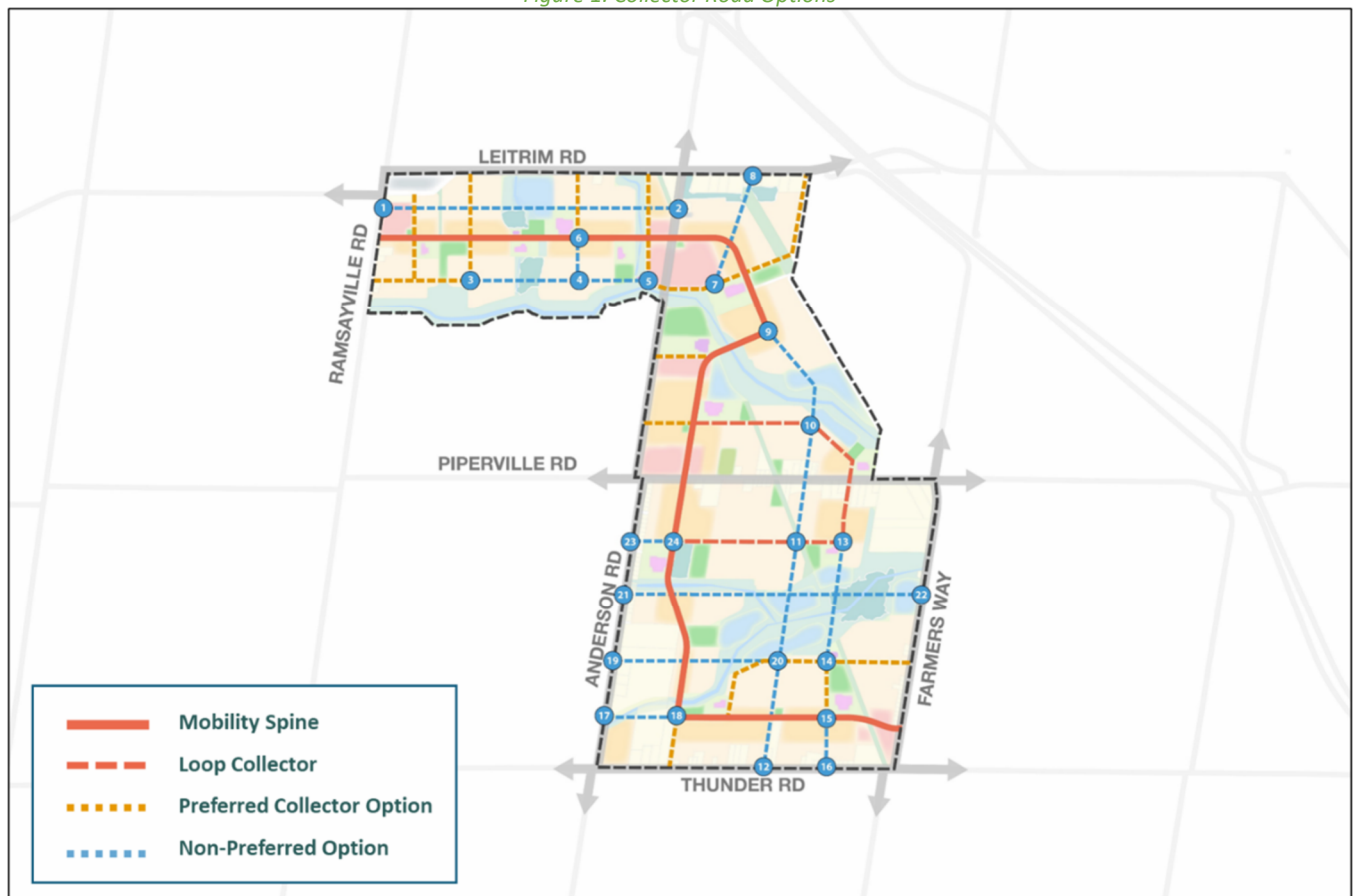
## 1 Introduction

As part of Tewin's land use plan development, work to support the selection of the internal road network included an environmental assessment screening that was undertaken to determine the appropriate process required to achieve environmental clearance for the future construction of the roadways. The Municipal Class EA (MCEA) stipulates that roads are approved after Phase 2 if their value is less than \$3M. If their value is greater than \$3M, then Phases 3 and 4 of the MCEA process are required to obtain environmental clearance for the corridors. The results of the screening exercise are presented below.

## 2 Tewin Internal Road Network

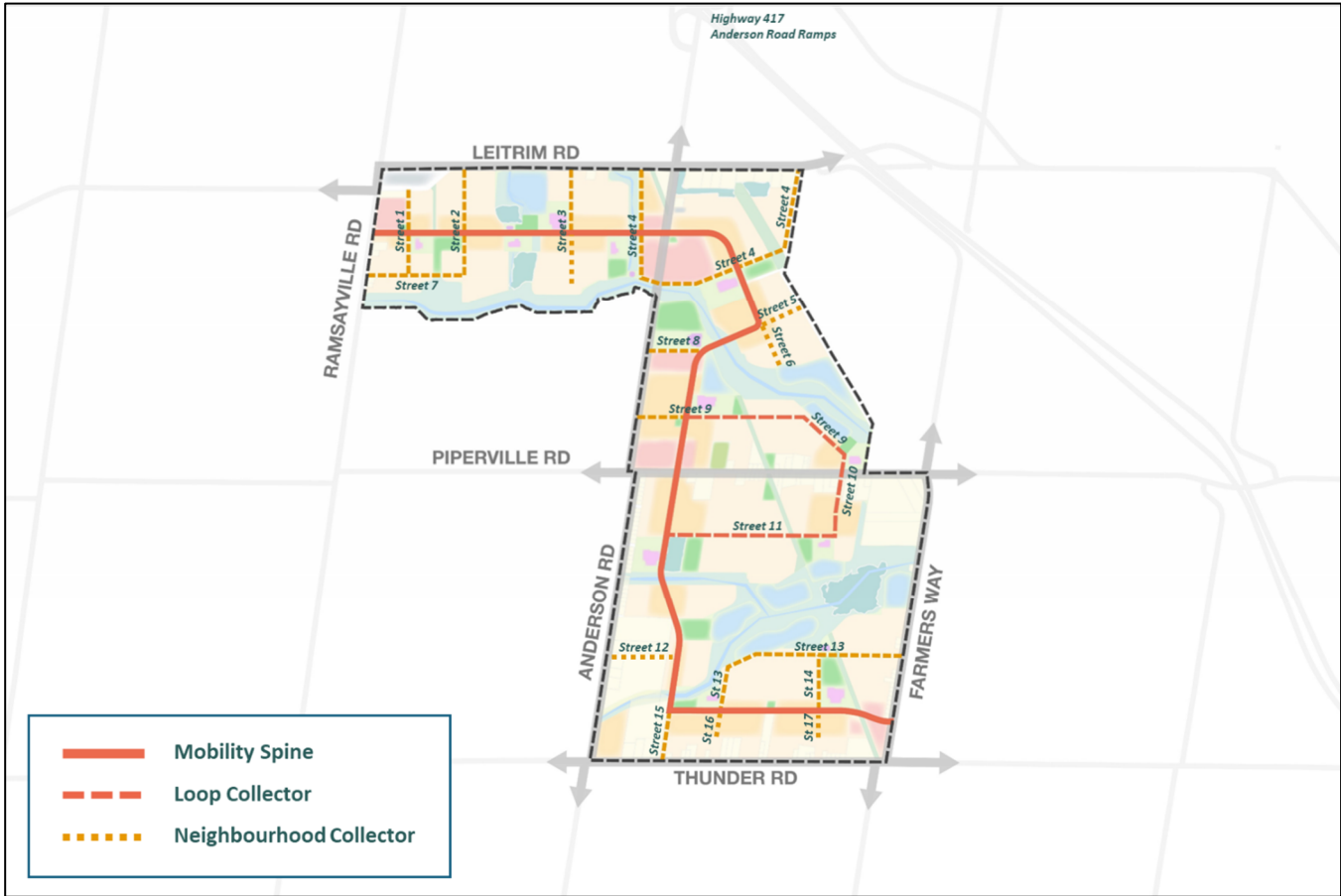
The Mobility Spine and a series of Neighbourhood Collector Street options were initially identified to support internal circulation and connect Tewin to the surrounding concession road network. These collector roads are intended to complement the Mobility Spine, enable secondary vehicle access, and establish a resilient, permeable internal street grid. The full set of preliminary alignment options is shown in Figure 1.

Figure 1: Collector Road Options



All Mobility Spine segments have a 27-m curb-to-curb ROW, the loop collector will have a 26-m ROW and neighbourhood collectors have 22-m curb-to-curb ROW. For the purpose of EA evaluation, the cost of constructing the collectors is assumed to be \$2,000 per metre, which is conservative, and the detailed evaluation table is attached below as Table 1. The street names of the final collector road network is shown in Figure 2.

Figure 2: Tewin Collector Road Network



Additionally, the two segments of Anderson Road, between Leitrim Road and the Mobility Spine and the Mobility Spine and the Municipal Drain will be urbanized. Assuming a linear cost of \$3000 per metre, similarly these segments follow a Schedule B EA process. The results for Anderson Road are included in Table 1.



Table 1: Mobility Spine Segments and Road EA Screening

Road Name	Description		Classification	ROW (m)	Road Cost			MCEA Schedule
	From	To			Length (m)	\$/m	Total	
<b>Mobility Spine</b>	Ramsayville Road	Street 2	Mobility Spine	27	846	2000	\$ 1,692,000.00	B
	Street 2	Anderson Road	Mobility Spine	27	1180	2000	\$ 2,360,000.00	B
	Anderson Road	Street 5 / Street 6	Mobility Spine	27	1054	2000	\$ 2,108,000.00	B
	Street 5 / Street 6	Piperville Road	Mobility Spine	27	1290	2000	\$ 2,580,000.00	B
	Piperville Road	Street 12	Mobility Spine	27	1260	2000	\$ 2,520,000.00	B
	Street 12	Street 15 / Mobility Spine	Mobility Spine	27	439	2000	\$ 878,000.00	B
	Street 15 / Mobility Spine	Street 14 / Street 17	Mobility Spine	27	1021	2000	\$ 2,042,000.00	B
	Street 14 / Street 17	Farmer's Way	Mobility Spine	27	493	2000	\$ 986,000.00	B
<b>Street 1</b>	New Leitrim Road	Street 7	Collector Road	22	581	2000	\$ 1,162,000.00	B
<b>Street 2</b>	Leitrim Road	Mobility Spine	Collector Road	22	423	2000	\$ 846,000.00	B
	Mobility Spine	Street 7	Key Local Connection	18	284	2000	\$ 568,000.00	B
<b>Street 3</b>	Leitrim Road	Mobility Spine	Collector Road	22	430	2000	\$ 860,000.00	B
	Mobility Spine	(End)	Key Local Connection	18	283	2000	\$ 566,000.00	B
<b>Street 4</b>	Leitrim Road	Mobility Spine	Collector Road	22	431	2000	\$ 862,000.00	B
	(Cul-de-Sac)	Anderson Road	Key Local	18	414	2000	\$ 828,000.00	B

Road Name	Description		Classification	ROW (m)	Road Cost			MCEA Schedule
	From	To			Length (m)	\$/m	Total	
			Connection					
	Anderson Road	Mobility Spine	Collector Road	22	541	2000	\$ 1,082,000.00	B
	Mobility Spine	Leitrim Road	Collector Road	22	881	2000	\$ 1,762,000.00	B
<b>Street 5</b>	Mobility Spine	(End)	Collector Road	22	287	2000	\$ 574,000.00	B
<b>Street 6</b>	Mobility Spine	(End)	Collector Road	22	98	2000	\$ 196,000.00	B
<b>Street 7</b>	Ramsayville Road	Street 1	Collector Road	22	268	2000	\$ 536,000.00	B
	Street 1	Street 2	Collector Road	18	577	2000	\$ 1,154,000.00	B
<b>Street 8</b>	Anderson Road	Mobility Spine	Collector Road	18	308	2000	\$ 616,000.00	B
<b>Street 9</b>	Anderson Road	Mobility Spine	Loop Collector	26	309	2000	\$ 618,000.00	B
	Mobility Spine	Street 10	Loop Collector	26	1182	2000	\$ 2,364,000.00	B
<b>Street 10</b>	Street 9	Street 11	Loop Collector	26	570	2000	\$ 1,140,000.00	B
<b>Street 11</b>	Mobility Spine	Street 10	Loop Collector	26	1100	2000	\$ 2,200,000.00	B
<b>Street 12</b>	Anderson Road	Mobility Spine	Collector Road	22	460	2000	\$ 920,000.00	B
<b>Street 13</b>	Mobility Spine	Street 14	Collector Road	22	938	2000	\$ 1,876,000.00	B
	Street 14	Farmer's Way	Key Local Connection	18	554	2000	\$ 1,108,000.00	B
<b>Street 14</b>	Street 13	Mobility Spine	Collector Road	22	364	2000	\$ 728,000.00	B
<b>Street 15</b>	Mobility Spine	Thunder Road	Key Local Connection	18	317	2000	\$ 634,000.00	B
<b>Street 16</b>	Mobility Spine	(End)	Collector Road	22	169	2000	\$ 338,000.00	B
<b>Street 17</b>	Mobility Spine	(End)	Collector Road	22	146	2000	\$ 292,000.00	B
<b>Anderson Road</b>	Leitrim Road	Mobility Spine	Arterial	30	466	3000	\$ 1,398,000.00	B
	Mobility Spine	Street 4	Arterial	30	337	3000	\$ 1,011,000.00	B



### 3 Evaluation Outcome

According to the MCEA requirements, a roadway project will require a Schedule B EA if the project value is under 3 million dollars. Based on the result of the evaluation, all roadway segments are expected to cost under 3 million dollars and therefore all of the segments fall under Schedule B as per MCEA requirements and considered to have environmental clearance to proceed.

## Attachment 1