

## OPPORTUNITIES

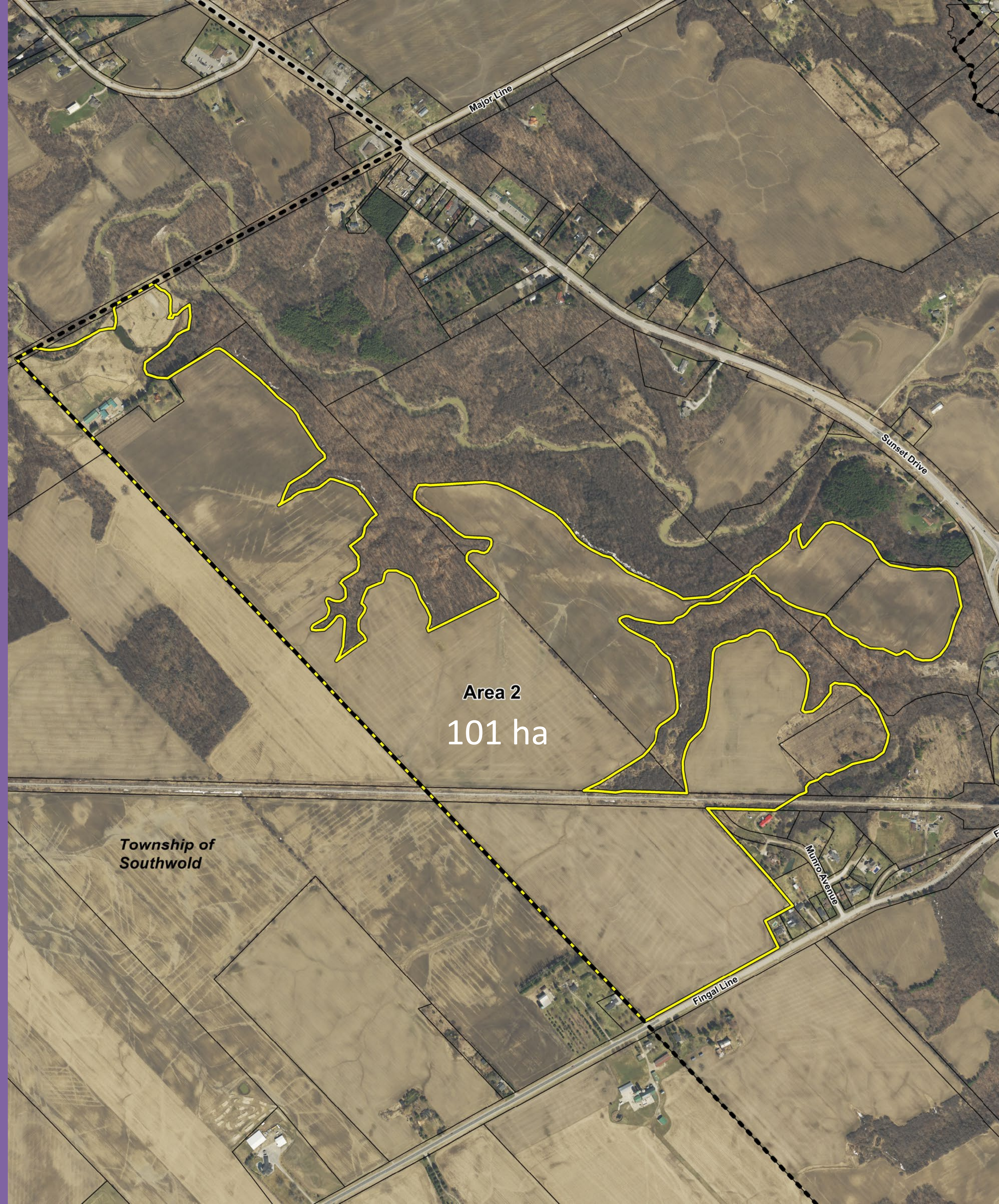
Largest area

Vacant rail corridor presents excellent opportunity for active transportation infrastructure

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

Potential to service lands by gravity sanitary sewer along Fingal Line, in conjunction with Area 3

Ability to access St Thomas urban area, London and Highway 401 from Fingal Line to Sunset Drive



## CONSTRAINTS/ISSUES

Development constrained by topography (steep hills to the east), natural heritage features (ability to access north portion) and rail corridor which bisects the area

Sanitary pumping station likely required to cross Kettle Creek, west of Sunset Drive.

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

Prime agricultural land

Active livestock operation to the north

Separate ownership of former rail corridor and narrow land areas may cause challenges to development

Limited road access to/from Fingal Line for the size of the area

Future extension of Major Line would be needed to provide access to northern portion, which requires significant costs and creek crossing

Future expansion of Fingal Line constrained by bridge crossing

Transit service would require relatively circuitous routing