

## OPPORTUNITIES

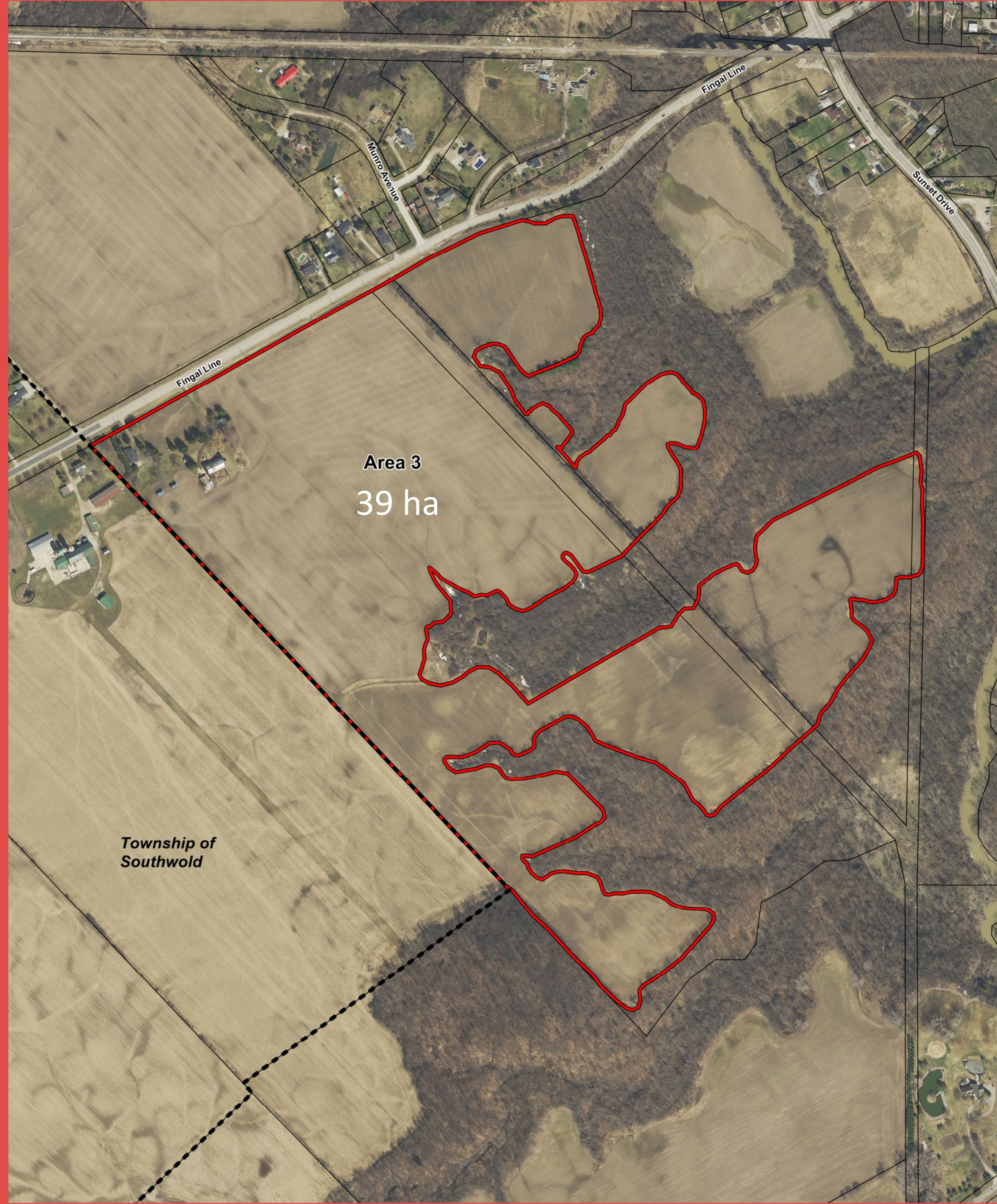
Potential to service lands by gravity sanitary sewer along Fingal Line, on conjunction with Area 2

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

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

Good proximity to elementary school (Southwold Public School)

Opportunities for active transportation



## CONSTRAINTS/ISSUES

Small area, on its own it does not meet the City's 2041 residential land needs

Developable area constrained by presence of natural features

Sanitary pumping station likely required to cross Kettle Creek

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

Active livestock operation to the west

On its own, does not satisfy projected land needs

Narrow land areas may cause challenges to development

Future expansion of Fingal Line constrained by bridge crossing

Transit service would require relatively circuitous routing