

Agenda Including Addeds

Environmental Stewardship and Action Community Advisory Committee

The 1st Meeting of the Environmental Stewardship and Action Community Advisory Committee
December 6, 2023, 4:30 PM

Advisory Committee Virtual Meeting - Please check the City website for current details

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact advisorycommittee@london.ca.

		Pages
1. Call to Order		
1.1	Disclosures of Pecuniary Interest	
2. Scheduled Items		
2.1	4:30 PM B. Page, Manager, Subdivision Planning and A. Curtis, Planner Draft Secondary Plan for the Byron Gravel Pits	2
3. Consent		
3.1	11th Report of the Environmental Stewardship and Action Community Advisory Committee	19
3.2	Municipal Council Resolution – 11th Report of the Environmental Stewardship and Action Community Advisory Committee	21
3.3	Resignation of A. Whittingham	22
4. Sub-Committees and Working Groups		
4.1	Yard and Lot Maintenance By-law Recommendations for Education	
a.	<i>(ADDED) Sub-Committee Recommendations</i>	23
5. Items for Discussion		
5.1	Notice of Planning Application – 3810-3814 Colonel Talbot Road	31
a.	<i>(ADDED) Revised Application</i>	35
5.2	Spongy Moth	
6. Adjournment		



Draft Byron Gravel Pits Secondary Plan



December 6, 2023

Environmental Stewardship and Action Community
Advisory Committee

Byron Gravel Pits



Boundaries:

- East of Colonel Talbot Road, south of Byron Baseline Road and Commissioners Road, and generally north-west of Longworth Road and Crestwood Drive.

History:

- The site contains an unusually deep glacial deposit which has been used to produce sand and gravel products to supply the London construction market for over 75 years.
- The City of London began the process of exploring the long-term planning for the gravel pits and future use of this area in the early 1990's.
- The process of developing a secondary plan for this area was initiated in 2016, and was in part prompted by a development proposal.
- The development of the Secondary Plan was paused for the Commissioners Road West Realignment EA

What is a Secondary Plan?

Secondary Plans form part of the *Official Plan*:

- provide more **specific vision and policies** to guide growth and change **for a particular area** than the those contained with the existing *Official Plan*.
- They allow for a comprehensive study and a coordinated planning approach

No development is currently proposed, the Secondary Plan will provide direction for the review of future development applications (Zoning Amendments, Subdivisions, Condominiums, etc.)



Vision

The *Byron Gravel Pits Secondary Plan* area will be an exceptionally designed, high-density, mixed-use urban neighbourhood which takes advantage of the unique physical characteristics of the site to provide for:

- a range of different recreational activities, both active and passive;
- an opportunity to maintain and grow our natural heritage system; and,
- create new and unique housing forms.

This area will be an exciting complete community balanced with places to live, shop and recreate while complimenting, and linking, existing and proposed facilities and amenities in the area.



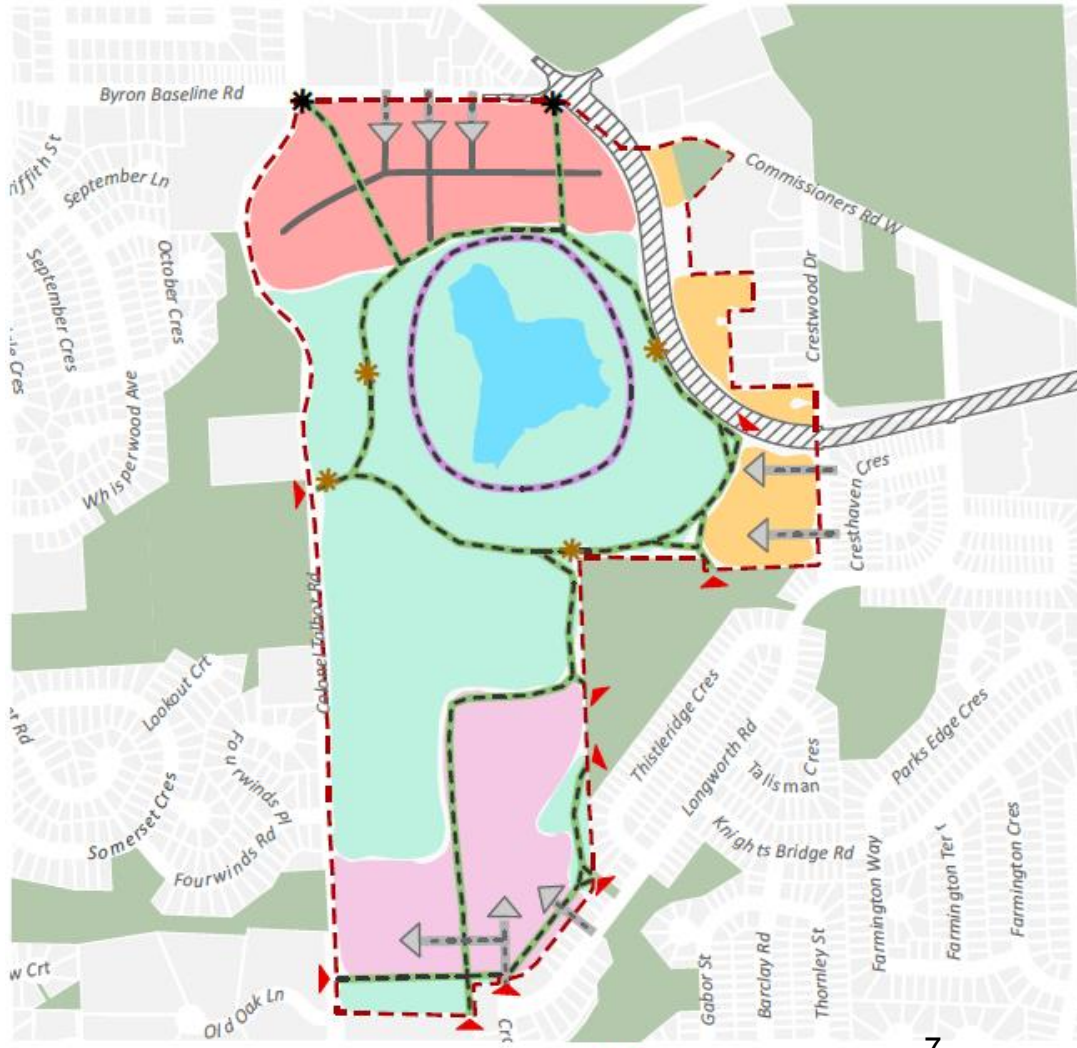
Principles














The preparation of this *Secondary Plan* has been guided by the following principles:

- 1) Promote Unique Opportunities for Recreation
- 2) Create a Unique Community that Supports a Mix of Uses and Housing Types
- 3) Create an Exceptional Community
- 4) Create a Diverse and Resilient Natural Environment
- 5) Sustainable Growth Management

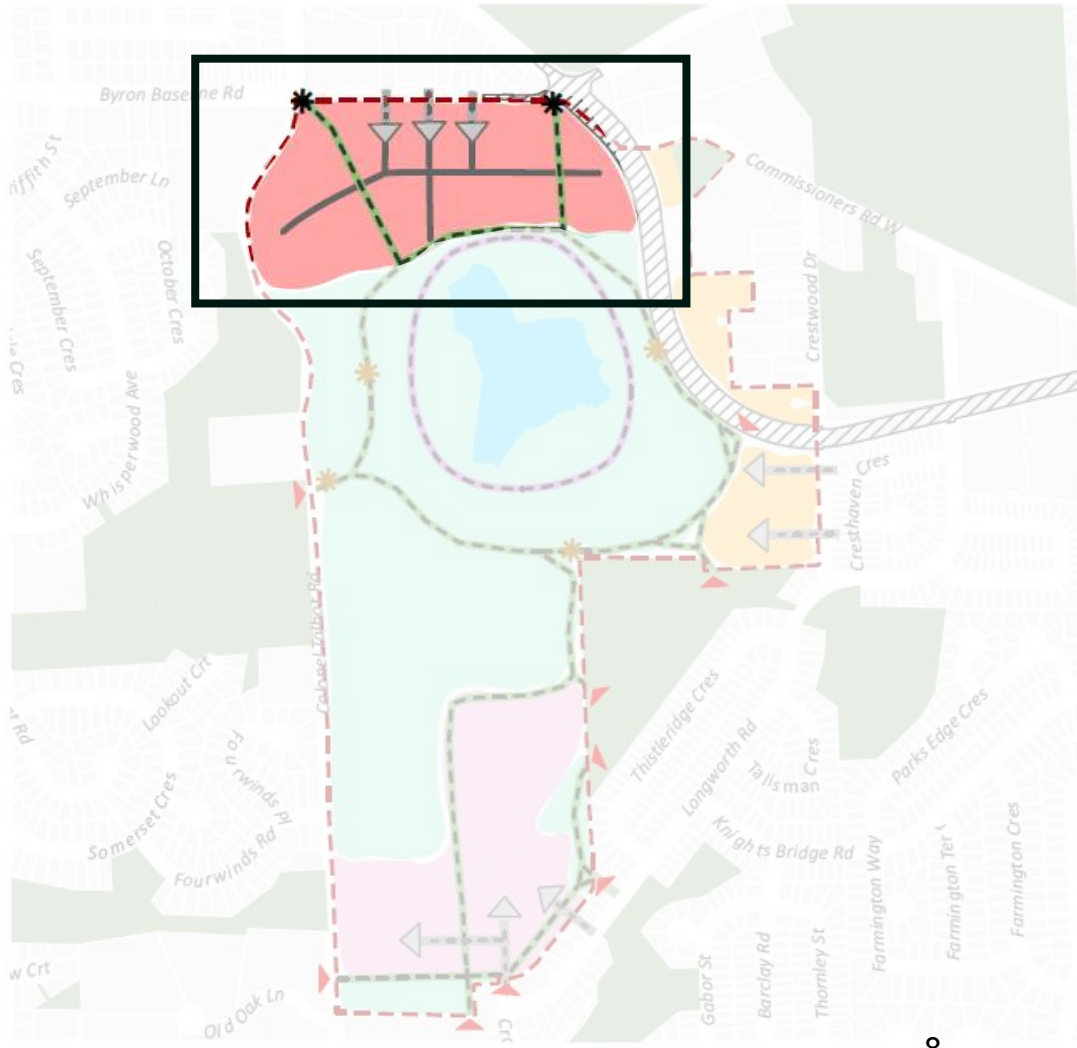









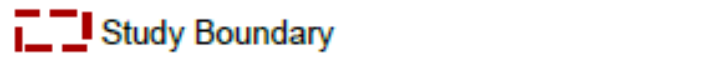

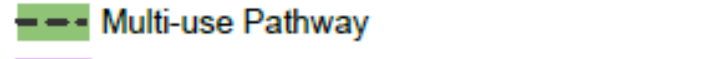

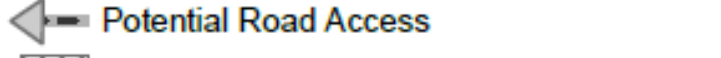
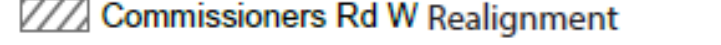
Land Use Plan



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Byron Baseline Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

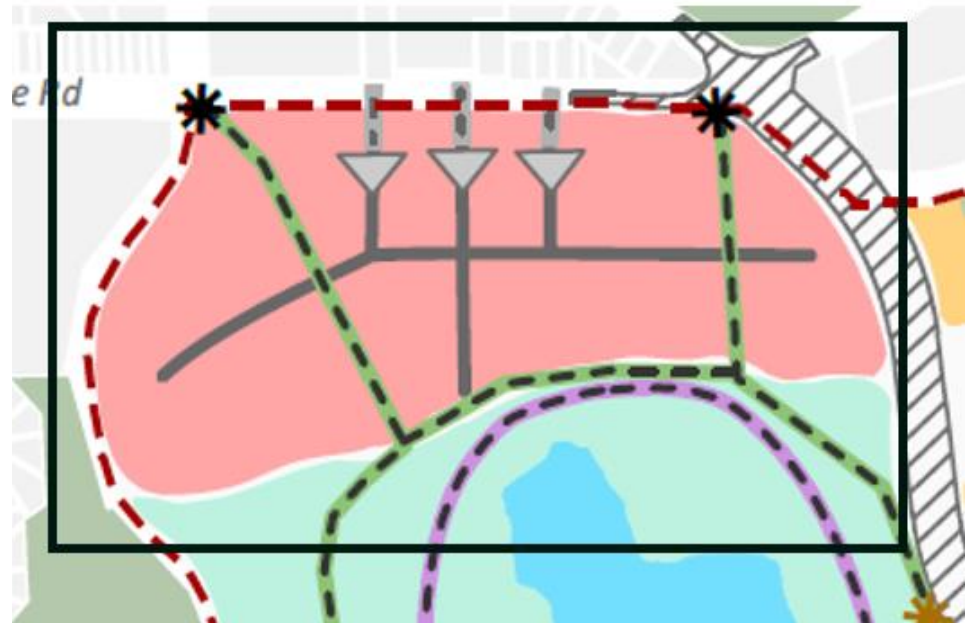
Byron Baseline Policy Area

Permitted Uses

- Residential:
 - apartment buildings;
 - townhouses and stacked townhouses; and
 - mixed-use buildings.
- Commercial: only within mixed use buildings, small scale-commercial uses may be permitted, including:
 - Medical/dental offices; Retail stores; Restaurants; Personal service establishments; Private and commercial schools; Convenience stores; Day care centers; Specialty food stores; Studios and galleries; Fitness and wellness establishments; and, Financial institutions.

Access and Services:

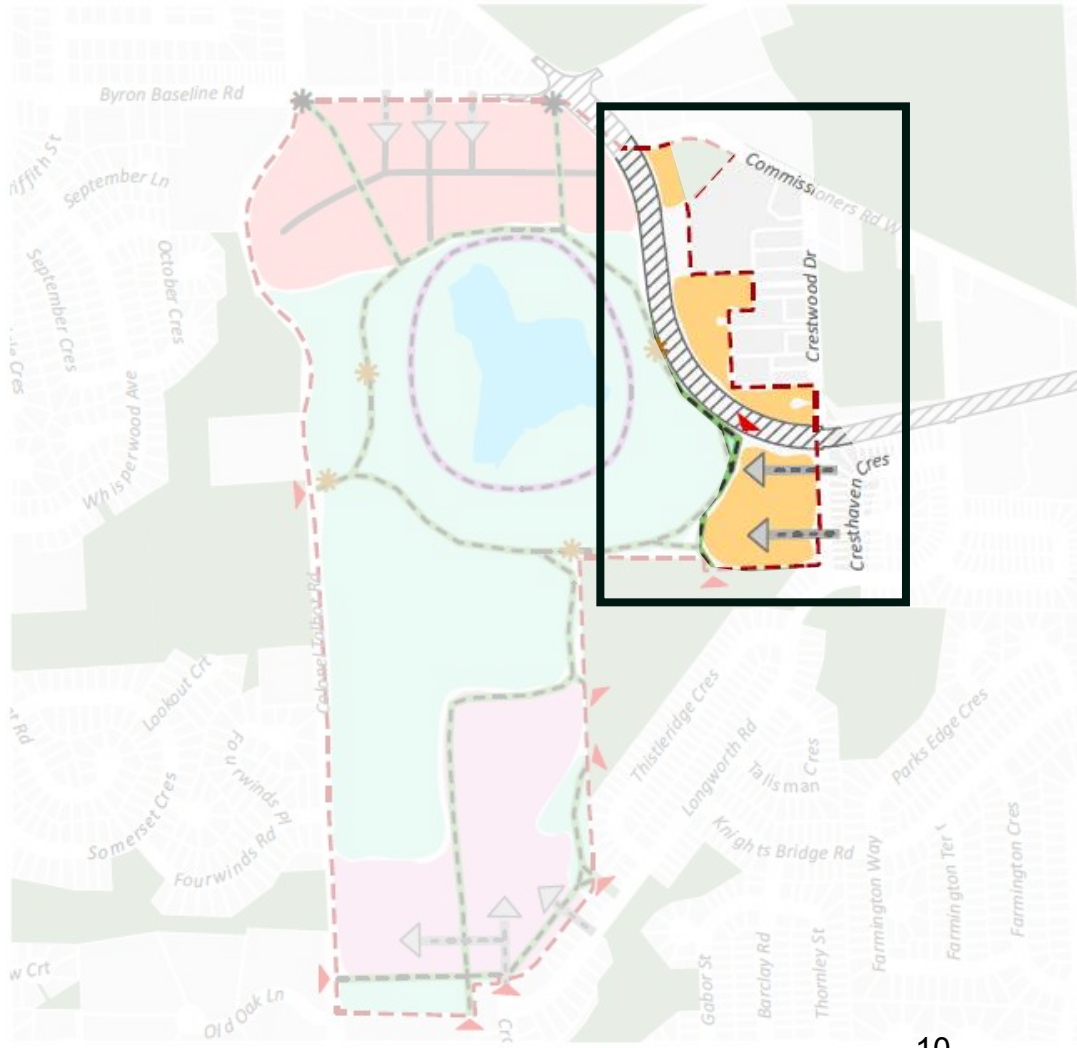
- Access and services must be available from Byron Baseline Rd.
















Permitted Heights

- Minimum 3 Storeys
- Maximums:
 - North Portion along Byron Baseline: between 6 and 9 storeys
 - Middle/South Portions near Open Space: between 9 and 12 storeys

Crestwood Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  **Crestwood Policy Area**
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Crestwood Policy Area

Permitted Uses:

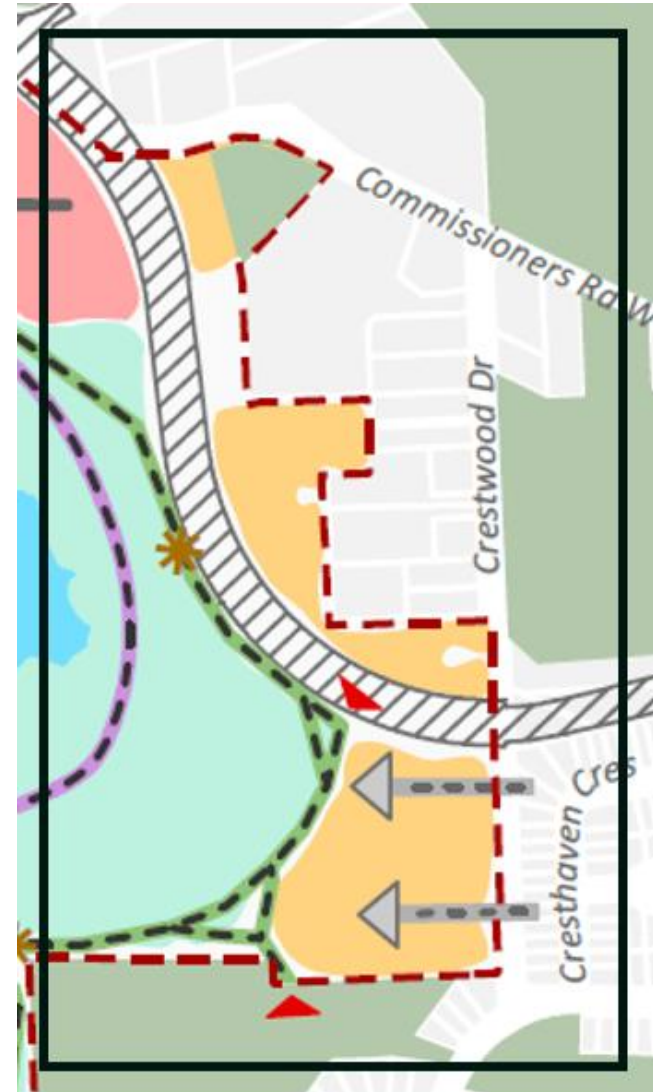
- Single detached, semi-detached, duplex, cluster dwellings and converted dwellings.
- Street townhousing, stacked townhousing, low-rise apartments, duplexes and triplexes are encouraged where appropriate.

Permitted Heights:

- Minimum 2 Storeys
- Maximum between 4-6 storeys







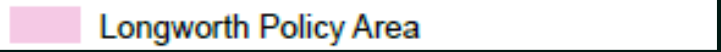






Access and Services:

- Access must be from Crestwood Dr.
- Stable top of Slope must be demonstrated



Longworth Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  Central Pond and Open Space Policy Area
-  Crestwood Policy Area
-  **Longworth Policy Area**
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Longworth Policy Area

Permitted Uses:

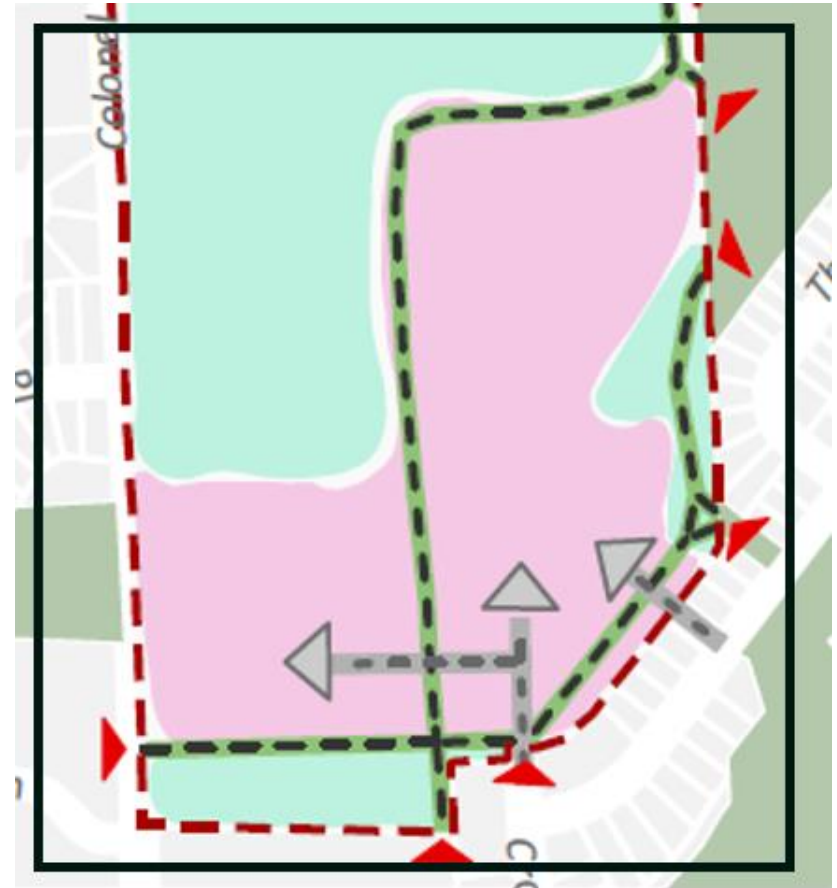
- Single detached, semi-detached, duplex, and converted dwellings with the exception of cluster housing.
- Street townhousing and stacked townhousing are encouraged where appropriate.

Permitted Heights:

- Minimum 1 Storey
- Maximum between 3-4 storeys














Access and Services:

- Access must be from Longworth Rd. / Cranbrook Rd.
- Stable top of Slope must be demonstrated



Central Pond and Open Space Policy Area



-  Gateway / Public Access
-  Lookout
-  Potential Pathway Entrance
-  Byron Baseline Policy Area
-  **Central Pond and Open Space Policy Area**
-  Crestwood Policy Area
-  Longworth Policy Area
-  Study Boundary
-  Road
-  Multi-use Pathway
-  Promenade
-  Potential Road Access
-  Commissioners Rd W Realignment

Central Pond and Open Space Policy Area

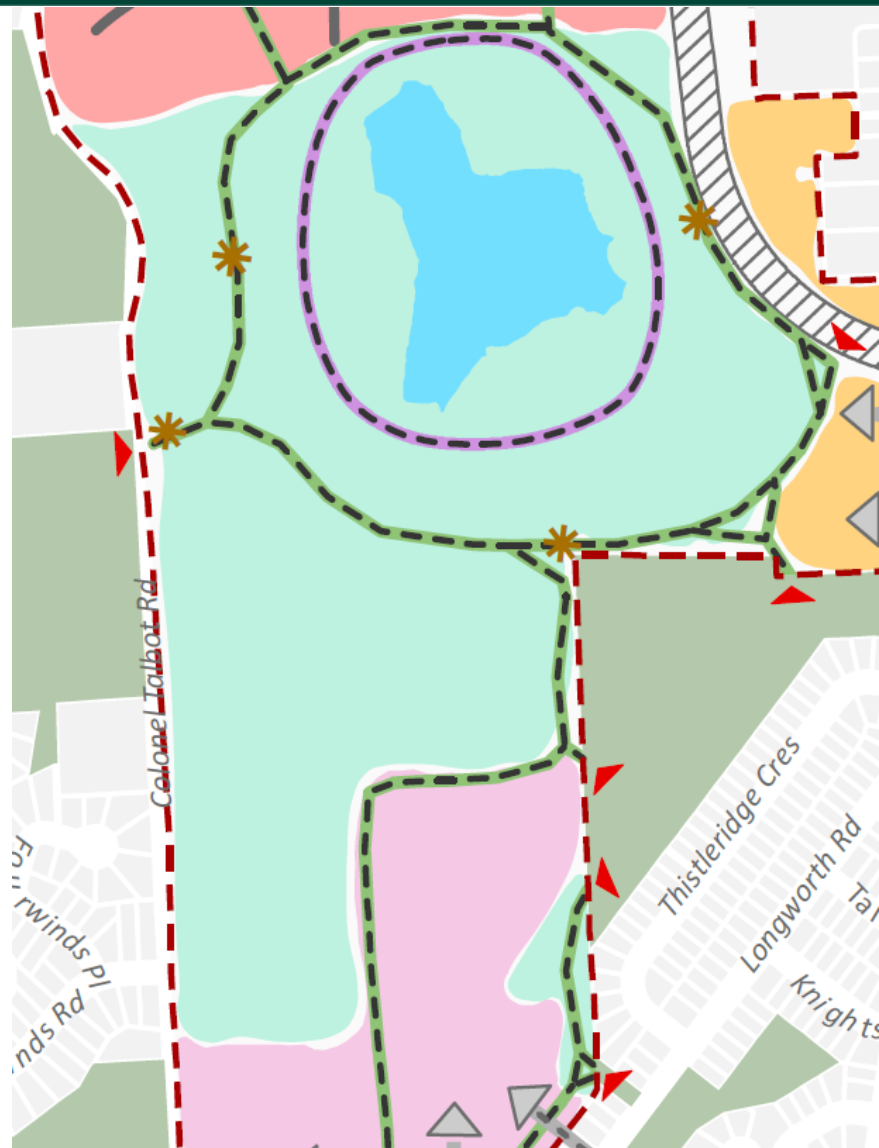
A Central Open Space is planned to be created which provides:

- High Quality Regional Recreational Activities and Facilities;
- Open Space Active and Passive Recreational Uses;
- Habitat for Threatened and Endangered Species;
- Significant Natural Heritage Features;
- Natural Hazards and Slopes; and,
- Water Resource System.

The design, facilities and layout the open space will be determined through a future Park and Recreation Master Plan, and may include, but not be limited to:


- Multi-use pathways, including connecting the top of the slope (south and east) to the bottom (north);
- An enhanced promenade around the central pond;
- Formal and informal gathering places;
- Viewpoints and lookouts;
- Connections to the surrounding park / pathway system outside the *Secondary Plan* (incl. Springbank Park); and,
- Other active and passive recreational facilities and uses designed at a regional level.

The Policy Area will also be applied to protect natural heritage lands throughout the *Secondary Plan* identified through ecological studies.



Natural Heritage and Species at Risk – Schedule



-  Study Boundary
-  Potential Naturalization Areas
-  Water Body
-  Natural Features and Areas Outside Study Area
-  Unevaluated Vegetation Patch
-  Unevaluated Wetland

Green Development

The *Byron Gravel Pits Secondary Plan* is based on a design in which one of the goals is to maximize the potential for sustainable development. This is achieved through such features as enhanced connectivity, mixed-use development, and a connected open space system. Sustainable design elements shall be incorporated into municipal facilities and private developments.



Natural Heritage and Species at Risk



Source: Malene Thyssen, <http://commons.wikimedia.org/>



- New development or site alternation will require Subject Lands Status Report (SLSR) and an Environmental Impact Study (EIS) to:
 - Assess the extent and significance; evaluate the anticipated impacts; identify ways to avoid or mitigate impacts; and demonstrate a net gain to the Natural Heritage System.
- Recognizing the long history of disturbance in the Study Area, replacement within other areas in the Secondary Plan (including within the central open space), rather than in situ protection, may be permitted for:
 - Non-provincially significant wetlands, small / poor quality woodlands, and significant wildlife habitat.

Environmental Stewardship and Action Community Advisory Committee

Report

11th Meeting of the Environmental Stewardship and Action Community Advisory Committee
November 1, 2023

Attendance B. Samuels (Chair), B. Amendola, R. Duvernoy, I. ElGhamrawy, M Griffith, A. Hames, M.A. Hodge, A. Pert, N. Serour, L. Vuong and A. Whittingham and H. Lysynski (Committee Clerk)

ABSENT: A. Ford, C. Hunsberger and C. Mettler

ALSO PRESENT: M. Demand, S. Rowland, E. Skalski, J. Stanford and P. Yeoman

The meeting was called to order at 3:01 PM; it being noted that B. Amendola, R. Duvernoy, I. ElGhamrawy, M. Griffith, A. Pert, N. Serour, L. Vuong and A. Whittingham were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 10th Report of the Environmental Stewardship and Action Community Advisory Committee

That it BE NOTED that the 10th Report of the Environmental Stewardship and Action Community Advisory Committee, from its meeting held on October 4, 2023, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Yard and Lot Maintenance By-law Information Materials

That it BE NOTED that the Environmental Stewardship and Action Community Advisory Committee held a general discussion and received the Yard and Lot Maintenance By-law Information materials.

5.2 2023 ESACAC Committee Budget and Sustainability Summit

That it BE NOTED that the Environmental Stewardship and Action Community Advisory Committee held a general discussion with respect to the ESACAC's 2023 Budget and the Sustainability Summit.

5.3 Fishing Gear Receptacles in Parks - Verbal Update

That it BE NOTED that the Environmental Stewardship and Action Community Advisory Committee (ESACAC) held a general discussion and heard a verbal update from P. Yeoman, Director, Parks and Forestry, with respect to the fishing gear receptacles; it being further noted that P. Yeoman will provide a further update at the March 2024 ESACAC meeting.

6. Adjournment

The meeting adjourned at 3:58 PM.



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

London
CANADA

November 8, 2023

Chair and Members

Environmental Stewardship and Action Community Advisory Committee.

I hereby certify that the Municipal Council, at its meeting held on November 7, 2023, resolved:

That the following actions be taken with respect to the 11th Report of the Environmental Stewardship and Action Community Advisory Committee, from its meeting held on October 4, 2023:

- a) the Civic Administration BE REQUESTED to attend or provide a written communication to the November 1, 2023 Environmental Stewardship and Action Community Advisory Committee meeting to provide an update on fishing line receptacles;
- b) the start time of the Environmental Stewardship and Action Community Advisory Committee BE CHANGED from 3:00 PM to 4:30 PM on the first Wednesday of the month; it being noted that a majority of members selected this time; and,
- c) clauses 1.1, 3.1, 3.2, 5.1 to 5.4 and 6.1 BE RECEIVED. (2.1/15/CWC)

M. Schulthess
City Clerk
/jg

To the Chair, ESACAC:

For the last year and a half, I have had the privilege of serving on the Environmental Stewardship and Action Community Advisory Committee (ESACAC); it has been a pleasure to work with committee members and City of London Employees.

I have experienced significant stressors in the past 8 months and am no longer able to provide the commitment this committee deserves.

At this time, I regret to submit my resignation from ESACAC, effective immediately.

I wish you all the best.

Sincerely,

A handwritten signature in black ink that reads "AWhittingham". The signature is written in a cursive, flowing style.

Amanda Whittingham

Recommendations for information materials about the Yard and Lot Maintenance By-law PW-9 By-law and the Council Policy on Naturalized Areas and Wildflower Meadows

Prepared by the Environmental Stewardship and Action Community Advisory Committee
December 6, 2023

Background:

On August 29, 2023, London City Council passed the following motion:

That the Civic Administration BE DIRECTED to prepare information materials to assist Municipal Law Enforcement Officers to explain the Council Policy on Naturalized Areas and Wildflower Meadows in response to community complaints and complainants, and with respect to the Yard and Lot Maintenance By-law where applicable;

it being noted that a verbal delegation from B. Samuels, a communication from L. Johnson and the staff report dated August 15, 2023, with respect to this matter, were received.

See [Council Agenda](#) Item 6.3 | [Minutes](#) Item 8.4.13 | [Council Video](#) (discussion starts at 3:39:41) | [Civic Works Committee Agenda](#) (video of delegation starts at 1:31:04)

It is recommended the City consider incorporating a definition for “weeds” and reference to a list of specific prohibited plants in the next scheduled “housekeeping” update to the PW-9 By-law to ensure consistency between the information materials and enforcement.

This plant list should be developed in consultation with the City ecologist and Indigenous peoples to account for plants that may hold traditional significance. e.g., in the City of Toronto, the following species are prohibited [under By-law](#): Canada thistle (*Cirsium arvense*; Common buckthorn; Glossy buckthorn (*Rhamnus cathartica*; *Frangula alnus*), Dog-strangling vine (*Cynanchum rossicum*; *Cynanchum louiseae*); Garlic mustard (*Alliaria petiolata*); Giant hogweed (*Heracleum mantegazzianum*); Japanese knotweed (*Reynoutria japonica* var. *japonica*); Phragmites (*Phragmites australis* subsp. *australis*); Poison ivy (*Toxicodendron radicans*); Purple loosestrife (*Lythrum salicaria*); Ragweed (*Ambrosia artemisiifolia*).

It is also recommended that references in the PW-9 By-law to the 20 cm / 8 inch height limit for “grass” should be amended to specify “turfgrass” and include a definition.

To support work by Civic Administration at the direction of Council, this document includes three sections outlining recommendations for information materials. Section numbers have been added to each block of text for navigability.

1. Proposed changes to the existing webpage for the PW-9 By-law with info for property owners, recipients of By-law orders as well as complainants;
2. Proposed content for a new webpage about neighbourhood greening, providing information to support public awareness and compliance with the Council Policy on Naturalized Areas and Wildflower Meadows;
3. Proposed content for a print education pamphlet to be provided to recipients of PW-9 By-law orders where directions involve making changes to vegetation and the Naturalized Areas and Wildflower Meadows policy may apply;

1. Changes to existing webpage:

<https://london.ca/yard-lot-maintenance-law>

Based on the [City of Toronto Turfgrass and Prohibited Plants By-law webpage](#)

Why are changes recommended? *The current webpage provides insufficient information about how the PW-9 By-law is enforced and does not refer to the Council Policy on Naturalized Areas and Wildflower Meadows. This webpage is where recipients of By-law orders may access information about what is expected of them to achieve compliance.*

New webpage content:

1.1 The City of London PW-9 By-law requires all property owners or occupants to maintain their properties and ensure that health and safety requirements are met. The By-law is in place to make sure that refuse is not being hoarded, dumped or poorly contained on properties.

1.2 The By-law is primarily enforced through community complaints; however there are certain areas in the City which are enforced proactively on a regular basis due to a history and high volume of complaints.

1.3 The By-law also includes requirements for maintaining vegetation conditions. Learn about the do's and don'ts for your lawn and how to grow pollinator-friendly gardens:

- Cut turfgrass on your lawn when the growth exceeds 20 centimetres. Note that this requirement does not apply to other grass species that are not turfgrass.
- Keep your property free of prohibited weed species that can pose a risk to human health or natural areas. These are referenced in the By-law.
- Do not obstruct sidewalks or roadways, or restrict driver, cyclist and pedestrian sight lines, and visibility of traffic control devices.
- Consider replacing some of your turfgrass area with native flowering plants to create much needed habitat for pollinators.

Insert hyperlink: [Learn more about naturalized landscaping and pollinator gardens](#)

[links to new page outlined in section 2]

Insert hyperlink: [Learn more about London's Climate Emergency Action Plan](#)

[links to <https://getinvolved.london.ca/climate>]

Information for Complainants

1.4 Before filing a complaint about a yard, consider speaking to its owner. Explain your concerns and find out about the property owner's plans for their landscaping. Vegetation that appears untidy may be intentional for naturalization.

1.5 It is important to understand the scope of the By-law, and what information you will need to provide when submitting a complaint. The City of London PW-9 By-law includes numerous aspects of yard and lot maintenance, including conditions of vegetation. The objective of the By-law is to limit risks to human health and safety and to the surrounding environment associated with vegetation.

1.6 However, the By-law does not require landscaping to comply with aesthetic standards. For example, property owners are encouraged to create naturalized areas, meadows and gardens where native plants and grasses are permitted to grow taller than typical turfgrass lawns. Organic material like fallen leaves, plant stems and brush are permitted to be left to decompose in place, provided there are no impacts to boulevards or adjacent properties. The specific weeds prohibited by the By-law are listed under the By-law.

When submitting a complaint about overgrown vegetation, please be prepared to describe the issues caused by specific plants or property areas. The rules are summarized below.

Rules Around Turfgrass and Gardens

Turfgrass & Prohibited Plants (collapsible section)

1.6 Owners or occupants of private properties are required to cut the turfgrass on their lawn whenever the growth exceeds 20 centimetres in height. Turfgrass includes various perennial grasses grown for lawns. These are grasses typical of traditional lawn that forms a dense, uniform turf if mown.

1.7 The Yard and Lot Maintenance By-law includes a process for naturalized area exemptions under the Council Policy on Naturalized Areas and Wildflower Meadows. All properties are required to maintain their lawns and gardens with a focus on health and safety requirements, such as managing the height of turfgrass, keeping properties free of prohibited plants listed in the By-law, and ensuring that sight lines are not obstructed.

What To Do If The Rules Are Not Followed (collapsible section)

1.8 Residents can contact Municipal Compliance to report a property that is not following these By-law requirements. Complainants are expected to clearly identify their concern when contacting the City and submit photo evidence or other information whenever possible, to support the City's investigations.

1.9 If a property does not meet City standards, the City may send an advisory letter to the property owner notifying them to comply with By-law requirements. Property owners will be asked to comply with the By-law within 2 weeks or else a fine may be issued.

1.10 A By-law Enforcement Officer will follow up within 2 weeks to take appropriate action to achieve compliance with the By-law. If property owners do not comply with requirements indicated in the By-law order, the City can carry out maintenance work to ensure compliance and the cost of that work may be added to the property tax bill.

Fines for By-law Violation (collapsible section)

1.11 Residents can contact Municipal Compliance to submit a complaint about a By-law violation. If there is a complaint or information about a possible violation, By-law Enforcement Officers investigate, educate and/or take enforcement actions.

1.12 The goal is to resolve issues and ensure that property owners and occupants are following the By-law. Each issue is addressed on a case-by-case basis to make sure reasonable, fair and appropriate actions are taken. For example, in some cases the issue may be resolved through education. In other cases, further enforcement action is required.

1.13 If a property owner does not comply with the Yard and Lot Maintenance By-law, they are guilty of an offence. At the discretion of the By-law Enforcement Officer, they may be issued a ticket and be required to pay a fine for the offence outlined in the table below. The City can also carry out maintenance work to ensure compliance and the cost of the work may be added to the property tax bill if property owners do not comply.

The following table may need to be adjusted to more accurately reflect fines issued under PW-9.

1.14

Offence	By-law Provision	Fine
Fail to cut turfgrass when height/length exceeds 20 centimetres		– \$X
Fail to keep land free of prohibited weed		– \$X
Fail to maintain vegetative growth to not obstruct sidewalks or roadways		– \$X
Fail to maintain vegetative growth to not restrict driver and pedestrian sight lines		– \$X
Fail to comply with an order/notice of violation/direction		– \$X

2. Create new webpage

<https://london.ca/neighbourhood-greening> (or choose something comparable)

Loosely based on this page from Kitchener Waterloo. This could also include new information related to the Strategic Plan 1.7 c) Develop and implement a policy for the planting of perennial native species for roadsides, boulevards, and medians

<https://www.loveyhood.ca/en/cool-ideas/boulevard-beautification.aspx>

Why is a new webpage recommended? *The City’s website does not offer any information about naturalization or the Council Policy on Naturalized Areas and Wildflower Meadows. This webpage is where recipients of By-law orders and the public may access information about how to naturalize their yard without creating issues for By-law enforcement.*

New webpage content:

Growing Pollinator Friendly Gardens

2.1 London is home to a wide range of pollinators, including hundreds of species of bees and butterflies. They provide important ecosystem services such as pollination, which allows plants to produce seeds, fruits and new plants. They are also an important source of food for birds and contribute to the biodiversity in our city.

2.2 Habitat loss is the greatest threat to pollinators. That’s why the easiest and most effective way to help native pollinators is to create a pollinator garden with native plants. Native plants provide pollen and nectar which pollinators need to feed themselves and their larvae, as well as places to nest and overwinter.

2.3 An ideal pollinator garden will include the following:

- food sources – such as pollen and nectar from native flowering plants
- nesting and overwintering sites – such as hollow stems, dead wood, fallen leaves and access to bare sandy soil
- larval host plants – such as milkweed

2.4 Consider replacing some of your turf grass area with native flowering plants. A perfectly manicured lawn is a food desert for pollinators. Natural gardens and lawns offer the most benefits for pollinators in terms of food and nesting spots.

2.5 Here are [some tips to help you create a pollinator garden](#), including lists of native flowers, trees and shrubs. The plants you choose and how you maintain your garden are important considerations.

2.6 When creating a layout for your plantings, be mindful of some requirements that are in place to ensure safety and accessibility around boulevards:

- Any plants growing in a 0.9 meter buffer strip along the boulevard or sidewalk must not extend over the property boundary, including in winter. Taller plants may not pose a risk of damaging street equipment, and should not obstruct the opening and closing of vehicle doors, if street parking is permitted.
- Site lines along right-of-ways including boulevards, sidewalks and adjacent driveways must remain unobstructed by plants growing in the 0.9 meter buffer strip. When selecting species to grow in a buffer strip, compare the maximum height of vegetation to the eye-level of passing drivers and pedestrians (i.e., 4 feet from the ground). Many native plants can grow in buffer strips that remain short in height.
- Keep in mind the underground and aboveground utilities that might be present on your property and the clearance required. These could include:
 - Telecom service wires underground
 - Hydro poles, light standards and pole support wires
 - Gas vent pipes
 - Fire hydrants, which must have a 1.5 meter clearance
 - Hydro pull box vault, which could be just below the topsoil, and telecom pull box vault

2.7 Before beginning a project involving digging, we require that you contact [Ontario One Call](#) to find out where underground servicing might be located. Your design must not obstruct access to any utilities.

2.8 [Insert text from pamphlet panel 6, FAQs found below in section 3.12)

[Note: this might be a good place to clarify the area of residential lots that are maintained/owned by the City, e.g., where street trees are planted]

3. Content for printed information pamphlet to accompany By-law orders

Panel 1 (front - page 1, right side)

Naturalized yards: What you need to know

3.1 Information about the Yard and Lot Maintenance By-law

Prepared by the City of London Environmental Stewardship and Action Community Advisory Committee

Panel 2 (page 2, left side)

What is naturalization?

3.2 Naturalization is the process of reducing the amount of cultivated turfgrass in a yard and adding spaces that better represent landscapes occurring naturally in the region. When designed with care, naturalized yards can be attractive, functional and easy to maintain.

3.3 Benefits of naturalized yards include:

- Less maintenance
- Shade that cools buildings on hot days
- Water infiltrates into the ground, reducing flooding
- Greater biodiversity, feeding birds and wildlife
- Many native plants and their fruits are edible

3.4 Why does this matter?

- People who own land in London share space with nature and other living things
- London's Natural Heritage Systems include biodiversity on private land
- Naturalized landscaping is better for soil health and growing trees
- Less yard maintenance helps to conserve water and reducing greenhouse gas emissions
- Green infrastructure supports human health and safety from the effects of climate change
- Recognizing plants as relatives and medicine supports reconciliation with Indigenous peoples.

Panel 3 (page 2, middle)

Municipal By-laws and Naturalization

3.5 Municipal by-laws in London that apply to vegetation include the Yard and Lot Maintenance By-law PH-9 and the Property Standards By-law CP-24. If you wish to naturalize your yard, please be aware of maintenance requirements.

3.6 The scope of by-law enforcement is intended to limit risks of negative impacts to human health and safety, and to maintain standards for yards in neighbourhoods.

3.7 By-laws require the following conditions must be met:

- turfgrass (lawn grass) must be kept below 8 inches in height;
- noxious weed species prohibited by the Weed Control Act of Ontario must be cleared;
- any vegetation growing within a buffer strip of 0.9 meters inside the property boundary must not block lines of sight along boulevards or pose conflicts to adjacent properties;
- accumulation of grass clippings, tree cuttings, brush, leaves and garden refuse must not pose conflicts to adjacent properties;

Panel 4 (page 2, right)

How to avoid complaints about naturalizing

3.8 By-laws that apply to yards are enforced through a complaint-driven process. If a complaint results in enforcement action, you will receive an order with instructions on how to comply. For any questions, please contact the Municipal Law Enforcement Officer listed on the order.

3.9 Ways to reduce the risk of receiving complaints include:

- Talk to your neighbours about your plans
- Prevent plants from blocking sight lines or spilling over the property boundary
- Install an information sign near the boulevard
- Prune large or crowded vegetation in spring (beneficial for many species)
- Install a border or fence around the yard
- Create a landscape plan and plant in clusters
- Apply mulch around your plantings
- Clear a walking path through or around the vegetation

Panel 5 (page 1, left)

3.10 Exemptions to the Yard and Lot Maintenance By-law

- A **naturalized area** is a portion of a lot where a lawn or perennial garden previously maintained by the owner which has been allowed to re-establish a reproducing population of native species, through a combination of natural regeneration and deliberate plantings of species or other species to emulate a natural area.
- A **wildflower meadow** is a specialized habitat within a naturalized area, which is dominated by native species of flowers and grasses

3.11 The Yard and Lot Maintenance By-law *does not apply* to a wildflower meadow or a naturalized area provided that the following criteria are met:

- There are no noxious weed species prohibited by the Weed Control Act
- There is no waste. The definition of waste is provided in Part 1 of the By-law.

- Vegetation within the buffer strip does not create obstructions for boulevards or adjacent properties

Panel 6 (page 1, middle)

3.12 Frequently Asked Questions

Q: I received a by-law order for a naturalized yard. What should I do?

A: In general, follow the instructions given on the order. It may ask you to clear vegetation from part of the property. If your yard meets criteria for a naturalized area or wildflower meadow, contact the Municipal Law Enforcement Officer to request an exemption to the By-law.

Q: Where can I acquire plants for naturalization?

A: Check out plant sales and seed exchanges organized by environmental groups and public libraries in London. Many local greenhouses and stores sell native plants. Online classified advertisement services and marketplaces may offer plants. Do not remove plants or seeds from Environmentally Significant Areas.

Q: Will naturalization create pest issues?

A: The risks of attracting unwanted pests are simple to control:

- Remove standing water to limit mosquitos
- Do not leave out spilled food that attracts rodents, such as birdseed
- Check the exterior of buildings and seal points of entry for rodents
- Install an owl box to encourage natural rodent population control
- Create a border with mulch around natural areas to limit transfer of ticks. Learn more about preventing ticks at healthunit.com/ticks
- Keep a cleared path for humans to walk without entering tall grass

Q: Will naturalization affect my property's value?

A: Naturalization does not mean neglect! You can increase your property's value by allowing native plants and trees to establish, improving protection from extreme weather and lowering your energy bill. Vegetation conditions can be changed later.

Q: Where can I find more information?

thamesriver.on.ca/watershed-health/native-species/native-gardens
london.ca/yard-lot-maintenance-law

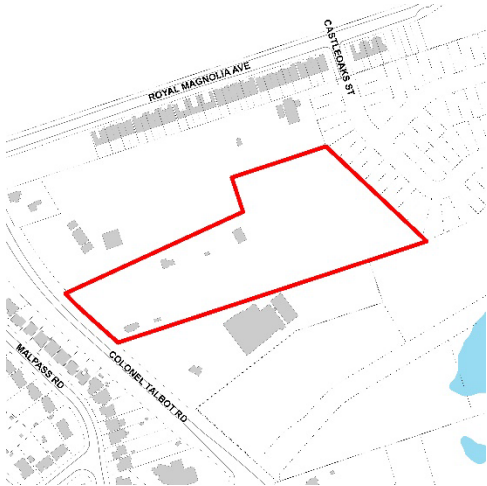
<https://london.ca/neighbourhood-greening> (see Part 2 of this document)



NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

3810-3814 Colonel Talbot Road



File: O-9683 and Z-9675

Applicant: City of London and Towns of Magnolia London Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- The development of 105, 2-storey townhouses and a 6-storey apartment building with 55 apartment dwelling units at a density of 44 units per hectare; and
- Special Provisions are required to facilitate the development.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, January 9, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

Please provide any comments by **December 24, 2023**

For more information contact:

Alanna Riley
ariley@london.ca
519-661-CITY (2489) ext. 4579
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: O-9683/Z-9675

london.ca/planapps

To speak to your Ward Councillor:

Anna Hopkins
ahopkins@london.ca
519-661-CITY (2489) ext. 4009

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Date of Notice: November 24, 2023

Application Details

Requested Amendment to the Southwest Area Plan

The City has initiated a site-specific Official Plan Amendment (OPA) to The Southwest Area Plan to allow a height of 6-storeys, whereas 4-storeys is permitted.

Requested Zoning By-law Amendment

Possible change to Zoning By-law Z.-1 **FROM** an Urban Reserve (UR3) Zone **TO** a Residential Special Provision Residential R6 (R6-5(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The complete Zoning By-law is available at www.london.ca/planapps.

Current Zoning

Zone: Urban Reserve UR3

Permitted Uses: Existing dwellings; Agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities; Conservation lands; Managed woodlot; Wayside pit; Passive recreation use; Farm Gate Sales; Kennels; Private outdoor recreation clubs; Riding stables;

Height: 15.0 metres

Requested Zoning

Zone: Residential Special Provision Residential R6 (R6-5(_)) Zone

Permitted Uses: Single detached dwelling; Semi-detached dwelling; Duplex dwelling; Triplex dwelling; Townhouse dwelling; Stacked Townhouse dwelling; Apartment buildings; Fourplex dwelling;.

Special Provisions: Special Provisions include a front yard depth and exterior yard depth of 6.4 metres whereas 8.0 metres is the minimum required for townhouses; a height of 21m whereas 12m maximum is permitted for the apartment building; and a density of 44 units per hectare whereas 35 units per hectare is permitted for the overall development.

Height: 12.0 metres

The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Neighbourhood Place Type, fronting on a Civic Boulevard (Colonel Talbot Road) in The London Plan. The subject lands are also in the Main Street Lambeth North designation in the Lambeth Village Core Neighbourhood of the Southwest Area Secondary Plan.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

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For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by January 3, 2024, to request any of these services.

Site Concept

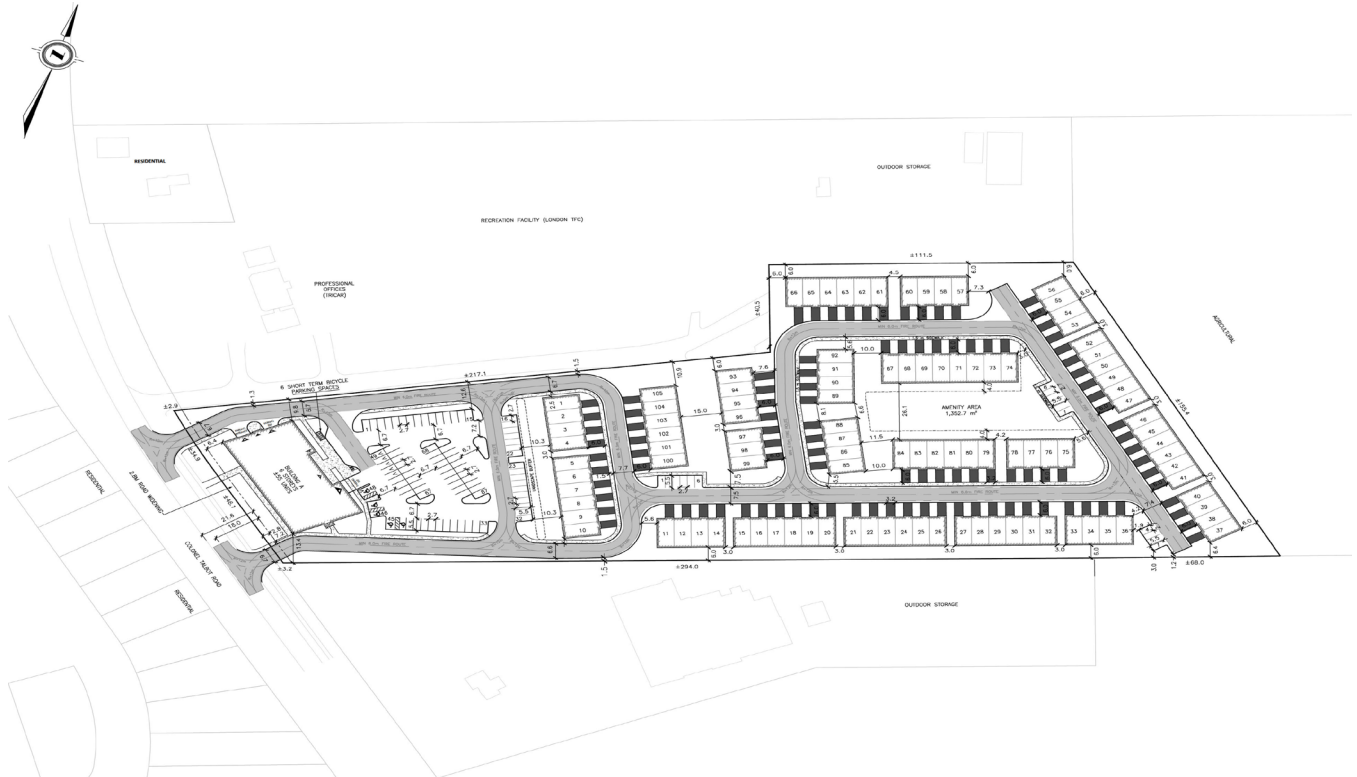


Figure 1. Site Concept Plan.

Renderings



Figure 2. Rendering of Proposed Apartment Building



Figure 3. Elevation of Proposed Townhouses

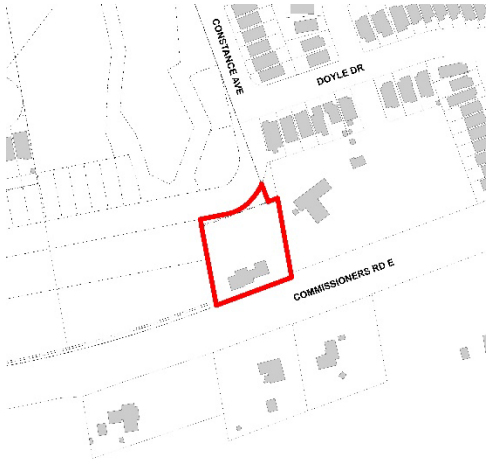
The above images represent the applicant's proposal as submitted and may change.



REVISED NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendments

1982 Commissioners Road East and part of 1964 Commissioners Road E



File: Z-9668

Applicant: 2804904 Ontario Inc. (c/o Siv-ik Planning & Design Inc.)

What is Proposed?

Zoning amendment to allow:

- A two-storey townhouse building, containing 7 units, and a three-storey back-to-back (stacked) townhouse building containing 12 units for a total of 21 residential units at a density of 60 units per hectare.
- Special provisions requested for reduced side yard setbacks.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, January 9, 2024, no earlier than 1:00 p.m.

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Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Michaella Hynes
mhynes@london.ca
519-661-CITY (2489) ext. 4753
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9668

london.ca/planapps

To speak to your Ward Councillor:

Steven Hillier
shillier@london.ca
519-661-CITY (2489) ext. 4014

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Application Details

Requested Zoning By-law Amendment

Possible change to Zoning By-law Z.-1 FROM an Urban Reserve (UR4) Zone TO a Special Provision Residential R5 (R5-7(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The complete Zoning By-law is available at www.london.ca/planapps.

Current Zoning

Zone: Urban Reserve (UR4) Zone

Permitted Uses: Existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities; conservation lands; managed woodlots; wayside pit; passive recreation use; and farm gate sales.

Requested Zoning

Zone: Residential Special Provision R5 (R5-7(_)) Zone

Permitted Uses: Cluster townhouse dwellings; cluster stacked townhouse dwellings.

Special Provisions: Front yard depth of 3.0 metres whereas 8.0 metres is the minimum required; and rear yard depth of 1.5 metres whereas 3.0 metres is the minimum required; and a north interior side yard depth of 1.8 metres whereas 3.0 metres is the minimum required.

Height: 12.0 metres

Density: 60 units per hectare

The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Neighbourhoods Place Type in The London Plan.

The subject lands are in the Neighbourhoods Place Type, fronting on a Civic Boulevard Commissioners Road East in The London Plan. Uses permitted include stacked townhouses, fourplexes and low-rise apartments.

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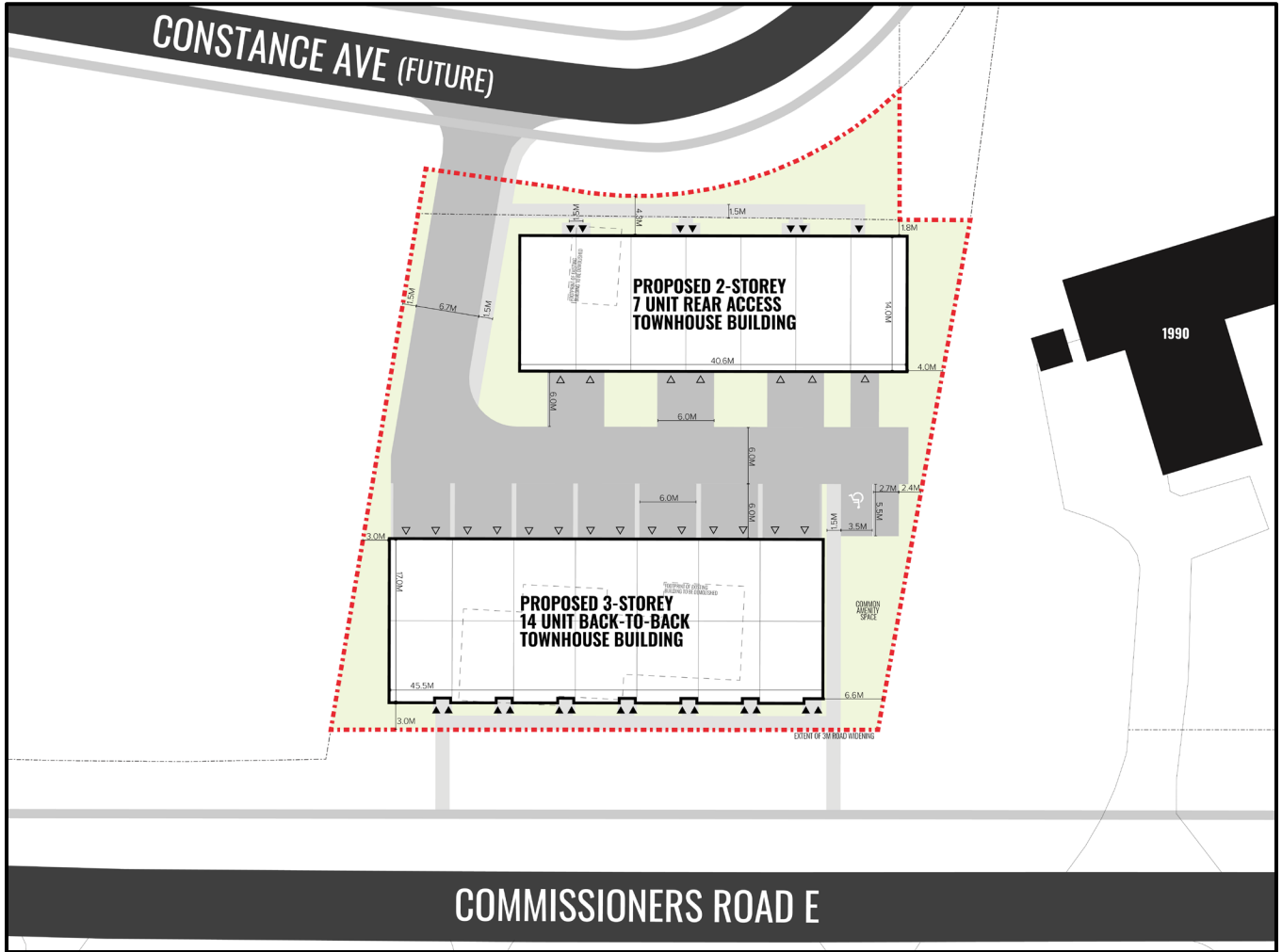


Figure 1. Site Concept Plan.

Renderings



Figure 2. ISO View of Proposed Development.



Figure 3. Rendering of Proposed Development.



Figure 4. Rendering of Proposed Development.