

Environmental and Ecological Planning Advisory Committee

Report

The 5th Report of the Environmental and Ecological Planning Advisory Committee
April 19, 2018
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), E. Arellano, A. Boyer, C. Dyck, P. Ferguson, S. Hall, B. Krichker, S. Madhavji, K. Moser, N. St. Amour, S. Sivakumar, C. Therrien, R. Trudeau and I. Whiteside and H. Lysynski (Secretary)

ABSENT: C. Evans

ALSO PRESENT: G. Barrett, C. Creighton and A. Macpherson

The meeting was called to order at 5:03 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Southdale Road Environmental Assessment Study

That a Working Group BE ESTABLISHED consisting of R. Trudeau (Lead), S. Levin and C. Therrien to review the Southdale Road West Environmental Assessment Study; it being noted that the Environmental and Ecological Planning Advisory Committee received the attached presentation from T. Koza, Project Manager, B. Huston and B. Fox, Dillon Consulting Limited, with respect this matter.

3. Consent

3.1 4th Report of the Environmental and Ecological Planning Advisory Committee

That part b) of clause 2.2 of the 4th Report of the EEPAC BE AMENDED to read as follows:

"b) the Environmental Study Report BE REQUIRED to be included in the Request for Proposal".

3.2 5th Report of the Advisory Committee on the Environment

That it BE NOTED that the 5th Report of the Advisory Committee on the Environment, from its meeting held on April 4, 2018, was received.

3.3 Natural Resource Solutions Inc. - 3614, 3630 Colonel Talbot Road and 6621 Pack Road: Subject Lands Status Report Agency Comments Responses

That N. Pasato, Senior Planner, BE REQUESTED to attend the next Environmental and Ecological Planning Advisory Committee (EEPAC) meeting and provide a written report with respect to the following, related to the Subject Land Status Report on the properties located at 3614, 3630 Colonel Talbot Road and 6621 Pack Road:

- a) the current status of the Subject Land Status Report;
- b) the current status of the Environmental Impact Study;
- c) what other studies are currently being undertaken and the time line for their completion;
- d) what studies are yet to be undertaken as part of the application and detail design; and,
- e) how EEPAC will be involved in the review of these studies;

it being noted that the EEPAC received a communication dated January 23, 2018, from Natural Resource Solutions Inc., with respect to this matter.

3.4 Medway Valley Heritage Forest Environmentally Significant Area

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee (EEPAC) held a general discussion with respect to the Medway Valley Heritage Forest Environmentally Significant Area (south) Conservation Master Plan and received the presentation that K. Moser presented to the Planning and Environment Committee on Monday, April 16, 2018, on behalf of the EEPAC.

3.5 South London Wastewater Servicing Study

That the Civic Administration BE REQUESTED to provide an electronic copy of the South London Wastewater Servicing Study to the Environmental and Ecological Planning Advisory Committee for its consideration.

3.6 Notice of Project Commencement - Broughtdale Dyke Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Study Commencement for the Broughtdale Dyke Municipal Class Environmental Assessment, was received.

3.7 Notice of Project Commencement - Riverview Evergreen Dyke Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Project Commencement for the Riverview Evergreen Dyke Municipal Class Environmental Assessment, was received.

3.8 Notice of Public Information Centre 3 - Adelaide Street North - Canadian Pacific Railway Grade Separation Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Public Information Centre #3 relating to Adelaide Street North Canadian Pacific Railway Grade Separation Municipal Class Environmental Assessment Study, was received.

- 3.9 Notice of Public Meeting Cancellation - Southside Group - 3234, 3263, 3274 Wonderland Road South

That it BE NOTED that the Notice of public meeting cancellation relating to the Southside Group, for the properties located at 3234, 3263 and 3274 Wonderland Road South, was received.

4. Sub-Committees and Working Groups

- 4.1 EEPAC'S Bus Rapid Transit Environment Information Session Review and Recommendations

That the attached Working Group comments dated April, 2018 with respect to the Bus Rapid Transit Environment Information Session review and recommendations BE FORWARDED to the Project Director, Rapid Transit, for consideration.

- 4.2 (ADDED) Wetland Sub-Committee

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard a verbal update from R. Trudeau, Chair, Wetlands Sub-Committee, with respect to the Sub-Committee meeting held on April 19, 2018.

5. Items for Discussion

- 5.1 Water and Wastewater Anticipated Environmental Assessments Table

That it BE NOTED that the 2018 Water and Wastewater Anticipated Environmental Assessments table, was received.

- 5.2 Hyde Park Community Storm Drainage and Stormwater Management Servicing Municipal Class EA Addendum – Final Report

That B. Krichker BE REQUESTED to review the Hyde Park Community Storm Drainage and Stormwater Management Servicing Municipal Class Environmental Assessment Addendum - Final Report and report back at the June, 2018, Environmental and Ecological Planning Advisory Committee meeting with respect to this matter.

6. Deferred Matters/Additional Business

- 6.1 (ADDED) Parker Stormwater Management Facility – Water Balance Report

That the attached Working Group comments with respect to the Parker Stormwater Management Facility, Water Balance report BE FORWARDED to P. Titus, Senior Technologist, for consideration.

- 6.2 (ADDED) Notice of Public Information Centre #2 - Southdale Road West Improvements

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee received the attached Notice of Public Information Centre #2, with respect to the Southdale Road West Improvements - Pine Valley Boulevard to Colonel Talbot Road Municipal Class Environmental Assessment; it being noted that S. Levin will attend the Public Information Centre on behalf of EEPAC.

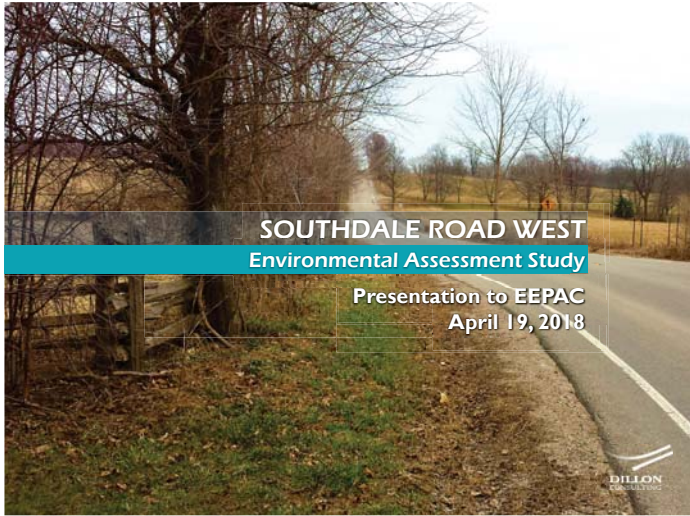
6.3 (ADDED) Draft Plan of Subdivision and Zoning By-law Amendment - 600 Sunningdale Road West

That, the following actions be taken with respect to the attached Notice of Planning Application for a draft Plan of Subdivision and Zoning By-law Amendment for the property located at 600 Sunningdale Road West:

- a) Working Group BE ESTABLISHED consisting of S. Levin and C. Dyck to review and report back at the next Environmental and Ecological Planning Advisory Committee meeting with respect to this matter; and,
- b) C. Smith, Senior Planner, BE REQUESTED to provide an electronic copy of the hydrogeological study with respect to this property to the EEPAC.

7. Adjournment

The meeting adjourned at 7:13 PM.



WELCOME!

Problem Statement:
 Significant improvements are required to the grade and cross-section of Southdale Road West and Wickerson Road. This study is assessing the need for traffic operations and safety improvements, access modifications and pedestrian and cyclist friendly design features on the two roadways.

Presentation Outline:

- ✓ **SUMMARIZE** the need for improvements to Southdale Road West and Wickerson Road
- ✓ **OUTLINE** alternatives considered and the technically preferred solution
- ✓ **PRESENT** summary of the Environmental Impact Study completed
- ✓ **OUTLINE** the next steps in the planning and design process
- ✓ **DELIVER** a copy of the EIS for EEPAC review and consideration.

STUDY AREA

Schedule B1

Study Area

LEGEND

■ Potentially Significant Wetlands	— Railway
■ SWS	— Stream
■ Significant Woodlands	— Water Course/Channel
■ Woodlands	— Urban Growth Boundary
■ Significant Valley Levels	— Conservation Authority Boundary
■ Environmentally Significant Areas	— Subwatershed Boundary
■ Wetlands	— Subwatershed Name
■ Potential Remediation Areas	
■ Potential Oils	
■ Unservicised Infiltration Patches	
■ Subwatershed	
■ Unservicised Wetlands	
■ Upland Corridors	

CLASS EA PROCESS

**PHASE 1:
Problem/
Opportunity**

**PHASE 2:
Alternative
Solutions**

**PHASE 3:
Design Options
for Preferred
Solution**

**PHASE 4:
Environmental
Study Report
(ESR)**

**PHASE 5:
Implementation**

- ✓ Identify problems/opportunities to be addressed in the planning and design process
- ✓ Confirm the need for improvements
- ✓ Prepare a "Problem Statement"

- ✓ Develop alternative solutions for improving the roads
- ✓ Overview of existing and future conditions
- ✓ Consultation with review agencies and the public

PUBLIC INFORMATION CENTRE 1
March 3, 2017

- ✓ Identify design options for the preferred solution
- ✓ Detailed overview of design/feature conditions
- ✓ Evaluate design options and select a preferred design option
- ✓ Consultation with review agencies and the public
- ✓ Complete an impact assessment of the preferred design option

EEPAC Presentation
March 3, 2017

- ✓ Document the decision-making process in an ESR for a Schedule C project

PUBLIC INFORMATION CENTRE 2
Summer 2017

- ✓ Design and construction phase
- ✓ Project must be designed and constructed as outlined in the ESR

WE ARE HERE

The Study is following the requirements of the *Municipal Class Environmental Assessment (EA) (2011)* for a Schedule 'C' (major) project.

The Class EA process ensures:

- ✓ All relevant engineering and environmental factors are considered in the planning and design process
- ✓ Public and agency input is integrated into the EA process.

EXISTING CONDITIONS

Wickerson Road

(Looking south)

(Looking north)

Existing Designations - From Map 1 of the London Plan (2016)

LEGEND

■ Green Space
■ Environmental Review
■ Farmland
■ Future Industrial Growth
■ Future Community Growth
■ Rural Neighbourhoods
■ Shopping Area
■ Neighbourhoods
■ Urban Growth Boundary
■ Water Courses/Ponds
■ Streets

Southdale Road West

(Looking east)

(Looking south)

(Looking west)

ALTERNATIVE SOLUTIONS

Phase 2 of the Class EA process has been completed. The process involved the development of alternative solutions for improvements to the roads.

Two alternative solutions were developed:

- **Do Nothing** – Southdale Road West and Wickerson Road would remain in the same condition with no improvements
- **Improvements** to Southdale Road West and Wickerson Road to meet minimum design standards
 - **Alternative 1** – vertical and cross section reconstruction to meet design standards on the existing horizontal alignment
 - **Alternative 2** – horizontal realignment of Southdale Road West and Wickerson Road outside of the current footprint of the roadway. This alternative would also include vertical and cross section reconstruction to meet design standards.

Alternative 2 was dismissed due to the significant impacts outside of the existing road footprint.

EVALUATION OF ALTERNATIVES



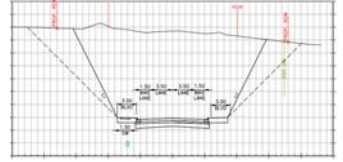
Evaluation Factors	"Do Nothing"	Alternative 1
Road Design Standards	✗ Does not meet design standards	✓ Meets design standards
Traffic Operations and Safety	✗ Does not meet design standards	✓ Meets design standards
Opportunities for Active Mobility	✗ No opportunities	✓ Opportunities available
Opportunities for new infrastructure installation (watermain, etc.)	✗ No opportunities	✓ Opportunities available
Impacts on Natural Heritage	✓ No impacts	✗ Impacts
Impacts on Land Uses, Socio-Economic Environment and Cultural Heritage Resources	✓ No impacts	✗ Impacts

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PREFERRED SOLUTION



- Alternative 1 is recommended as the preferred solution because it:
- Meets City's minimum road design standards
 - Improves safety and drainage
 - Provides opportunities for active mobility
 - Accommodates other planned servicing improvements.



- The Preferred Solution provides:
- 2-Lane roadway designed to current standards
 - Profile improvements to current design standards



EIS OVERVIEW



An Environmental Impact Study (EIS) was completed for the technically preferred solution. The EIS included:

- 2 years of Natural Environment Inventories (2016-2017).
- A Subject Land Status Report
- Summary of Impacts and Mitigation measures to be carried into detail design and/or construction.

Key objectives of the EIS were to:

- Determine potential impacts on the existing natural heritage system
- Recommend areas for avoidance of impacts and/or mitigation to ensure protection of significant features and functions
- Protect Species at Risk (SAR) and significant wildlife
- Develop a restoration plan, including opportunities for invasive species management, opportunities for wildlife connectivity and avoid net loss of wetland environments
- Recommend changes to Schedule B1 of the City's Official Plan.

Baltimore Oriole



Cedar Waxwing



White Tailed Deer



EIS FINDINGS



Ecological Land Classification

- Candidate significant wildlife habitat in the Study Area may include: Bat Maternity Colony, Amphibian Breeding Habitat, Turtle Wintering Area and Special Concern Species

Wetlands

- Two wetland features capture surface water flows but have limited ecological function. They will be treated as locally significant. The larger wetland provides breeding habitat for amphibians and will also be treated as locally significant

Breeding Birds and Raptors

- Red-winged Blackbirds and Baltimore Orioles showed evidence of breeding in the Study Area. SAR birds observed during the Study included Eastern Meadowlark and Barn Swallow. There were no raptor nests observed within or adjacent to the Study Area

Aquatic Resources

- There are two watercourse features in the Study Area. They are both characterized as intermittent and/or ephemeral watercourses that may provide potential seasonal habitat for fish

Species at Risk (SAR) and Species of Conservation Concern (SCC)

- Three SAR (Eastern Meadowlark, Bobolink and Little Brown Myotis) and two SCC (Eastern Wood-pewee and Wood Thrush) have potential habitat or seasonal occurrence in the Study Area and may be impacted by the proposed road improvements.

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KEY RECOMMENDATIONS

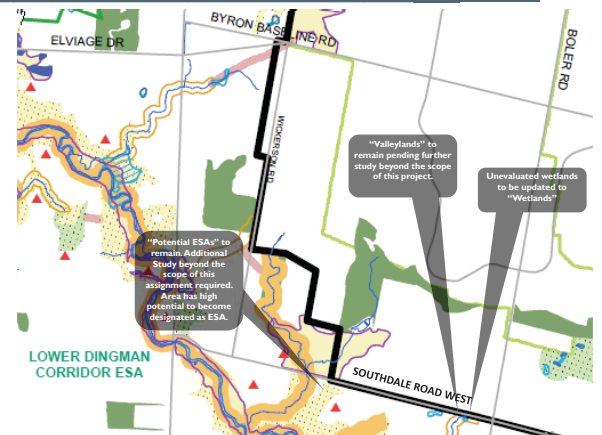
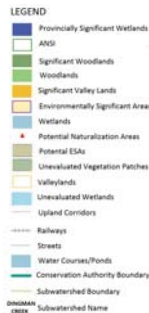


In addition to typical mitigation measures (erosion and sediment control, timing windows, bird nest searches, etc.) additional key recommendation from the EIS include:

- Minimizing Construction Footprint:
 - Two lane roadway
 - Curbs and gutters will be used to minimize grading
 - Reinforced slopes will be used in areas where fill is required
- Tree Impacts
 - Significant tree impacts are anticipated. Many large, mature trees will be lost
 - Detailed tree survey and tree preservation plan to be developed during detail design. Goal to minimize tree removals and impacts to mature trees
 - Compensation ration for planting plan to be determined during detail design
- Invasive Species Management Plan:
 - Study area was observed to contain an abundance of invasive species. During detail design, an Invasive Species Management Plan shall be developed to target aggressive invasive flora (European Common Reed, European Buckthorn, Periwinkle, etc.)
- Edge Management and Compensation Planting Plan
 - Creation of an Edge Management and Compensation Planting Plan is recommended to reduce impacts to existing woodlands and specifically the Environmental Sensitive Area (ESA) within the project limits
- Wildlife Impact Mitigation Plan
 - Consideration for installation of a wildlife crossing under Southdale Road in the vicinity of the ESA to improve wildlife movement corridors. The crossing to be designed to accommodate small mammals while not negatively impacting hydraulic operations of existing culvert crossing on the projects West Tributary
- Wetland Compensation
 - The project will result in the loss of a small wetland community located on the projects East Tributary. To achieve "no net loss" of wetland habitat, compensation habitat plans shall be reviewed and identified during detail design.

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SCHEDULE B1 RECOMMENDED UPDATES



NEXT STEPS



Public Information Centre #2:

- Anticipated May 2018.

Environmental Impact Study (EIS):

- Receive input from EEPAC, UTRCA and MNRF by **May 21, 2018**
- Finalize EIS.

Environmental Study Report (ESR):

- Finalize EA document - June 2018
- Present EIS and EA document to Council for endorsement
- 30-day public and agency review period – Anticipated summer 2018.

Construction:

- Following the detailed design phase, construction could begin as early as 2020.

Questions?



Environmental and Ecological Planning Advisory Committee

Report

4th Meeting of the Environmental and Ecological Planning Advisory Committee
March 15, 2018
Committee Rooms #1 and #2

Attendance PRESENT: S. Levin (Chair), E. Arellano, A. Boyer, C. Evans, P. Ferguson, S. Hall, S. Madhavji, N. St. Amour, S. Sivakumar and I. Whiteside and H. Lysynski (Secretary)

ALSO PRESENT: G. Barrett, C. Creighton, J. MacKay, L. McDougall, J. Ramsay and S. Shannon

ABSENT: E. Dusenage, C. Dyck, B. Krichker, C. Kushnir, K. Moser, C. Therrien and R. Trudeau

The meeting was called to order at 5:00 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Environmental Assessment Act

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee received the attached presentation from E. Schwartzel, Deputy Commissioner, Environmental Commissioner of Ontario, with respect to the *Environmental Assessment Act*.

2.2 Victoria Bridge Environmental Assessment

That the following actions be taken with respect to the e Victoria Bridge Environmental Assessment:

- a) the detailed design BE REVIEWED by one of the City of London's Ecologist Planners; and,
- b) an Environmental Study Report BE REQUIRED in the Request for Proposal;

it being noted that the Environmental and Ecological Planning Advisory Committee received the attached presentation from S. Shannon, Technologist II, Transportation Planning and Design and S. Muscat, AECOM, with respect to this matter.

3. Consent

3.1 3rd Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 3rd Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on February 15, 2018, was received.

3.2 Proposed 2018 City-Funded Environmentally Significant Areas Capital Projects - L. McDougall

That it BE NOTED that the proposed 2018 City-Funded Environmentally Significant Areas Capital Projects list, was received.

3.3 Notice of Application - City of London - Lands South of Exeter Road, North of Dingman Drive, East of White Oak Road and West of the Marr Drain

That it BE NOTED that the Notice dated February 13, 2018 from T. Macbeth, Planner II, with respect to the application by The Corporation of the City of London, relating to the lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain, was received.

4. Sub-Committees and Working Groups

4.1 You, Your Dog and Environmentally Significant Areas - S. Levin

That the revised You, Your Dog and Environmentally Significant Areas brochure BE REFERRED back to the Working Group for further amendments and to report back at the next Environmental and Ecological Planning Advisory Committee meeting.

4.2 (ADDED) Green Standards for Light Pollution and Bird-Friendly Development - Fourth Draft

That the ~~attached~~, revised, Green Standards for Light Pollution and Bird Friendly Development BE APPROVED.

6. Deferred Matters/Additional Business

6.1 (ADDED) Parker Stormwater Management Facility - Water Balance Report

That it BE NOTED that the Working Group consisting of B. Krichker and I. Whiteside will report back on the Parker Stormwater Management Facility at the next Environmental and Ecological Planning Advisory Committee meeting.

7. Adjournment

The meeting adjourned at 7:10 PM.

Advisory Committee on the Environment

Report

5th Meeting of the Advisory Committee on the Environment
April 4, 2018
Committee Room #4

Attendance PRESENT: S. Ratz (Chair), K. Birchall, M. Bloxam, S. Brooks,
S. Hall, M.A. Hodge, J. Howell, L. Langdon, N. St. Amour and D.
Szoller and H. Lysynski (Acting Secretary)

ABSENT: R. Harvey, G. Sass, T. Stoiber and A. Tipping

ALSO PRESENT: T. Arnos

The meeting was called to order at 12:18 PM

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 4th Report of the Advisory Committee on the Environment

That it BE NOTED that the 4th Report of the Advisory Committee on the Environment, from its meeting held on March 7, 2018, was received.

3.2 2nd Report of the Trees and Forests Advisory Committee

That the Manager, Urban Forestry and the Manager, Forestry Operations, BE REQUESTED to attend a future meeting of the Advisory Committee on the Environment (ACE) to provide information with respect to the practices relating to the watering of trees, the cutting down of trees and the planting of trees near hydro lines; it being noted that the 2nd Report of the Trees and Forests Advisory Committee, from its meeting held on February 28, 2018 was received.

3.3 2nd Report of the Agriculture Advisory Committee

That the Municipal Council and the Agricultural Advisory Committee BE ADVISED that the Advisory Committee on the Environment expressed its support for contacting The Honourable Jeff Leal, Minister of Agriculture, Food and Rural Affairs, with respect to the consultations relating to the *Bees Act*; it being noted that the 2nd Report of the Agricultural Advisory Committee, from its meeting held on March 21, 2018 was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Green Standards for Light Pollution and Bird Friendly Development - S. Hall

That it BE NOTED that the Advisory Committee on the Environment heard a verbal presentation from S. Hall, with respect to the Green Standards for Light Pollution and Bird Friendly Development Guidelines that were presented at the Planning and Environment Committee on Tuesday, April 3, 2018 as a part of the 4th Report of the Environmental and Ecological Planning Advisory Committee, on behalf of the Advisory Committee on the Environment and the Animal Welfare Advisory Committee.

5.2 2018 Advisory Committee on the Environment Workplan

That the following actions be taken with respect to the 2018 Advisory Committee on the Environment (ACE) Work Plan and proposed Budget:

a) the proposed Budget items identified on the approved 2018 ACE Work Plan BE APPROVED; it being noted that the ACE has sufficient funds in its 2018 Budget and,

b) it BE NOTED that a general discussion was held with respect to the 2018 ACE Work Plan.

5.3 ACE Summer Meeting Schedule

That it BE NOTED that the Advisory Committee on the Environment will meet over the summer on July 4, 2018 and then resume normal meetings dates as of September 5, 2018.

6. Deferred Matters/Additional Business

7. Adjournment

The meeting adjourned at 1:13 PM.



January 23, 2018

1762

Nancy Pasato
Senior Planner
Development Services, City of London
300 Dufferin Ave.
London, ON N6A 4L9

Dear Ms. Pasato:

Re: 3614, 3630 Colonel Talbot Road and 6621 Pack Road: Subject Lands Status Report Agency Comments Responses

On behalf of Natural Resource Solutions Inc. (NRSI), I am providing a response document for comments received from agency staff on the following reports:

- Colonel Talbot Property Subject Lands Status Report, Draft (November 2016, NRSI)
- Colonel Talbot Property Subject Lands Status Report, Final (September 2017, NRSI)

The following agency comments have been addressed in this document for the November 2016 version of the SLSR:

- Upper Thames River Conservation Authority (UTRCA), February 27, 2017
- City of London, February 24, 2017
- Environmental and Ecological Planning Advisory Committee (EEPAC), February 10, 2017

The following agency comments have been addressed in this document for the September 2017 version of the SLSR:

- UTRCA, January 15, 2018

Note that agency comments responses for the November 2016 version of the SLSR were not provided with the updated September 2017 version of the SLSR. Consultation with the study team is ongoing to fully address comments provided by UTRCA, as noted in the response documents. This submission is being provided at this time to facilitate review of the Environmental Impact Study (EIS) for the Phase 1 development area, which was submitted by NRSI in December 2017.

Tables of agency comments and responses, specific to each version of the SLSR, are attached for your review and comment. Please feel free to contact me if you have any questions or comments.

Sincerely,
Natural Resource Solutions Inc.

Andrew Dean, B.E.S.
Terrestrial and Wetland Biologist

Colonel Talbot Property, Residential Development

Agency Comments and Responses

Draft Subject Land Status Report (SLSR) – NRSI, November 2016

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Agency Comments (UTRCA, February 27, 2017)	NRSI Response
<p>SECTION 1.0 a) Please provide the date of the hydrogeological report</p>	<p>See updated Page 1 of the SLSR. The preliminary hydrogeological report is dated September 2016.</p>
<p>SECTION 3.0 a) Please provide the field data sheets for the anuran call surveys that include weather conditions (time, temp, wind, cloud cover). The timing windows for the surveys in Table 2 are off by 2 weeks from the recommended protocol.</p>	<p>Amphibian call survey data sheets appended to the updated SLSR (Appendix IV).</p> <p>As discussed during the team/agency meeting on March 21, 2017, early April amphibian call survey completed for the subject property on April 3, 2017 in order to replicate the missed timing window in early spring 2016. These data sheets have also been appended in the updated SLSR.</p>
<p>SECTION 3.0 b) 3.1.2 Tree Inventory – it is indicated that there are limited (if any) opportunities for tree retention within the Phase 1 lands and it is recommended that a tree inventory and corresponding tree protection/retention plan be completed during detailed design. Given that it is already known that there will be limited/if any opportunities for tree retention in Phase 1, a tree inventory should be prepared now and should include recommendations for tree compensation which could be integrated into the wetland relocation/compensation block.</p>	<p>As discussed during the team/agency meeting on March 21, 2017, the tree inventory and corresponding tree protection/retention plan will be completed during the detailed design.</p>
<p>SECTION 4.1 a) Please provide information supporting the statement that the pond at the northwest corner of the property was of anthropogenic origin. EXP identified this as a wetland area in 2016 and as shown on the enclosed regulation mapping, the feature is a regulated wetland which appears to have been</p>	<p>As discussed during the team/agency meeting on March 21, 2017, Sifton will follow-up with the past landowner, currently renting the land from Sifton, as to the history of the pond at the NW corner of the property.</p> <p>Refer to Section 5.1.1 of the updated SLSR for more information</p>

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
removed without the necessary approvals. As indicated, the UTRCA's Land Use Regulations Officer for London will be following up on a potential violation of the Conservation Authorities Act.	pertaining to the wetland/pond feature at the NW corner of the subject lands.
SECTION 4.3 a) The delineation of wooded areas in Map 4 does not match the delineation of wooded vegetation communities in Map 3. Please address.	The 'Wooded Area' layer shown on Map 4 is a provincial basemap layer that is not accurate to on-site conditions. The ELC Map 2 accurately shows the extent of wooded vegetation communities. 'Wooded Area' layer removed from Map 4.
SECTION 4.3 b) A tree and bat inventory should be completed for the hedgerow running north-south in Phase I as well as for the hedgerow running west-east along the northern edge of the remaining subject lands to evaluate all potential bat habitats as well as to determine full extent of compensation if trees are to be removed.	As discussed during the team/agency meeting on March 21, 2017, the tree inventory and corresponding tree protection/retention plan will be completed during the detailed design. The results of a bat habitat assessment will also be integrated into that report. The need for bat exit surveys at trees proposed for removal identified with suitable bat habitat will be discussed with MNRF staff at that time.
SECTION 4.4.1 a) Immediately adjacent to the south edge in the centre of the entire property is an area with high banks just north of the tributary and Pond B (on map 4). These banks may need an extra buffer that will extend into the subject lands to ensure their stability. As well, a detailed survey for bank swallows should occur in these banks to ensure that there is no habitat for this species that will need protection on the subject lands.	Physical constraints (i.e. steep slopes) are to be addressed in the geotechnical assessment for the subject lands. During the breeding bird surveys, this slope was specifically inspected for any potential Bank Swallow breeding habitat. Based on that assessment, breeding habitat for Bank Swallow is not present in this location, or elsewhere within the subject lands.
SECTION 4.4.2.1 a) The Marsh Monitoring Program protocol requires 3 visits at each station. Since the wetland and pond feature at station ANR-001 was removed after the first visit, despite having "many individuals of Spring Peeper", the significance of this vegetation in terms of amphibians cannot be determined. We therefore would take the conservative approach and would argue that this vegetation feature was at least as significant as the other wetland features and ponds found in Phase I.	To clarify the results of the amphibian call surveys completed in 2016, a Call Code 2 for Spring Peeper was documented at station ANR-001. NRSI concedes that the original wording of the SLSR in this section of the report does not provide enough detail. Refer to the amphibian call survey data sheets appended to the updated SLSR (Appendix IV). Although safety concerns necessitated surveying the feature from a distance (Coyotes calling from that area), a Call Code 2 was recorded for Spring Peeper and accurately characterized the existing condition of the feature prior to its removal.
SECTION 4.4.2.1	Incidental observations of American Toad are limited to 2


Agency Comments (UTRCA, February 27, 2017)	NRSI Response
<p>b) Please show the locations of both the Northern Leopard Frog and the American Toad as number of species as well as number of individuals and type of species is needed to evaluate significance.</p>	<p>individuals nearby SNK-004.</p> <p>Incidental observations of Northern Leopard Frog are limited to 2 individuals to the east of the eastern MAM2-2 vegetation community.</p>
<p>SECTION 4.5.1</p> <p>a) What type of fish species were recorded in the pool upstream of the culvert at Colonel Talbot?</p>	<p>The types of fish within the pool upstream of the culvert at Colonel Talbot Rd. were not identified. This crossing location was observed, although outside of the project area, in order to document whether there was any water present. As observed in the below photo (date taken June 10, 2016), there is no definition with the tributary through the grassed farmland immediately upstream of the culvert and this would be a barrier to fish.</p> 
<p>SECTION 5.1</p> <p>a) Ontario Regulation 157/06 has a different objective than the Ontario Wetland Evaluation System. It is incorrect to use the</p>	<p>Agreed. Refer to updated text in this section.</p>

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
OWES criteria as justification for not assessing wetlands under Ontario Regulation 157/06.	
<p>SECTION 5.2</p> <p>a) Would the presence of a bat maternity colony change the evaluation score of the woodland in the southeast corner? If so, then it is premature to evaluate the significance of this woodland until the woodland has been surveyed for bat maternity colonies.</p>	<p>The presence of a bat maternity colony may change the evaluation score of the woodland in the southeast corner of the subject lands.</p> <p>Based on City of London staff comments and NRSI evaluation, this woodland meets the criteria for Significant Woodland under Section 1.1(a) of the guidelines.</p>
<p>SECTION 5.3</p> <p>a) We agree that the subject lands have SWH for both Terrestrial Crayfish and Special Concern and Rare Wildlife Species (Western Chorus Frog). We would add that the following SWH are also possible candidate SWH habitats and additional field surveys and / or rationale would need to be provided to prove otherwise:</p> <p>i. Amphibian Breeding Habitat (Wetland). We base this on the presence of both Northern Leopard Frog and America Toad (two amphibian indicator species for wetland SWH) that were recorded on the subject lands, combined with the amphibian indicator species for wetland SWH observed in ANR-005 and ANR-006.</p> <p>ii. SWH for Animal Movement Corridors. This would have to be examined if Amphibian Breeding Habitat (Wetland) was confirmed.</p> <p>iii. SWH for Special Concern and Rare Wildlife Species (Monarch and Bank Swallows). We base this on the presence of Monarch butterflies and their foraging food observed on the subject lands and the presence of Bank Swallows with probable habitat on the steep slopes on the south edge of the subject lands.</p>	<p>Refer to the updated SWH Assessment (Appendix II) to supplement the below responses.</p> <p>i. Refer to NRSI response to UTRCA comment 4.4.2.1(b) regarding Northern Leopard Frog and American Toad. Amphibian Breeding Habitat (Wetland) is not present due to the low numbers of amphibians observed.</p> <p>ii. Amphibian Breeding Habitat (Wetland) not present, therefore no Animal Movement Corridors present.</p> <p>iii. As discussed during the team/agency meeting on March 21, 2017, NRSI is corresponding directly with MNRF regarding Monarch SWH. As a result of consultation with MNRF, Monarch SWH has been identified within the subject lands.</p> <p>Since Bank Swallow is a SAR, any suitable habitat for this species is addressed within the context of SAR habitat, not SWH. Nevertheless, breeding habitat for Bank Swallow was not present along the slope abutting the south property boundary, or elsewhere within the subject lands.</p> <p>Refer to text in Sections 5.3.4 and 6.0 of the updated SLSR.</p>
SECTION 5.3	Refer to the updated SWH Assessment (Appendix II) to

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
<p>b) We agree that the study area has SWH for both Amphibian Breeding Habitat (Woodland) and Special Concern and Rare Wildlife Species (Western Chorus Frog). We would add that SWH for Special Concern and Rare Wildlife Species for Barn Swallows is also a possible candidate habitat and additional information would need to be provided to prove that Barn Swallows are not nesting in the culvert under Colonel Talbot Road to the south west of the subject lands. Also, Appendix II identified suitable habitat for several other SWH criteria that requires rationale to ensure adequate buffers from the proposed development on the subject lands are in place (e.g. Waterfowl Stopover and Staging Area, Turtle Wintering Areas, Waterfowl Nesting Area, Marsh Bird Breeding Habitat).</p>	<p>supplement the below responses.</p> <p>Since Barn Swallow is a SAR, any suitable habitat for this species is addressed within the context of SAR habitat, not SWH. Refer to NRSI response to UTRCA comment 5.4 regarding Barn Swallow.</p> <p>Waterfowl Stopover and Staging Area: the available candidate habitat (i.e. CUM1) is not of sufficient size to support the minimum number of individuals required for confirmed SWH. The study area characteristics are not conducive to support this SWH type, mainly due to proximity of the existing adjacent developments and roads, and habitat fragmentation within the study area vicinity. As well, waterfowl are known to exhibit strong human avoidance behaviour, further ruling out the suitability of this SWH type. NRSI considers this sufficient in ruling out this candidate SWH type given the characteristics of the property.</p> <p>Turtle Wintering Area: the SA aquatic feature located off-property to the north was unable to be surveyed due to restricted property access and restricted sightlines from the subject property boundary. The SA feature has been treated as significant and will receive a buffer applied to the surrounding woodland (FOD) that will provide significant setback from the development. As well, habitat enhancement features (i.e. turtle nesting area) will be considered in the restoration/buffer areas to further bolster the habitat. Buffers to this feature will be addressed more thoroughly in the EIS for the Phase 2 lands.</p> <p>Waterfowl Nesting Area: the breeding bird survey results do not meet the SWH criteria. Waterfowl nesting activity was documented during breeding bird surveys at BMB-004 which covered the majority of the off-property candidate habitats (i.e. 100m point count distance as per OBBA methodology). Incidental observations between point count locations were also recorded. NRSI considers this sufficient in ruling out this candidate SWH</p>

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
	<p>type given the characteristics of the off-property habitats.</p> <p>Marsh Bird Breeding Habitat: the breeding bird survey results do not meet the SWH criteria. Marsh bird breeding was documented during breeding bird surveys at BMB-001 and BMB-004 which is considered representative of the marsh bird breeding activity at all candidate habitats within the study area. Incidental observations between point count locations were also recorded. The study area characteristics are not conducive to support this SWH type, mainly due to habitat fragmentation within the study area vicinity, small size of available marsh bird breeding habitat within the study area, and a lack of large wetlands nearby. NRSI considers this sufficient in ruling out this candidate SWH type given the characteristics of the study area.</p>
<p>SECTION 5.3.3 a) Amphibian monitoring station ANR-002 adjacent to Pond C not only had Spring Peepers and Gray Treefrogs, but also Western Chorus and Green Frog. We expect a large buffer to be placed along the southern edge of this woodland and wetland feature to protect it from development.</p>	<p>Buffers to this feature will be addressed more thoroughly in the EIS for the Phase 2 lands.</p>
<p>SECTION 5.3.4 b) Given the presence of the monarch butterfly, we require OMNRF sign off for the argument that the presence of the Monarch food source and habitat in other areas of southern Ontario justifies its removal or disruption on the subject lands. Without this, SWH for Monarch must be identified on the subject lands and protected. Furthermore, we agree that Monarch butterfly habitat should be enhanced within the subject lands. To achieve this, we need to know where and how much of that habitat currently occurs on the property.</p>	<p>As discussed during the team/agency meeting on March 21, 2017, NRSI is corresponding directly with MNRF regarding Monarch SWH. As a result of consultation with MNRF, Monarch SWH has been identified within the subject lands.</p> <p>The amount of Monarch butterfly SWH identified within the CUM1 vegetation community in the Phase 2 lands is 0.96ha. Refer to text in Sections 5.3.4 and 6.0 of the updated SLSR.</p>
<p>SECTION 5.3.5 a) Please see comments under Section 5.3a.ii.</p>	<p>Amphibian Breeding Habitat (Wetland) is not present.</p>
<p>SECTION 5.4 a) The culvert at Colonel Talbot road, as well as the steep banks on the tributary south of the property, should be surveyed</p>	<p>Both the culvert at Colonel Talbot Road and the slope on the tributary south of the property were surveyed for Barn Swallow and Bank Swallow respectively during the breeding bird surveys.</p>

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
<p>for Bank and Barn Swallows. The results of this may have an impact on the amount of runoff going through the culvert post development, as well as the size of the buffer along the southern edge of the property. Were these birds specifically searched for during the breeding bird surveys completed on June 7 and June 24?</p>	<p>Based on these surveys, it was determined that Barn Swallow was not nesting within the culvert, and breeding habitat for Bank Swallow was not present along the slope, or elsewhere within the subject lands.</p>
<p>SECTION 5.4 b) Please revise the sentence "any future development that proposes to remove trees or buildings, which may provide habitat to SAR bats, may be required to complete bat surveys" to – "any future development that proposes to remove trees or buildings, which may provide habitat to SAR bats, must complete bat surveys".</p>	<p>SAR bat habitat, if any identified on-site, will be addressed in consultation with MNRF at the time of proposed tree and building removals. Refer to revised text in this section of the updated SLSR.</p>
<p>SECTION 6.0 a) How will the SGRA and HVA be addressed in the southwest corner of Phase I?</p>	<p>Significant groundwater features are to be addressed in the hydrogeological assessment for the subject lands.</p>
<p>SECTION 6.0 b) In her July 7, 2016 email, Andrea Fleischhauer states that even though the wetland polygons are small, results of biological surveys such as annual frog surveys may warrant complexing these areas to the Colonel Talbot Wetland complex. Given the number and types of amphibians in these areas, discuss why the wetland habitats do not warrant complexing.</p>	<p>As discussed during the team/agency meeting on March 21, 2017, NRSI is corresponding directly with MNRF regarding potential PSW complexing of the on-site wetlands into the North Talbot Wetlands PSW.</p> <p>While the Ontario Wetland Evaluation System (OMNR 2013) outlines 3 discrete rules for delineating a wetland complex, NRSI acknowledges that wetland complexes can be identified through complementary biological functions, such as anuran SWH, as Ms. Fleischhauer suggested. To further clarify the on-site conditions, exp Inc. completed a preliminary geotechnical and hydrogeological assessment of the property in 2016 and it was determined that based on the surface topography and sub-surface conditions, it is not likely that the wetland features on-site are hydrologically connected to the North Talbot Wetlands PSW.</p> <p>In order for wetlands on-site to be complexed into the North Talbot Wetland PSW for complementary biological function (i.e.</p>

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
	<p>amphibian breeding SWH), movement opportunities for anurans among the wetland units should exist. Both Pack Road and the existing residential development (within additional roads) immediately north of Pack Road present a significant barrier to amphibian movement. Please refer to the photo (date taken March 21, 2017) below which demonstrates the movement barrier, taken from the subject property looking east along Pack Road nearby the intersection of Pack Road and Settlement Trail. Also refer to the attached map (page 17 of this document), showing the significant distances between the wetland pockets within the subject property and those included in the PSW to the north. As can be seen from the airphoto included in that map, there is no natural connection between the wetland areas.</p>  <p>NRSI's position is that the on-site wetlands should not be complexed with the North Talbot Wetland PSW based on lack of landscape connectivity and movement corridors for anurans,</p>

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
	<p>which results in functionally disconnected populations of breeding amphibians, and as such do not provide complementary biological functions. As well, based on exp's assessment, the wetlands on-site and those of the North Talbot Wetlands PSW are not connected hydrologically.</p> <p>NRSI has consulted with MNR staff and confirmed the approach described above for PSW complexing. Refer to text in Sections 5.1 and 6.0 of the updated SLSR.</p>
<p>SECTION 6.0 c) Downstream impacts to the fish recorded upstream of the culvert at Colonel Talbot and to the watercress located downstream of the culvert (coldwater indicator) will have to be assessed and discussed.</p>	<p>Ongoing consultation with study team; additional information to be provided once available.</p>
<p>SECTION 6.0 d) Please provide more details on the location of the wetland compensation area which should include the wetland that was removed/filled. Why is this suitable location? How will there be a net benefit? How will the wetlands and the soils be maintained? Please provide a map showing the potential locations of the wetland compensation areas, as well as appropriate buffers and a water balance analysis which demonstrates that the wetlands will survive. Please provide a monitoring plan for the wetland compensation area which must be provided within in the limits of the draft plan and as such, the limits of Phase 1 may need to be revised.</p>	<p>Details of the proposed wetland compensation plan and area are not yet available. Once the preliminary details are available, they will be circulated to the reviewing agencies for comment.</p> <p>It is anticipated that the proposed wetland compensation plan will be a standalone document.</p>
<p>SECTION 6.0 e) Please provide justification for the 10 m buffer around woodland features. We expect an analysis that considers all the significant features and functions to be included in the buffer justification.</p>	<p>Buffers were recommended in the SLSR as preliminary guidance. Buffers to natural features will be addressed more thoroughly in the EIS.</p>
<p>Appendix II a) Note that Bat Migratory Stopover Areas are no longer a criterion under the January 2015 SWH Criteria Schedules for Ecoregion 7E.</p>	<p>Noted. Refer to the updated SWH Assessment (Appendix II).</p>

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
<p>Aquatic Comments (Section 4.5, Section 6 entitled "aquatic features" and Appendix V of the SLSR)</p> <p>a) Aquatic habitats were only surveyed on June 10 when both features were dry. We would ask that both Tributary A and B be surveyed when there is water to confirm that there are no other important characteristics. For example, we assume that there are fish present in these tributaries when there is flow given that fish were observed at the upstream side of the culvert at the crossing of Colonel Talbot Road, and that no barriers were identified in the tributaries during flow conditions.</p>	<p>During the June 2016 survey, the debris within the tributary and overall lack of definition within the subject property indicated that these tributaries are only conveying surface water after high water events, potentially in the spring and fall. In regards to fish being present within the tributaries, it is highly unlikely due to no definition or habitat within the tributaries. The section of Tributary B immediately upstream from the southern property boundary was identified as having a defined channel although there were no defined substrates present. At the south property boundary in the central portion of the property there is a slope which may also be causing the channel to be defined as it would be eroding the slope. Without accessing the neighbouring property to the south, it is difficult to assess whether there are fish barriers present. The pond (Pond B on Map 4) is no longer present (as noted within the report) and this may cause a barrier to fish.</p> <p>NRSI completed a second aquatic habitat assessment on May 15, 2017 in order to address this comment. This timeframe was chosen due to the wet spring and recent rainfall events in order to determine if fish could be present within either tributary. Tributary B had no water present and is a grassed swale with no definition. Tributary A had sporadic pools of water and evidence of erosion from high flows after a significant rainfall event. There is no defined channel where Tributary A meets Tributary B on the southern edge of the subject property. Tributary B has a defined channel through the slope on the southern edge of the subject property. The high banks and heavy erosion within the channel indicate that significant flows are conveyed through this stretch at certain times. There is debris build up at the base of the slope (south of the subject property) which could be a barrier to fish, although it is unlikely fish are present within this stretch due to the lack of water and primarily non-defined channels.</p>
<p>Aquatic Comments (Section 4.5, Section 6 entitled "aquatic features" and Appendix V of the SLSR)</p> <p>b) No authorization for maintenance is required in Class F</p>	<p>Noted. Refer to updated text in Section 4.5.1.</p>

Agency Comments (UTRCA, February 27, 2017)	NRSI Response
<p>drains if work is done in dry or low flow conditions. However, the removal or tiling of drains is not considered “maintenance” and therefore authorization would be required.</p>	
Agency Comments (City of London, February 24, 2017)	NRSI Response
<p>1. <u>Section 2.0 Relevant Policies, Legislation, and Planning Studies Table 1</u> – The new London Plan was approved by council and the MNRF in 2016. While not entirely in-force and effect, having regard to this document and its environmental policies are still required. E&PP notes that NRSI does show regard for the London Plan in later sections of the SLSR. Action: Update Table 1 with reference to the approved London Plan.</p>	<p>Refer to updated Table 1.</p>
<p>2. <u>Section 3.0 Methods 3.1.5 Amphibian Surveys</u> – The amphibian monitoring survey date of April 29, can be considered late when being used as the “first” survey. In many cases calls can start much earlier in the spring (potentially in March – early April) and can taper off as spring progresses. Some species/numbers may have been missed in the various wetlands. Action: An additional early spring call survey may be required to address this potential data gap. However, it is recognized that two of the wetlands impacted by Phase 1 have already been identified to be replaced and are also identified as Significant Wildlife Habitat which may allow for not having to collect additional data at this time. Discussions required to resolve this issue.</p>	<p>As discussed during the team/agency meeting on March 21, 2017, NRSI completed an additional early spring amphibian call survey during the appropriate timing window in 2017. Refer to updated text in Sections 3.1.5.1 and 4.4.2.1 of the SLSR.</p>
<p>3. <u>Section 3.0 Methods 3.1.5 Amphibian Surveys</u> – The UTRCA comments indicate that the wetland at calling station 001 was removed after the first calling survey. Please provide clarification on the status of this feature and any background data/knowledge pertaining to this feature. A site visit conducted by E&PP this winter found that the area contained a substantial amount of water and some vegetation was still present. Furthermore, no ELC polygons were identified for</p>	<p>As discussed during the team/agency meeting on March 21, 2017, Sifton will follow-up with the past landowner, currently renting the land from Sifton, as to the history of the pond at the NW corner of the property.</p> <p>Based on a reassessment of drained feature in spring 2017, wetland habitat (i.e. MAM2) has been identified in this area. Refer to text in Sections 3.0, 3.1, 4.3.1, and 5.1 of the updated SLSR.</p>

Agency Comments (City of London, February 24, 2017)	NRSI Response
<p>this area/feature. Why was this not identified as a wetland? Note that additional calls including from other species may have been present earlier in the season. Action: Address the issues related to Pond A as detailed above.</p>	
<p>4. <u>Appendix</u> – Please provide the data sheets for the amphibian surveys. Action: Append all data sheets.</p>	<p>Amphibian call survey data sheets appended to the updated SLSR (Appendix IV).</p>
<p>5. <u>Section 4.2 Designated Natural Areas</u> – Further consideration needs to be given to incorporating wetlands in the area within the PSW complex (note this can occur post wetland relocation). The SWH components, numbers and diversity of amphibians are all acceptable reasons that may be considered by the MNRF as part of a justification for inclusion into the PSW complex. Action: Identify consideration be given to having wetlands located in the area be part of the PSW complex post wetland relocation.</p>	<p>As discussed during the team/agency meeting on March 21, 2017, NRSI is corresponding directly with MNRF regarding potential PSW complexing of the on-site wetlands into the North Talbot Wetlands PSW.</p> <p>Please refer to the response provided above to UTRCA’s similar comment, to Section 6.0.b). NRSI does not feel it is appropriate to complex the wetland pockets on the subject property with the PSW to the north, now or after wetland relocation. The wetland areas are not connected hydrologically to the PSW and Pack Road and the subdivision to the north present significant barriers to amphibian and other wildlife movement.</p> <p>NRSI has consulted with MNRF staff and confirmed the approach described above for PSW complexing. Refer to text in Sections 5.1 and 6.0 of the updated SLSR.</p>
<p>6. <u>Section 4.2 Designated Natural Areas</u> –It is good that the SLSR addresses having regard for the Council approved London Plan (including references in Section 5.1). Also note that the MNRF approved the London Plan in December 2016. Portions of the London Plan are under appeal and therefore currently may not be in Force and Effect, but regard for the policies should still be identified as this section has done. Action: Update this section accordingly with MNRF (Dec 2016) approval of the London Plan.</p>	<p>Refer to updated text in this section of the updated SLSR.</p>
<p>7. <u>Section 4.5 Aquatic Habitat and Species</u> – Please also indicate that further discussions will be required to address how these two tributaries (valleylands) and associated vegetated corridors will be dealt with as they are not part of</p>	<p>Refer to updated text in this section of the updated SLSR.</p>

Agency Comments (City of London, February 24, 2017)	NRSI Response
<p>the Phase 1 lands. Action: Revise section accordingly.</p>	
<p>8. <u>Section 5.2 Significant Woodland</u> – E&PP disagree with the assessment of the Woodland located in the southeast corner of the subject site. The tributary is within or contiguous with the patch. The guidelines require a ranking of ‘high’ be assigned if one or more hydrological features or functions are present. A hydrological feature does include headwaters, 1st order watercourses, 2nd, 3rd, and 4th or higher watercourses. However, given the woodland’s relatively small size and isolated nature, compensation (relocation) of this feature can be considered during future development proposals as this feature is not currently part of Phase 1 lands. This could also be part of the future corridor discussions. Furthermore, the woodland located to the north of the subject property should also be identified as a Significant Woodland. While NRSI is unable to conduct a full assessment of the woodland due to ownership and property access, Significant Wildlife Habitat was identified within the feature that would qualify it to be identified as a Significant Woodland as it would obtain at least one ranking of ‘High’ (under Section 4.0 of the EMG see section 2.3 Diversity of Communities, Landforms, and Associate Species – subsection ‘c’) Action: Update this section accordingly.</p>	<p>For the woodland feature located in the southeast corner of the subject lands, NRSI agrees that the feature meets the City’s criteria for significance under Section 1.1(a) of the Significant Woodland guidance document. SLSR updated accordingly.</p> <p>For the woodland feature located to the north of the subject lands, NRSI agrees that the feature meets the City’s criteria for significance under Section 2.3(c) of the Significant Woodland guidance document. SLSR updated accordingly.</p>
<p>9. <u>Section 6.0 Summary and Recommendations</u> – This section must be updated having regard for the above noted comments and required updates. The buffer recommendations are typically addressed in the EIS. However if making preliminary recommendations, these should start with applying Section 5.0 of the EMG, the 10m buffer to the woodlands is the minimum buffer. Additional considerations (i.e. wetland habitat and SWH etc.) is required. Furthermore, buffers around the relocated wetlands will also have to be addressed and take into consideration their functions when determining the buffer for</p>	<p>Refer to updated text in this section of the updated SLSR.</p>

Agency Comments (City of London, February 24, 2017)	NRSI Response
<p>their long term protection. Action: Update section accordingly.</p>	
Agency Comments (EEPAC, February 10, 2017)	NRSI Response
<p><u>Theme #4 – Wetland features</u> Recommendation 3: Investigate the feasibility of creating offsetting wetland areas to compensate for the three wetland features that will be lost with this development. As the existing wetland features are potentially connected to the pond at 6499 Pack Road, that area could be suitable for wetland relocation.</p>	<p>The preparation of the proposed wetland compensation plan is ongoing and will be developed in consultation with agency staff (i.e. City, UTRCA, MNR, as appropriate). The wetland compensation plan is anticipated to be a standalone document.</p>
<p><u>THEME #2 – Relocation of Significant Wildlife Habitat</u> Recommendation 4: Detailed study (including a water balance study) of the soil and groundwater conditions be undertaken. If a suitable site for relocation is not found on the subject lands, alternative sites outside the subject lands must be used. These could include, but not be limited to, the ESA adjacent to Mather Stream on the west side of Col. Talbot Road (owned by the owner of the lands containing Pond B), or the OS1 lands in the Talbot Village development to the north.</p>	<p>The preparation of the proposed wetland compensation plan is ongoing and will be developed in consultation with agency staff (i.e. City, UTRCA, MNR, as appropriate). A water balance and assessment of soil and groundwater conditions will also be included. The wetland compensation plan is anticipated to be a standalone document.</p>
<p><u>THEME #2 – Relocation of Significant Wildlife Habitat</u> Recommendation 5:</p> <ul style="list-style-type: none"> a. At the new site surface water runoff needs to be directed away from potential crayfish burrows to avoid sedimentation that adversely affects the crayfish’s ability to dig burrows. (SWHMiST 2014, p. 392) b. Suitable vegetation must be at the new site to provide forage for the crayfish. 	<p>The preparation of the proposed wetland compensation plan is ongoing and will be developed in consultation with agency staff (i.e. City, UTRCA, MNR, as appropriate). The SWH function of the relocated wetlands will be replicated in the wetland compensation area and will also be designed to be suitable for Terrestrial Crayfish. A planting plan with suitable vegetation will also be a component of the wetland compensation area.</p> <p>A water balance and assessment of soil and groundwater conditions will also be included. The wetland compensation plan is anticipated to be a standalone document.</p>
<p><u>Theme #5 – Species at Risk</u> Recommendation 6: The breeding status of Barn Swallow and any use of the existing buildings/structures on site must be confirmed prior to any building/structure demolition or site development. (p. 27, SLSR). If nests are found, there is an</p>	<p>Targeted Barn Swallow surveys to determine if species is nesting/using any buildings within subject lands will be conducted at an appropriate project phase. Consultation with MNR will be initiated should any confirmed Barn Swallow breeding habitat be confirmed within the subject lands. Any confirmed Barn Swallow</p>

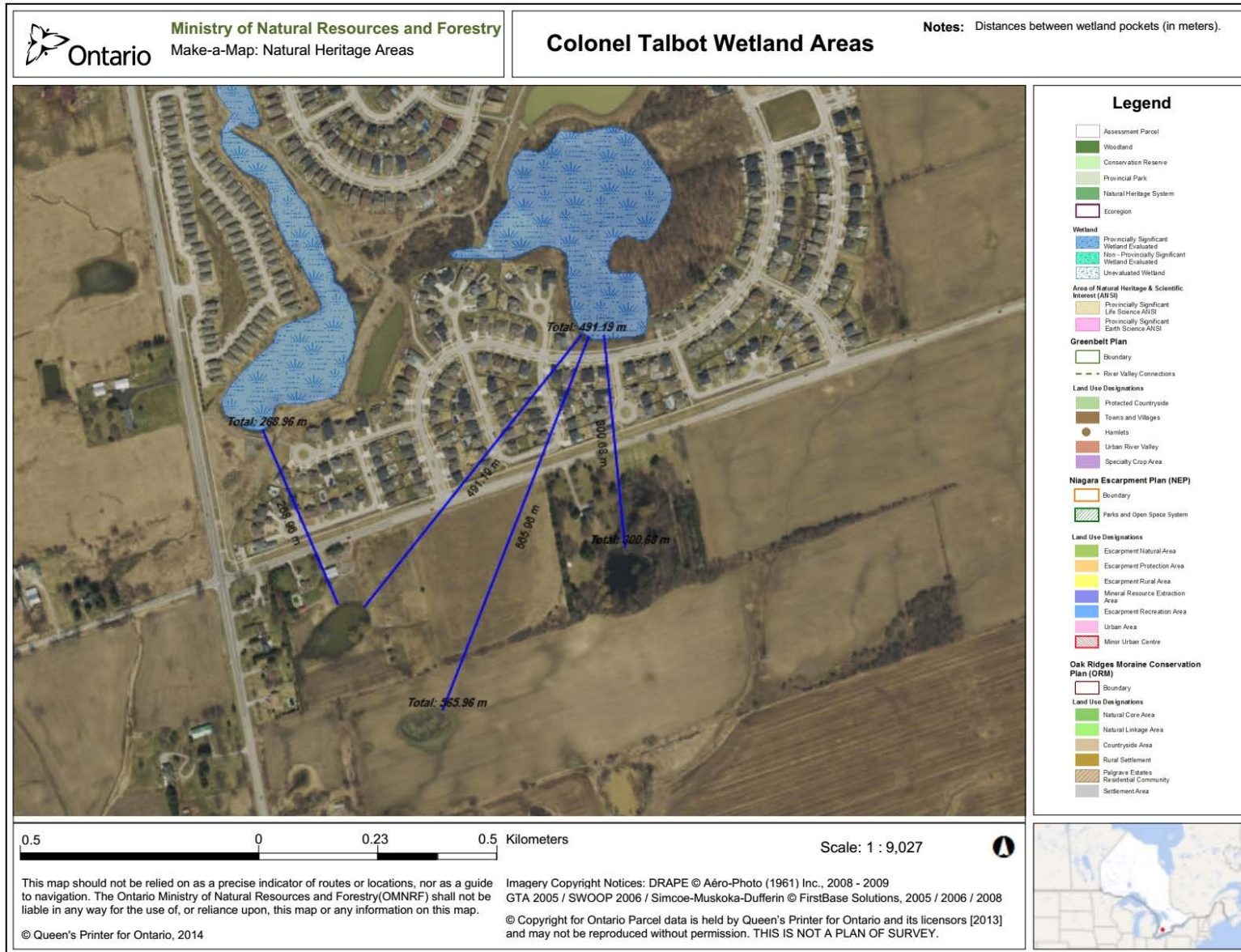
Agency Comments (EEPAC, February 10, 2017)	NRSI Response
<p>MNRF protocol that must be followed.</p> <p>Page 28 of the SLSR indicates that the regionally rare Common Evening Primrose was found on site. The consultant recommended it be moved late 2016 or early 2017. There is no information if this was done or to where the plants were moved.</p>	<p>breeding on-site will be addressed according to the Endangered Species Act.</p> <p>The regionally rare Common Evening Primrose will be transplanted to a suitable retained natural feature or its buffer, at an appropriate project phase. The transplantation will be timed to maximize the survivability of the transplanted individual(s).</p>
<p><u>Theme #5 – Species at Risk</u></p> <p>Recommendation 7: The proponent report on what has happened to this plant. If the plants are still on site, a suitable location for relocation be identified with the advice of a City Ecologist and the firm used in the SLSR. The plants should only be moved when the likelihood of re-rooting is highest.</p>	<p>The regionally rare Common Evening Primrose will be transplanted to a suitable retained natural feature or its buffer, at an appropriate project phase. The transplantation will be timed to maximize the survivability of the transplanted individual(s).</p>
<p><u>Theme #6 – Site Plan / Development Agreements</u></p> <p>Recommendation 8: The site plan and design elements include:</p> <ol style="list-style-type: none"> a. If Phase 2 starts more than three years after the date of the draft SLSR, the proponent be required to submit a new SLSR to determine if there have been any changes to the evaluation of the woodland. b. There be an EIS to determine the buffer distance from the FOD/Shallow Water ecosite which was identified as Significant Wildlife Habitat. c. In the Phase 2 development, a formal bat habitat assessment be required including bat exit surveys, and any cavity trees be preserved in the woodland. (page 25 and 27, SLSR) d. A tree retention report be required. e. The proponent be required to monitor the relocated SWH for three years and report in the spring and fall to a City Ecologist as to the restoration of the terrestrial crayfish and Western Chorus Frog populations. f. If the wetland is relocated on this site, phase 2 might have a negative impact on the new feature, including impacts caused by changes to or piping of the tributaries 	<ol style="list-style-type: none"> a. Since both the FOD7 and FOD features are being treated as Significant Woodlands, an updated SLSR is not anticipated to be required to evaluate any changes in the woodlands. b. Buffers to the natural features will be addressed more thoroughly in the EIS for the Phase 2 lands. c. As discussed during the team/agency meeting on March 21, 2017, the tree inventory and corresponding tree protection/retention plan will be completed during the detailed design. The results of a bat habitat assessment will also be integrated into the report. The need for bat exit surveys at trees proposed for removal identified with suitable bat habitat will be discussed with MNRF staff at that time. d. As discussed during the team/agency meeting on March 21, 2017, the tree inventory and corresponding tree protection/retention plan will be completed during the detailed design. e. Details of the proposed wetland compensation plan and area are not yet available. Once the preliminary details are available, they will be circulated to the reviewing agencies for comment. The proposed wetland compensation plan

Agency Comments (EEPAC, February 10, 2017)	NRSI Response
<p>on site. A water balance study must be part of the monitoring program.</p> <p>g. Any new interference with watercourses or wetlands will result in the forfeiture of any securities and charges under Section 28 of the Conservation Authorities Act.</p>	<p>will include post-construction monitoring requirements for Terrestrial Crayfish and Western Chorus Frog.</p> <p>f. Details of the proposed wetland compensation plan and area are not yet available. Once the preliminary details are available, they will be circulated to the reviewing agencies for comment. The proposed wetland compensation plan will include a water balance assessment.</p> <p>g. Noted.</p>

RE. UTRCA Comment 6.0(b):

Col. Talbot Wetland Areas

- Distance between wetland units on and adjacent to subject property and the North Talbot Wetlands PSW units



Colonel Talbot Property, Residential Development

Agency Comments and Responses

Draft Subject Land Status Report (SLSR) – NRSI, September 2017

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Agency Comments (UTRCA, January 15, 2018)	NRSI Response
1. The UTRCA did not accept the 2016 preliminary hydrogeological report by Exp, so all conclusions based on that report are not acceptable.	Noted.
2. In addition to all wetlands being subject to consideration under the Natural Heritage System policies of The London Plan, all wetlands that meet the CA definition of a wetland are regulated by the UTRCA. All wetland pockets within the subject lands are therefore regulated by the UTRCA: a) The pond / wetland at the northwest corner of the property is considered to be a wetland feature according to the Conservation Authorities Act. As stated in Section 5.1, there are 4 criteria that must be met to define a wetland. Since NRSI did not identify surface watercourse connections for this feature, they argue that it is unknown how this feature contributes to the hydrological function of the watershed. Yet Section 4.1 describes the necessity of a Hickenbottom drain to drain surface water from the pond / wetland at the northwest corner of the property. According to Section 2.4 of the Guidelines for Developing Schedules of Regulated Areas, the requisite function of a wetland to “directly contribute to the hydrological function of a watershed through connection with a surface watercourse” is deemed to exist for all wetlands. Where a surface connection between a wetland and a surface watercourse is not apparent, it is assumed that a groundwater connection exists between them, unless there is information to the contrary. Since we have not accepted the 2016 preliminary hydrogeological report by Exp, we cannot assume that there is no groundwater connection.	NRSI agrees that the drained wetland feature (MAM2) meets the definition of wetland and therefore regulated by the UTRCA. Refer to Section 5.1.1 of the Phase 1 EIS for additional discussion on this item.
3. More analysis is needed to determine if SWH for wetland amphibian breeding habitat occurs on site.	a) Refer to NRSI response to UTRCA comment provided on February 27, 2017 for SLSR (Version 1) Section 4.4.2.1(b).

Agency Comments (UTRCA, January 15, 2018)	NRSI Response
<p>a) Since the type and number of anuran species is needed to evaluate significance and to determine if wetland and/or woodland SWH for amphibians is present, please show the locations of both the Northern Leopard Frog and the American Toad (two amphibian indicator species for wetland SWH) that were recorded on the subject lands to justify the position that only SWH Amphibian breeding habitat for woodlands, and not wetlands, occurs on site.</p> <p>b) Examine if SWH for Animal Movement Corridors occurs on site if Amphibian Breeding Habitat (Wetland) is confirmed.</p>	<p>b) Refer to NRSI response to UTRCA comment provided on February 27, 2017 for SLSR (Version 1) Section 5.3(a)(ii).</p>
<p>4. More analysis must be provided for the features within the study area south of the subject property:</p> <p>a) Need some more discussion about the downstream features to the south of the subject lands. Downstream impacts to the fish recorded upstream of the culvert at Colonel Talbot and to the watercress located downstream of the culvert (cold-water indicator) will have to be assessed and discussed. What type of fish species were recorded in the pool upstream of the culvert at Colonel Talbot? Will there be an impact to these species post development in terms of runoff and/or infiltration?</p> <p>b) The culvert at Colonel Talbot Road, as well as the steep banks on the tributary south of the property, should be surveyed for Bank and Barn Swallows. The results of this may have an impact on the amount of runoff going through the culvert post development and erosion control measures, as well as the size of the buffer along the southern edge of the property.</p> <p>c) Based on a site visit by the UTRCA in January 27, 2017 to the property immediately south of the subject lands, there is a wetland feature located immediately south of the Phase II development lands. This wetland has a number of drainage features into it, had water and wetland species despite vegetation removal. A more clear drainage feature (channel) is obvious downstream and west of the wetland. Here the sides of the wetland feature are not very deep, and given the amount of drainage entering the wetland it appears like this is a more</p>	<p>a) Refer to NRSI response to UTRCA comment provided on February 27, 2017 for SLSR (Version 1) Section 6.0(c) and Section 4.5.1(a). Ongoing consultation with study team; additional information to be provided once available.</p> <p><i>Please provide any EIS, hydrogeology, or SWM studies that have been completed in that area (i.e. York property or nearby), if available to help facilitate response.</i></p> <p>b) Refer to NRSI response to UTRCA comment provided on February 27, 2017 for SLSR (Version 1) Section 5.4(a).</p> <p>c) Ongoing consultation with study team; additional information to be provided once available.</p>

Agency Comments (UTRCA, January 15, 2018)	NRSI Response
<p>permanent feature. There are some steep slopes surrounding the wetland feature and the watercourses feeding it, as well as a lot of channel alteration, berming and dumping. Note that Section 4.5.1 states that erosion was noted along the feature with high banks, indicating high flow during snow melt and significant rainfall events. Note too that anuran station 004 is located adjacent to this feature and recorded spring peepers calling from this wetland. We expect an analysis of the impact of the proposed development on this wetland feature, including whether this area is supported by either ground or surface water flow from either the Phase I or Phase II development lands, and how this will be maintained post development.</p>	
<p>5. Two wetland communities are proposed to be relocated, one of which currently provides SWH for Western Chorus Frog and Terrestrial Crayfish. More information has to be provided for the proposed area of wetland compensation:</p> <p>a) It is unclear where the proposed area of wetland compensation is located – please show on a map and describe why this is a suitable location. How will there be a net benefit? What is the area of wetland being removed and the area replaced? We would like a map showing the locations and areas of proposed wetland removal and the locations and areas for wetland compensation, as well as appropriate buffers.</p> <p>b) How will water quality, quantity and timing be addressed in the compensation areas to ensure wetland survival? How will the wetlands and the soils be maintained to address the needs of the SWH? We would like a water balance for the “new” wetland to prove that the wetlands will survive.</p>	<p>a,b) As discussed during the team/agency meeting on January 15, 2018, a wetland compensation plan scoping document/Terms of Reference will be provided to agency staff for review and comment as a starting point. This will be provided in advance of the full detailed plan that will be required for the UTRCA’s Board review and approval. Potential locations for the wetland compensation area will be presented in the scoping document. The full details of the wetland compensation plan are currently unavailable and will be developed to the satisfaction of the reviewing agencies.</p>
<p>SECTION 3.0 Page 11 refers to an MNRF document of 2015c. This is not listed in the reference list – should it be MNRF 2015b?</p>	<p>Yes, this reference in question should be MNRF 2015b.</p>
<p>SECTION 4.3 The delineation of wooded areas in Map 2 does not match the delineation of wooded vegetation communities in Map 3.</p>	<p>‘Wooded Area’ layer adjusted for all mapping to be consistent with the ELC mapping.</p>
<p>SECTION 5.3 Appendix II identified suitable habitat for several other SWH criteria (e.g. Waterfowl Stopover and Staging Area, Turtle</p>	<p>Refer to NRSI response to UTRCA comment provided on February 27, 2017 for SLSR (Version 1) Section 5.3(b).</p>

Agency Comments (UTRCA, January 15, 2018)	NRSI Response
<p>Wintering Areas, Waterfowl Nesting Area, Marsh Bird Breeding Habitat) that may occur in the natural features on study areas lands located immediately adjacent to the subject property. Since these natural features within the study area could not be surveyed to confirm the presence of SWH, a conservative approach should be taken and adequate buffers should be developed.</p>	
<p>SECTION 5.3.4 Show the amount of SWH for Monarch identified within the CUM1 vegetation community in Phase II of the subject lands and the amount that will be recreated in buffer areas to ensure that this mitigation measure will offset the removal of the SWH habitat for Monarch.</p>	<p>The amount of Monarch butterfly SWH identified within the CUM1 vegetation community in the Phase 2 lands is 0.96ha. Impacts and mitigation to address this SWH type will be discussed in more detail in the Phase 2 EIS when the full development details are known for that area. It is not clear at this time if the CUM1 vegetation community in question will be retained or not.</p>
<p>SECTION 6.0 a) We request that all wooded areas, including the hedgerow running north-south in Phase I, as well as for the hedgerow running west-east along the northern edge of the remaining subject lands, be evaluated for potential bat habitat as well as to determine full extent of compensation if trees are to be removed.</p> <p>b) Please provide further justification that the soils and topography will support the design and implementation of enhanced infiltration and other mitigation measures to limit the variation between pre- and post- development water budget conditions.</p> <p>c) Please provide justification for the 10 m buffer around woodland features. We expect an analysis that considers all the significant features and functions to be included in the buffer justification. For example, amphibian monitoring station ANR-002 adjacent to Pond C not only had Spring Peepers and Gray Treefrogs, but also Western Chorus and Green Frog. We expect a large buffer to be placed along the southern edge of this woodland and wetland feature to protect these animals and their habitat from development.</p> <p>d) UTRCA policy discourages the conversion of open surface watercourses to closed systems. Our definition for watercourse</p>	<p>a) Refer to NRSI response to UTRCA comment provided on February 27, 2017 for SLSR (Version 1) Section 4.3.</p> <p>b) Ongoing consultation with study team; additional information to be provided once available.</p> <p>c) Refer to NRSI response to UTRCA comment provided on February 27, 2017 for SLSR (Version 1) Section 5.3.3(a).</p> <p>d) Noted.</p>

Agency Comments (UTRCA, January 15, 2018)	NRSI Response
<p>is that it is an identifiable depression in the ground in which a flow of water regularly or continuously occurs. A watercourse includes rivers, stream, creeks, swales, ditches and municipal drains. Ephemeral watercourses are regulated. Whether we would allow it to be tiled depends on a number of factors including: fish records, downstream and upstream impacts, natural heritage considerations, drainage area.</p>	

EEPAC's RECOMMENDATION TO CITY COUNCIL FOR THE MVHF CMP

Katrina A. Moser, Ph.D.
EEPAC Representative

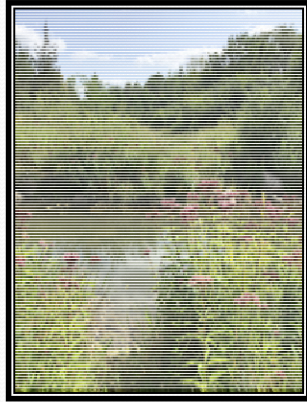


History of EEPAC's review of CMP

- EEPAC's initial recommendation to the City was based on the Draft CMP from Oct. 2017; these recommendations were unanimously endorsed by EEPAC on Dec. 21, 2017 and submitted to the City in time for the meeting planned for Feb. 2018
- The final CMP was only available in mid March 2018
- The recommendations submitted April 9, 2018 and the presentation today are in the same direction as the earlier recommendations, but have not been formally endorsed by EEPAC owing to tight timelines
- If the council wishes to have full comment from EEPAC the CMP should be referred back to EEPAC
- I would also draw attention to a statement in the staff report that indicates that EEPAC endorsed the Trail Guidelines; this is incorrect. EEPAC was never asked to nor did they endorse the Trail Guidelines.

What makes the MVHF so special?

- A variety of special habitats in a relatively continuous forest provides homes for many species (564 flora), including species at risk (9)



False Rue-anemone populations in Ontario

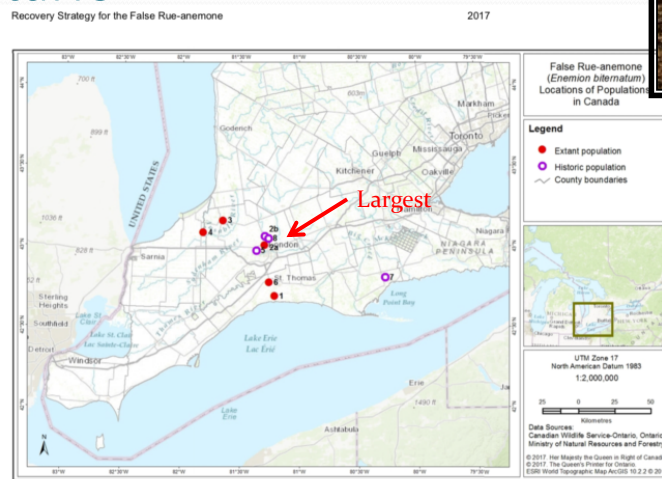


Figure 1. Distribution of the False Rue-anemone Populations in Canada.

The CMP must meet.....

- The City Plan Section 15.1.1 (v) Maintain, restore, and improve the diversity and connectivity of natural features, and the long-term ecological function with biodiversity of natural heritage systems.
- The AODA (section 80.6), which “applies to *newly* constructed and *redeveloped* recreational trails” except if (section 80.15) “there is a significant *risk* that the requirements, or some of them, would adversely affect water, fish, wildlife, plants, invertebrates, species at risk, ecological integrity or natural heritage values, whether the adverse effects are *direct* or *indirect***.

***INDIRECT EFFECT*= “effects that occur in a location different from the location where the activity causing the effects is taking place” (from Categorizing and Protecting Habitat under the Endangered Species Act, Feb., 2012, pg. 9)

EEPAC recommends that:

1. **Council reject any CMP that includes bridges crossing Medway Creek .**
 - The CMP says that bridges will reduce impacts to creek banks. *EEPAC finds no or minimal impacts; negating the need for a bridge.*
 - *EEPAC identifies significant risks (e.g., increased trampling) to SAR and the ecological integrity of the ESA from bridges.*
 - The staff report indicates that these risks will be avoided by hardening trails, trail closures and signage; all of which will keep people on the formal trails. *Evidence shows that these strategies do not work in the MVHF ESA.*
2. **a revised CMP should identify and assess shortcomings with previous strategies for trail closure and monitoring. By doing this strategies can be improved moving forwards.**

Locations of key sites



1. CMP positions on bridges

- The CMP proposes that bridges at A and D are necessary to “reduce impacts to creek banks” (CMP, Table 10).
- The onus is on the City to provide scientific data to support this claim; to date no evidence or data has been presented and none is included in the CMP
- Numerous site visits by EEPAC members indicate that people do not cross at sites A and D and there are minimal, if any, impacts

Site A and D visits reveal no impacts to creek banks



EEPAC supports some improved crossings



EEPAC positions on bridges and trail closures

- Bridges will increase hiker and bike traffic to sensitive areas
- Thus, bridges A and D increase both *direct* (e.g., construction) and *indirect* (e.g., increase trampling) *adverse affects*
- The staff report argues that concentrating trail usage, closing informal trails, and signage will mitigate risks
- The City has failed to close trails; if previous trail closures haven't worked, why will the proposed closures work?
- The CMP describes an ineffective monitoring scheme to determine the impacts of the bridge on species at risk; results of this monitoring will only be available after the bridge is built and it is too late

Site visits reveal trail closures are failing

- The City's actions have failed to close trails






Final Recommendation

- The MVHF is a small, but unique and incredibly diverse environment (of 21 ESAs in London the MVHF comprises 20% (one fifth!) of the total ESA area)
- ***The CMP for the MVHF ESA fails to protect species at risk***
- EEPAC believes that a revised CMP can better protect the ESA and SARs, and improve accessibility (AODA)
- London is very fortunate to have this unique space and it is our responsibility to protect it
- The continued protection of these remnants must be the priority of the CMP; ***the stakes are high; extinction of species in Canada and the loss of the last remaining natural environments in London are real possibilities***

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Extra Slides

Monitoring of False Rue-anemone

- The CMP highlights restoration efforts to eradicate Goutweed to protect False Rue-anemone.
- Such efforts should be continued and applauded, however, ***monitoring of these and other restoration efforts, including trails, must be timely and scientifically sound.***

Photographic Evidence



Dillon, 2018

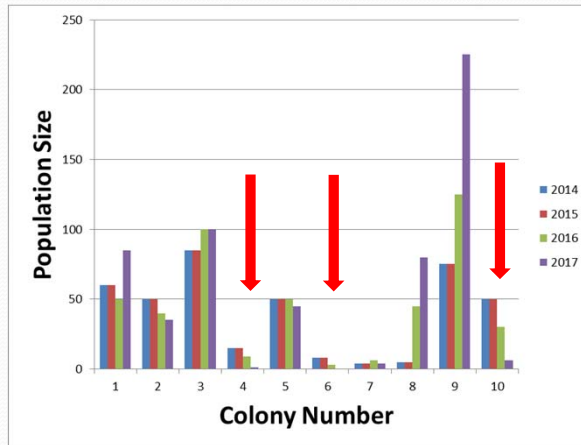
Photographic evidence

- Photographs (Dillon 2015, 2016, 2018) indicate an initial reduction in goutweed; the 2017 photos indicate an increase from 2016
- The effects of restoration on False Rue-anemone are uncertain because acceptable limits and targeted outcomes, as well as measurements to determine these, were not clearly described before the action.

Measurements of Colony Size

1. How were counts made? For COSEWIC 1990 and 2005, and therefore Austen (1991), all counts are based on stem counts (flowering and non-flowering) (E and CC, 2017 notes with Table 1).
2. Stem counts were not made by Dillon; only “estimates”, what are these estimates based on?
3. Dimensions of the areas covered by colonies/sub-populations were determined in COSEWIC (1990, 2005) and Austen 1991 – why not by Dillon?
4. Why are “estimates” of populations provided in the 2018 report, but not in 2015, 2016? Or in the data requested by EEPAC? (report from Dillon - Jan. 6, 2017)
5. What is the accuracy and precision of the measurements?

Results of False Rue-anemone



This graph shows the data from Dillon (2018). Note the decline to almost 0 in three colonies. Is this a success?

ESAs in London

- The City of London encompasses 42,060 hectares
- There are 21 ESAs in the London area, totalling 680 hectares or 1.6% of the area of London
- The MVHF comprises 129 hectares, which is only 0.3% of the area of London, but 20% of the ESA area

NOTICE OF PROJECT COMMENCEMENT

THE STUDY

The Upper Thames River Conservation Authority (UTRCA) and the City of London have initiated a Schedule B Municipal Class Environmental Assessment (EA) Study through its consultant AECOM. The focus of the study is to review alternatives to manage the long-term stability of the Broughdale dyke (see map). The alternatives include regular maintenance, erosion protection, reconstruction of the dyke, increasing the height of the dyke, and extending the dyke upstream.

THE PROCESS

The Class EA Study process will define the problems and opportunities; consider and evaluate alternatives, assess impacts of the preferred solution and identify a preferred strategy for managing the Broughdale dyke that can be implemented over time.

HOW TO GET INVOLVED

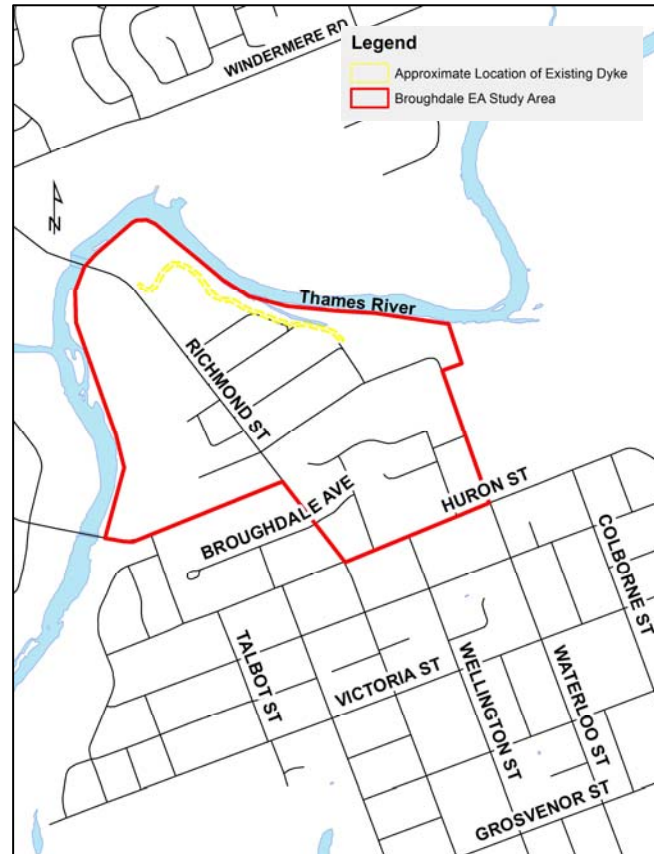
The UTRCA and City of London want anyone with an interest in the study to have an opportunity to provide input, which will help the project team in the decision-making process. A Public Information Centre (PIC) is planned for the Spring of 2018 to present study background information including issues being addressed and recommended solutions and strategies. Prior to the PIC a **Community Site Walk** will be held to allow local residents/property owners an opportunity to understand the current problems in the study area and potential solutions. The Site Walk is tentatively scheduled for the Spring of 2018. More information will be provided to those who register. To register for the Site Walk, please contact Paul Adams at paul.adams2@aecom.com or 519-963-5873. Advance notification of the PIC will be advertised in The Londoner newspaper and mailed to home owners within the study area. Comments from review agencies and members of the public are encouraged now and throughout the study. To submit a comment, request information or to be added to the study mailing list you can contact:

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Under the Freedom of Information and Protection of Privacy Act and the Environmental Assessment Act, unless otherwise stated in the submission, any personal information such as name, address, telephone number and property location included in a submission will become part of the public record files for this matter and may be released, if requested, to any person.

NOTICE OF PROJECT COMMENCEMENT

THE STUDY

The Upper Thames River Conservation Authority (UTRCA) and the City of London have initiated a Schedule B Municipal Class Environmental Assessment (EA) Study through its consultant AECOM. The focus of the study is to review alternatives to manage the long-term stability of the Riverview Evergreen dyke (see map). The alternatives include regular maintenance, erosion protection, reconstruction of the dyke, increasing the height of the dyke, extending the dyke upstream or long-term property acquisition followed by decommissioning.

THE PROCESS

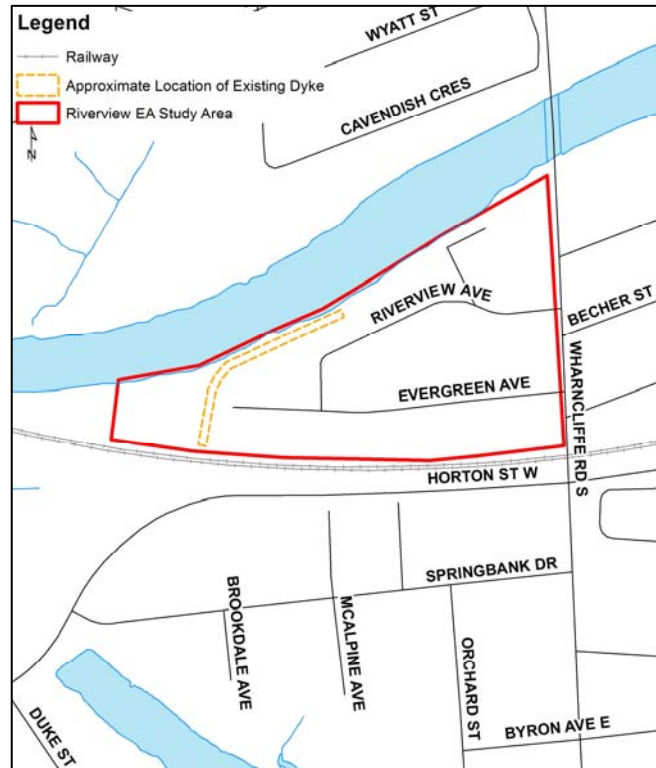
The Class EA Study process will define the problems and opportunities; consider and evaluate alternatives, assess impacts of the preferred solution and identify a preferred strategy for managing the Riverview Evergreen dyke that can be implemented over time.

HOW TO GET INVOLVED

The UTRCA and City of London want anyone with an interest in the study to have an opportunity to provide input, which will help the project team in the decision-making process. A Public Information Centre (PIC) is planned for the Spring of 2018 to present study background information including issues being addressed and recommended solutions and strategies. Prior to the PIC a **Community Site Walk** will be held to allow local residents/property owners an opportunity to understand the current problems in the study area and potential solutions. The Site Walk is tentatively scheduled for the Spring of 2018. More information will be provided to those who register. To register for the Site Walk, please contact Paul Adams at paul.adams2@aecom.com or 519-963-5873. Advance notification of the PIC will be advertised in The Londoner newspaper and mailed to home owners within the study area. Comments from review agencies and members of the public are encouraged now and throughout the study. To submit a comment, request information or to be added to the study mailing list you can contact:

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Notice of Public Information Centre 3
Adelaide Street North / Canadian Pacific Railway Grade Separation
Municipal Class Environmental Assessment Study



The City of London has retained WSP to complete a Municipal Class Environmental Assessment (EA) study for improvements to the Canadian Pacific Railway (CPR) crossing of Adelaide Street North. This project is being carried out under the planning and design process for a Schedule 'C' project as outlined in the Municipal Engineers Association *Municipal Class Environmental Assessment* (October 2000, as amended in 2015).

Proponent: City of London

Location: Adelaide Street North between Oxford Street East and Queens Avenue, including the CPR crossing

Purpose of the Study: The Transportation Development Charges Study (2014) and the London Transportation Master Plan (TMP, 2013) identified the need for a grade separation at the CPR crossing of Adelaide Street North. Currently, trains block the crossing up to 43 times throughout the day, leading to road blockages of up to 126 minutes per day.

Through this Class EA study, the City has considered a range of planning and design alternatives for the grade separation including underpass (rail over road) and overpass (road over rail) and has developed a preliminary design concept that recognizes all users including pedestrians, cyclists, rail, transit vehicles and motorists, and the community setting.

Public Information Centre 3: Three Public Information Centres (PICs) are held during this study. The first PIC was held on June 16, 2016 to review the study scope, existing conditions, need and justification and planning alternatives. PIC 2 was held December 14, 2016 to describe the multi-step design process, review the various design alternatives and obtain public input with respect to urban design components. Since PIC 2 there has been additional technical investigation and review with respect to the design at the CPR crossing.

The purpose to PIC 3 is to present the Preliminary Preferred Design concept that takes into consideration the transportation and technical factors, property impacts, community interests, cultural heritage resources, CPR and public input.

Public Information Centre 3 Details	
Date:	April 26, 2018
Place:	H.B. Beal Secondary School 525 Dundas Street, London ON
Time:	4:00 pm to 7:00 pm (drop-in)

How to Provide Input: Public consultation is a vital component of this study. Learn more about this study on the City's website at <https://getinvolved.london.ca/adelaide-streetcpr-grade-separation>

Please share your thoughts through the study website or by contacting the project team members listed below. Comments will be considered throughout the planning process.

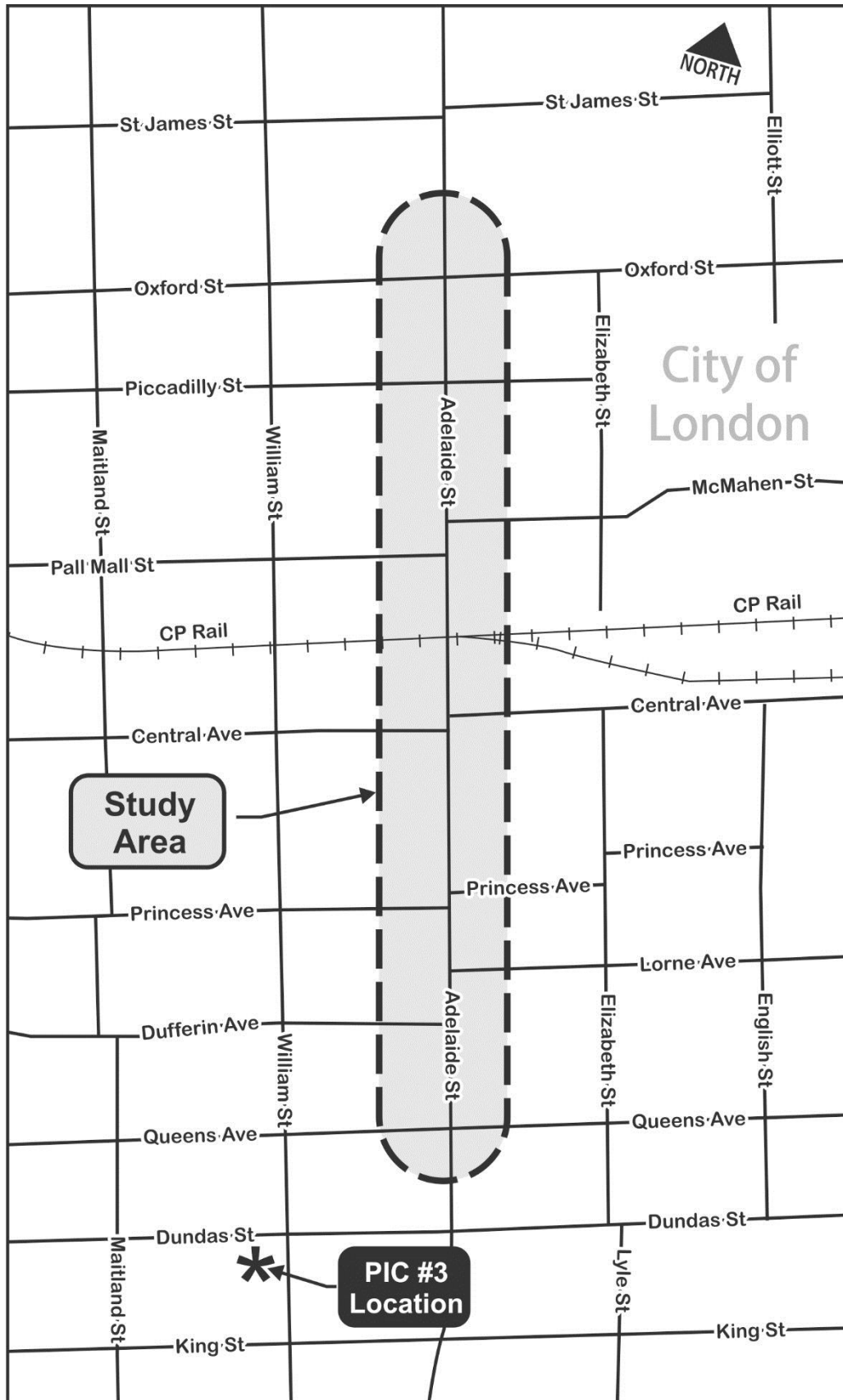
Please note: Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record and may be published in the Reports to Committees and Council Agenda.

For More Information Please Contact:

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 Toll Free: 1-877-562-7947
 Email: jay.goldberg@wsp.com

**ADELAIDE STREET NORTH / CANADIAN PACIFIC RAILWAY GRADE SEPARATION
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
STUDY AREA KEY MAP**



EEPAC's BRT EIS review and recommendations
Submitted by B. Krichker, S. Levin, S. Sivakumar, C. Therrien
April 2018

- Site 1 – Oxford and Mud Creek
- Site 2 – North Thames (downtown)
- Site 3 – Western Road crossing of Medway Creek
- Site 4 – University Drive Bridge
- Site 5 – Wellington Road crossing of the Thames
- Site 6 – Adjacent to Westminster Ponds
- Site 7 – Exeter Road OPP station (Murray Drain)

RECOMMENDATIONS

Existing Conditions

Highlights:

- Terrestrial flora surveys should be conducted in early May in order to see the full spring ephemeral community additionally we recommended survey be performed throughout the summer to identify and transplant regionally rare species if present as based on your responses to our previous comments. The surveys are incomplete.
- Additional fish surveys should be conducted during the spring of the year (March–May) to determine what fish species are present within the BRT study area during the spring spawning season. The document indicates surveys were only performed in the late summer and early fall of each year.
- No access to hydrological existing conditions, benthic invertebrate sampling, water balance, etc....
- No benthic sampling past 2014?
- the reporting on existing and future hydraulics/hydrological conditions, including water balance (surface, subsurface water and groundwater conditions) and evaluate any potential adverse impacts on the environment and ecology the project infrastructure lands function and features, if these water resources conditions will be altered;
- the required correlation/coordination of these existing and future water resources conditions together with soil conditions on the evaluations of potentially adverse impacts, mitigation measures associated with the assessment of changes of environmental/ecological conditions of the system that will be impacted by the proposed BRT infrastructure system.
-

Additional comments:

- A timeline showing the restrictions of work for various habitats and species (Migratory Bird, turtle nestings, spawning, etc) be included in all bid documents. (It is not included in the EIS and it should be as well as there are a number of “blackout” times given the variety of terrestrial and aquatic species affected).

- Although habitat enhancement strategies are an admirable goal, it is unclear what strategies have been successful for the SAR species identified in this study. More clarity is required.
- The EIS must include dates aquatic surveys were carried out and if the surveys were done in the areas of BRT work. (There are no dates for work undertaken by agencies!)
- Where Queensnake is noted (p. 7), the EIS be updated to reflect the finding of a Queensnake by a member of the public and confirmed by the SAR biologist at UTRCA in 2012/13 west of the Medway bridge (site 3). Queensnake surveys must precede work at this location. This should include the mowed back yard adjacent to the “station” south of Windemere, between the Medway bridge and the residence bridge. This back yard is actually Huron University College property.
- Chimney Swift and Cavity tree surveys for bats be required at detail design stages when works may negatively impact SAR species. Swift Watch be consulted during the detail design stage. (Was there a reply to Erin’s May 8, 2017 e-mail to Claire Paller at the MNR regarding Swifts and detailed nest surveys?)
- Mollusc surveys be required at the detail design stage for in water works and works at site 3. Any SAR species found must be removed and relocated away from the construction site rather than held and relocated to the site later.
- The Awareness and Encounter Protocols be reviewed at each site with the SAR biologist from the UTRCA where turtles and their habitat may be affected by work. A fisheries expert from UTRCA or UWO provide the review where SAR aquatic species may be encountered and their habitat affected. This is particularly relevant as female turtles travel many Km.
- All water balance reports, particularly for the project near site 6, must be reviewed by the hydrologists at the City and the UTRCA.
- Agree that SAR status be reviewed prior to detail design and/or construction. It is noted that Figure 27 is wrong as Spiny Softshell Turtles were listed as Endangered (from Threatened) in Ontario in Dec 2016.
- EEPAC would appreciate knowing who checks the Overall Benefit Permit and who checks if there has been an overall benefit? For Turtles, the SAR biologist at UTRCA must review the application before submission. If you hope to achieve an overall benefit, the permit must include how much money will be provided to ensure there is a benefit. Furthermore, who actually determines if the conditions of the permit have been met and what are the consequences if the benefits are not achieved?
- The EIS notes the thermal regime for Site 3 but not for any of the other relevant sites such as 2, 4, 5, and 7. This information should be included in the final EIS.
- Regarding Site 1, EEPAC provided extensive notes to SWM staff regarding the restoration plans for Mud Creek and that restoration for fishery habitat is less important than restoration for other species as there is a perched culvert at the Thames outlet and that fish are likely not found upstream.

- Assessment of soil quality (SQ) indicators that detect soil degradation in different land use and soil management systems (LUSMS) is desirable to achieve sustainable management strategies. Can we include soil quality (Physical, chemical and microbial) assessment and monitoring procedure in place for all sites in 300 m buffer zone?
- Is initial screening and element being absent is sufficient to make decisions on SAR? Better to have comprehensive survey for SARs at least in natural heritage sites (site 1 and 6)
- Field notes indicate that they have found several invasive species. Is there a protocol defined to handle invasive species?

System based design

Highlights:

- Current flow regime including velocity and depth at site 3. Pier design must try to minimize impacts to these hydrological factors and minimize immediate downstream impacts.
- Impacts to species at risk. Need to maintain the current riffle, pool sequences at site 3. This is known spawning site of castotomids including the threatened black redhorse (*Moxostoma duquesnei*) and the wavy-rayed lampmussel (*Lampsilis fasciola*).

Additional comments:

- The two lane multi use pathway adjacent to the PSW be reduced to one lane in order to reduce the impact on the PSW. (site 6)
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Mitigation and monitoring

Highlights

- Creation of monitoring plan overseen by multiple agency groups including pre-, during, and post-construction. Compensatory mitigation plans shall be reviewed by City staff, EEPAC, MNRF, DFO, and UTRCA staff before being finalized. Approval of the MNRF, DFO and UTRCA shall be required.
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Highlights

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EEPAC's BRT EIS review and recommendations
Submitted by B. Krichker, S. Levin, S. Sivakumar, C. Therrien
April 2018

- Site 1 – Oxford and Mud Creek
- Site 2 – North Thames (downtown)
- Site 3 – Western Road crossing of Medway Creek
- Site 4 – University Drive Bridge
- Site 5 – Wellington Road crossing of the Thames
- Site 6 – Adjacent to Westminster Ponds
- Site 7 – Exeter Road OPP station (Murray Drain)

RECOMMENDATIONS

Existing Conditions

Highlights:

- Terrestrial flora surveys should be conducted in early May in order to see the full spring ephemeral community additionally we recommended survey be performed throughout the summer to identify and transplant regionally rare species if present as based on your responses to our previous comments. The surveys are incomplete.
- Additional fish surveys should be conducted during the spring of the year (March–May) to determine what fish species are present within the BRT study area during the spring spawning season. The document indicates surveys were only performed in the late summer and early fall of each year.
- No access to hydrological existing conditions, benthic invertebrate sampling, water balance, etc....
- No benthic sampling past 2014?
- the reporting on existing and future hydraulics/hydrological conditions, including water balance (surface, subsurface water and groundwater conditions) and evaluate any potential adverse impacts on the environment and ecology the project infrastructure lands function and features, if these water resources conditions will be altered;
- the required correlation/coordination of these existing and future water resources conditions together with soil conditions on the evaluations of potentially adverse impacts, mitigation measures associated with the assessment of changes of environmental/ecological conditions of the system that will be impacted by the proposed BRT infrastructure system.
-

Additional comments:

- A timeline showing the restrictions of work for various habitats and species (Migratory Bird, turtle nestings, spawning, etc) be included in all bid documents. (It is not included in the EIS and it should be as well as there are a number of “blackout” times given the variety of terrestrial and aquatic species affected).

- Although habitat enhancement strategies are an admirable goal, it is unclear what strategies have been successful for the SAR species identified in this study. More clarity is required.
- The EIS must include dates aquatic surveys were carried out and if the surveys were done in the areas of BRT work. (There are no dates for work undertaken by agencies!)
- Where Queensnake is noted (p. 7), the EIS be updated to reflect the finding of a Queensnake by a member of the public and confirmed by the SAR biologist at UTRCA in 2012/13 west of the Medway bridge (site 3). Queensnake surveys must precede work at this location. This should include the mowed back yard adjacent to the “station” south of Windemere, between the Medway bridge and the residence bridge. This back yard is actually Huron University College property.
- Chimney Swift and Cavity tree surveys for bats be required at detail design stages when works may negatively impact SAR species. Swift Watch be consulted during the detail design stage. (Was there a reply to Erin’s May 8, 2017 e-mail to Claire Paller at the MNR regarding Swifts and detailed nest surveys?)
- Mollusc surveys be required at the detail design stage for in water works and works at site 3. Any SAR species found must be removed and relocated away from the construction site rather than held and relocated to the site later.
- The Awareness and Encounter Protocols be reviewed at each site with the SAR biologist from the UTRCA where turtles and their habitat may be affected by work. A fisheries expert from UTRCA or UWO provide the review where SAR aquatic species may be encountered and their habitat affected. This is particularly relevant as female turtles travel many Km.
- All water balance reports, particularly for the project near site 6, must be reviewed by the hydrologists at the City and the UTRCA.
- Agree that SAR status be reviewed prior to detail design and/or construction. It is noted that Figure 27 is wrong as Spiny Softshell Turtles were listed as Endangered (from Threatened) in Ontario in Dec 2016.
- EEPAC would appreciate knowing who checks the Overall Benefit Permit and who checks if there has been an overall benefit? For Turtles, the SAR biologist at UTRCA must review the application before submission. If you hope to achieve an overall benefit, the permit must include how much money will be provided to ensure there is a benefit. Furthermore, who actually determines if the conditions of the permit have been met and what are the consequences if the benefits are not achieved?
- The EIS notes the thermal regime for Site 3 but not for any of the other relevant sites such as 2, 4, 5, and 7. This information should be included in the final EIS.
- Regarding Site 1, EEPAC provided extensive notes to SWM staff regarding the restoration plans for Mud Creek and that restoration for fishery habitat is less important than restoration for other species as there is a perched culvert at the Thames outlet and that fish are likely not found upstream.

- Assessment of soil quality (SQ) indicators that detect soil degradation in different land use and soil management systems (LUSMS) is desirable to achieve sustainable management strategies. Can we include soil quality (Physical, chemical and microbial) assessment and monitoring procedure in place for all sites in 300 m buffer zone?
- Is initial screening and element being absent is sufficient to make decisions on SAR? Better to have comprehensive survey for SARs at least in natural heritage sites (site 1 and 6)
- Field notes indicate that they have found several invasive species. Is there a protocol defined to handle invasive species?

System based design

Highlights:

- Current flow regime including velocity and depth at site 3. Pier design must try to minimize impacts to these hydrological factors and minimize immediate downstream impacts.
- Impacts to species at risk. Need to maintain the current riffle, pool sequences at site 3. This is known spawning site of castotomids including the threatened black redhorse (*Moxostoma duquesnei*) and the wavy-rayed lampmussel (*Lampsilis fasciola*).

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Environmental Assessments - April 2018

Division	EA Name	Commencing/ Status	Estimated Completion	Consultant	Engineering Contact	Planning Contact	Natural Heritage Issues	Environmental Impact Study	Next Steps	Notes	Online
Pollution Control	Pollution Prevention and Control Master Plan	Ongoing	April 2018	CH2MHILL - Jacobs	Marcy McKillop		No	No	Finalizing report for the third and final phase, including the implementation plan	Final PIC held Nov. 1, 2017	PPCP
Pollution Control	East End Sanitary Servicing Study	Ongoing	Q1 2018	CH2MHILL	Kirby Oudekerk		No	No	30 day review March 2018	CWWF Project	ELSS
Pollution Control	South London Sanitary Servicing Study	Ongoing	Q1 2018	AECOM	Kirby Oudekerk		Yes	No	PIC Feb 26, 2018. 30-day review March 2018	EIS to be undertaken as part of detailed design	
Pollution Control	Vauxhall WWTP Expansion	TBD	TBD	TBD	Kirby Oudekerk		No	No	Growth Projection Flow Analysis	Will include consolidation with Potts ECA	
Pollution Control	Adelaide WWTP Expansion	TBD	TBD	TBD	Kirby Oudekerk		No	No	Growth Projection Flow Analysis	Pending findings of internal study	
Stormwater	Dingman Creek Subwatershed: Stormwater Servicing Strategy - Schedule 'C'	Starting January 2016	December 2018	Aquafor Beech	Adrienne Sones	A. Macpherson	Yes	Yes	Public Meeting #2 April 2018	Encompasses SWM for entire Dingman Creek Subwatershed; funded by DC and Capital.	
Stormwater	Hyde Park EA Addendum	Fall 2016	Summer 2018	AECOM	David Gough		Yes	Yes	Issue Notice of Commencement	Addendum to existing EA	
Wastewater	Huron St/William St Storm Sewer/Outfall Reconstruction	2016	Q2 2018	Dillon	Kyle Chambers	J. Bruin		Yes	Notice of Completion	Beavers in area. New storm outfall for William St.	William St EA
Wastewater	Watson Park	2016	Q2 2018	AECOM	Kyle Chambers	J. Bruin	No	Yes	Notice of Completion	New outfall for Wellington Road storm drainage (river to Commissioners Rd); Recommended alternative is Schedule A+	Watson EA
Wastewater	Avalon Street EA	2017	Q2 2018	RV Anderson	Kyle Chambers		No	No	PIC complete; finalizing report	Schedule B initiated due to potential need to open cut sanitary crossing under Pottersburg Creek at Clarke Road	Avalon EA
Wastewater	Mornington EA	2017	Q4 2018	Stantec	Kyle Chambers		No		Notice of Commencement	Storm servicing needs for Quebec Street; EA to determine preferred alternative for ultimate storm servicing	MorningtonEA
Water	Long Term Water Storage EA	To commence in 2018	2019	TBD	Pat Lupton	A. Macpherson	Yes	Identified to undertake screening and subject lands status reports	Close RFP Feb 23	RFQ completed in 2017	

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Theme 1 - Impact on Dingman Creek

Overall, we are still concerned with the project's potential impact on Dingman Creek. None of the reports have addressed base and peak flow to the Hampton-Scott Drain under major and minor storm events. As we had previously stated, the 2005 Dingman Creek Subwatershed Study Update ("DCSSU") makes specific recommendations for sub watershed management within the Dingman Creek watershed, and until such time as the DCSSU is superseded, its recommendations should be followed. Our chief concern is that the changes to the stormwater management strategy for the Parker SWMF are being viewed in isolation, without considering the more localized impact on the Hampton-Scott Drain and, ultimately, its broader impact on Dingman Creek.

Recommendation 1:

We reiterate our previous recommendations, notably Nos. 2, 3, and 4 from our comments presented at the December 2017 meeting. The crux of these recommendations are:

- a. prepare a water balance assessment for the site to establish baseline water conditions. The Water Balance assessment (dated December 2017) does not provide an assessment of the current flow regime into the Hampton-Scott Drain from Significant Woodland being preserved, not that of groundwater into the Drain.
- b. Evaluate base flow and peak flow conditions from the Significant Woodland to the Hampton Scott drain. The Water Balance does not provide an evaluation of the Significant Woodland's retention/detention capabilities during a Major Storm event, nor does it provide a base flow assessment to the Hampton Scott Drain during Major and Minor Storm events.

Theme 2 - Water flow to the Woodland

With specific reference to the overall water balance within the Woodland, the Water balance report cites the goal of not more than a 10% reduction in water water reporting to the Woodland. The Water balance Assessment calculated the Woodlot size as being 17.7 Ha with an additional 19.0 Ha of "buffer zone" in the "Post-Development Ultimate Scenario" that is composed of 40% to 45% impervious areas; essentially, the report implies the "buffer zone" would be private property and the necessary flow to the Woodland would only be achieved using water flows "directed to the woodlot via directly connected "buffer" zones in rear yards, via indirectly connected LID measures, or via a piped diversion system to offset the infiltration deficit." Previous reports had referenced a 14.6 Ha buffer around the Woodland; our assumption was that this buffer would have not been private property under the Post-Development scenarios (either interim or ultimate). Our concerns with this revised approach are:

- Flow to the Woodlot in the interim and ultimate scenarios is dependent on maintenance of LID measures on private property, the efficacy and long term maintenance of which is uncertain.
- Flow to the Woodlot is also dependent on a series of assumptions around the ultimate site design. To the extent that the site design gets modified, the amount of water reporting to the Woodland could be further reduced.
- How the water is relayed to the Woodlot could also have an impact on the Woodlot's retention/detention ability. For instance, piping water into the Woodlot, while maintaining the overall volume, may not necessarily be retained during a storm event the same way interflow and surface flow into the Woodlot would be.

Recommendation 2:

- The buffer zone around the Woodland should be excluded from overall development (i.e. remain public access lands). Excluding the land from overall development should eliminate the creation of impervious areas within the buffer zone and thus help to maintain water reporting to the Woodland.

- The size of the buffer zone should be evaluated such that there is a not more than 10% reduction in water reporting to the Woodland.
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Theme 3 - Dewatering during Construction

The Hydrogeological Assessment highlights the need for dewatering during construction of the Trunk Sanitary and Stormwater sewers (typical scenario of 426 L/min, worst-case scenario of 1,070 L/min) and for the SMWF (typical scenario of 106 L/min, worst-case scenario of 385 L/min). The report mentions that the dewatering may have an impact on water levels in the "creek", which is presumably the Hampton-Scott drain, and recommends redirecting discharge to the channel to maintain surface water levels (Section 6.1.2). The report also highlights that groundwater pumped during the proposed dewatering will likely require some form of treatment for to lower Total Suspended Solids and lower the associated metals concentration prior to discharge to the local storm sewer system (Section 8.0). Lastly, the report recommends that a staff gauge be established as a visual reference in the watercourse (again, we assume the report is referencing the Hampton-Scott drain) to assess whether water levels are being impacted by the dewatering, and if so, the discharge may be redirected in consultation with the UTRCA. Given that the construction period is relatively short (21 days for each of the Trunk Sanitary and Stormwater sewers and the SWMF), there may be insufficient time to contact the UTRCA and develop a plan to maintain water levels in the Hampton-Scott drain.

Recommendation 3:

Establish a plan ahead of time to prepare for the contingency of having to re-direct water to the Hampton-Scott drain to maintain water levels during construction. This plan should include, inter alia, water quality testing consistent with the recommendations of the DCSSU to ensure discharged water does not adversely impact Dingman Creek.

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**Southdale Road West Improvements –
Pine Valley Boulevard to Colonel Talbot Road
Municipal Class Environmental Assessment**

NOTICE OF PUBLIC INFORMATION CENTRE #2

The City of London is undertaking a Municipal Class Environmental Assessment (EA) study to determine road improvements for Southdale Road West between Pine Valley Boulevard and Colonel Talbot Road, and Bostwick Road, north of Pack Road. This project will address future growth requirements and will determine how best to accommodate all roadway users including vehicles, cyclists and pedestrians.

Public Information Centre

The second and final Public Information Centre (PIC) will be held for this project to present the preliminary recommended design for the Southdale Road West and Bostwick Road corridors including alternatives considered and impacts to be addressed. Project team members will be available to discuss the project and to receive your input. This PIC will be a drop-in event and no formal presentation will be made.

You are invited to attend the PIC to be held:

Date: Thursday May 3, 2018

Time: 5pm to 7pm

Location: Westview Baptist Church – 1000 Wonderland Road South, London

Display materials will be available on the City of London website.

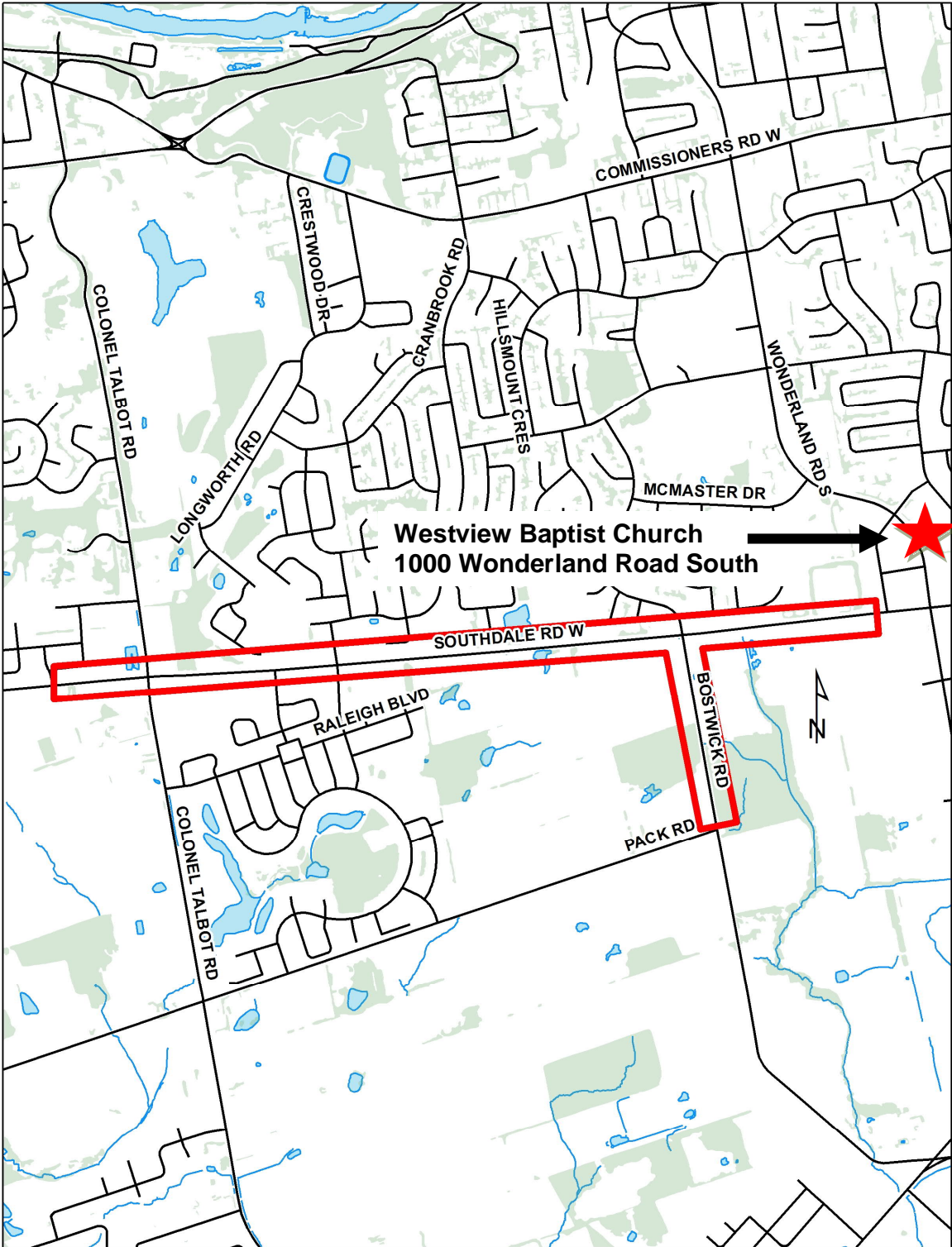
To provide comments, receive additional information or be added to the study mailing list, please visit www.london.ca or contact either of the following team members below:

Ted Koza, P. Eng.,
Project Manager,
Corporation of the City of London
300 Dufferin Avenue
London ON, N6A 4L9
Tel: 519-661-CITY (2489) x. 5806
Email: tkoza@london.ca

Peter McAllister, P. Eng., PMP,
Project Manager,
AECOM Canada
250 York Street, Suite 410
London ON, N6A 6K2
Tel: 519-963-5865
Email: peter.mcallister@aecom.com

With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's Environmental Assessment Act.

STUDY AREA



NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

600 Sunningdale Road West



File: 39T-18501/Z-8889

Applicant: Sunningdale Golf and Country Ltd.

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- 114 single detached dwellings
- 3 new local streets
- 4 new open space blocks

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 18, 2018**

Craig Smith

crsmith@london.ca

519-661-CITY (2489) ext. 5924

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

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london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

**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

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 114 single detached lots, 4 park blocks and numerous one foot reserve blocks serviced by 3 local streets.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR3) Zone, a Holding Urban Reserve (h.2*UR3) Zone and an Open Space (OS4) Zone to a Residential R1 (R1-9) Zone and an Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Requested Zoning (Please refer to attached map)

Zone(s): Residential R1 (R1-9) Zone that permits single detached dwellings with:

- Minimum Lot Frontage of 18.0 metres
- Minimum Lot Area of 690 square metres
- Maximum Height of 12.0 metres

And an Open Space (OS5) Zone that permits passive recreational uses only.

The City may also consider the use of holding provisions, to ensure development is street oriented, discourage the use of noise walls, that waterlooping and a second public access is provided and a development agreement will be entered into to the satisfaction of the City.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

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 Low Density Residential and Open Space in the Official Plan, which permits single detached dwellings and passive recreational uses as the main uses.

The subject lands are in the Neighbourhoods and Green Space Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential and passive recreational uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change 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. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at london.ca.

See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

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 Development Services 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 a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The

Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Development Services, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at developmentsservices@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed 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 Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Development Services to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 Local Planning Appeal 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.

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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

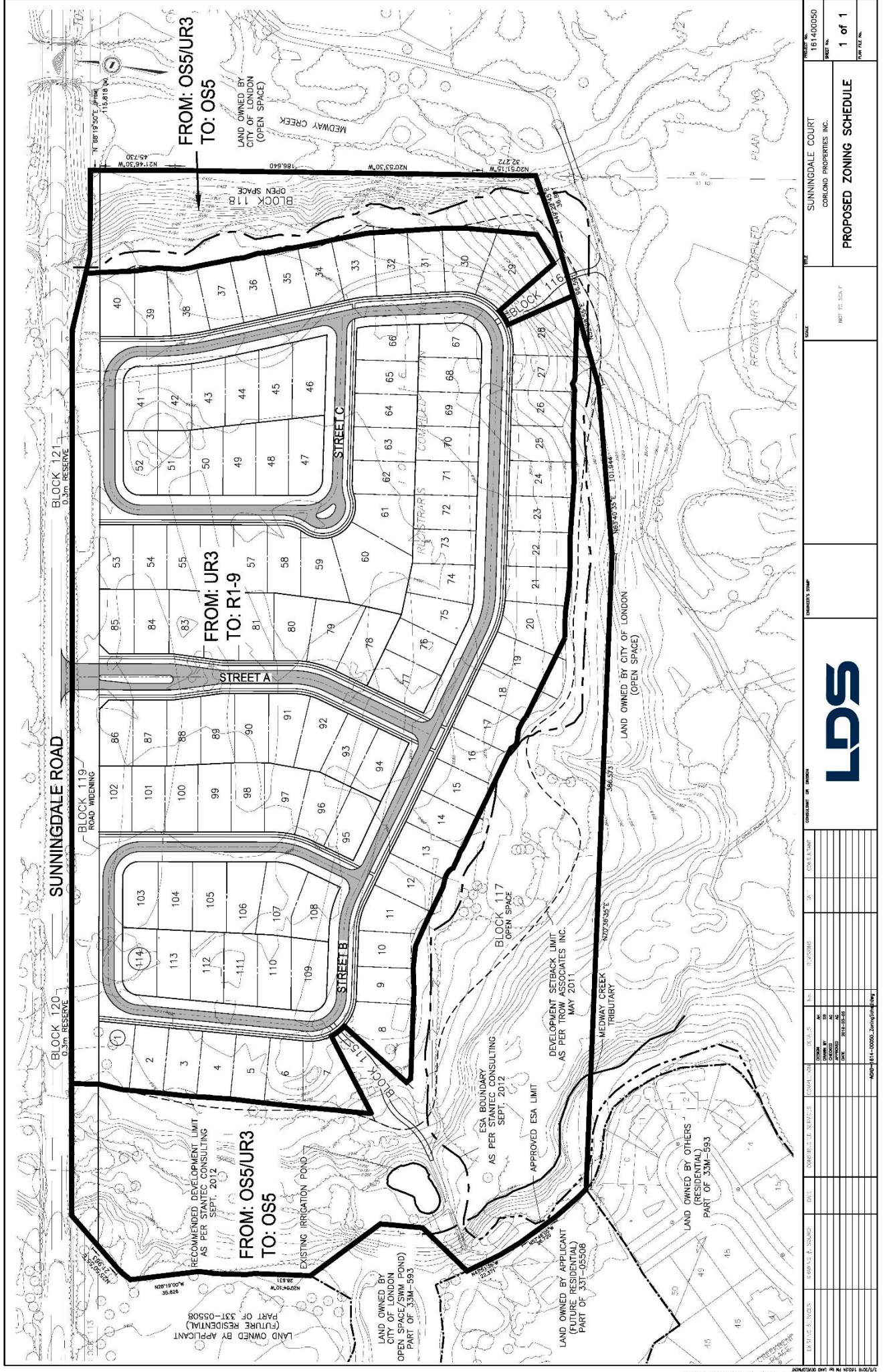
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Requested Zoning



PROJECT NO. 161400050 PAGE NO. 1 of 1 TOTAL PAGES 1	DATE MAY 15, 2014	CONSULTANT'S NAME LDS	PROJECT NAME SUNNINGDALE COURT CORLOND PROPERTIES INC.	ZONING DISTRICT PROPOSED ZONING SCHEDULE

The above image represents the applicant's proposal as submitted and may change.