

OPPORTUNITIES

Vacant lands adjacent to existing developed area

Good connectivity to existing urban area, employment area to the north, London and Highway 401

Close proximity to existing water distribution system (incl. St. Thomas Area Secondary Distribution Supply System)

Existing Highway Commercial lands to the west could be serviced simultaneously

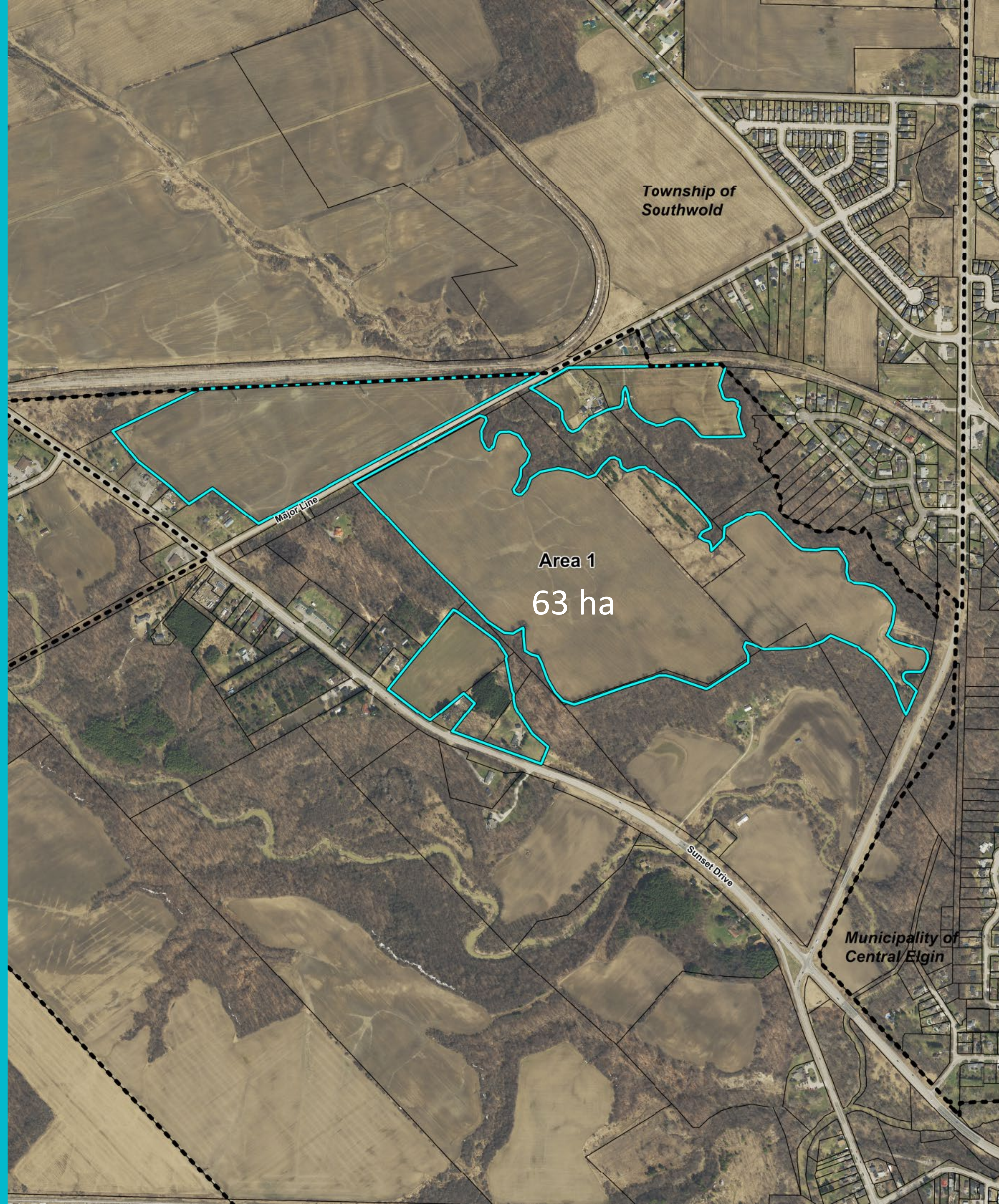
Downstream sanitary servicing could be designed to also accommodate Area 2 and Area 3, should they be developed in future

Access to Sunset Drive, Wellington Road, and Major Line

County / arterial roads could be expanded/upgraded if necessary

Good potential for active transportation corridor along rail corridor to the north

Good opportunity for extension of transit service and could service Lynhurst neighbourhood



CONSTRAINTS/ISSUES

Floodplain features located to the south

Four pieces of land in separate ownerships to be developed

Adjacent rail corridor to the north and two hydro corridors may require buffers/setback

Prime agricultural land

Pump station(s) would likely be required to allow sanitary servicing to cross Kettle Creek (at Wellington Road and Sunset Drive, respectively)

Potential upgrades may be required to increase capacity of Walnut Street Pumping Station and pressurized wastewater piping

May be cross jurisdictional/boundary issues associated with roads and servicing

On its own, does not satisfy land need requirements