Environmental and Ecological Planning Advisory Committee Report

The 4th Meeting of the Environmental and Ecological Planning Advisory Committee
March 21, 2019
Committee Rooms #1 and #2

Attendance

PRESENT: S. Levin (Chair), E. Arellano, A. Boyer, R. Doyle, A. Duarte, C. Dyck, P. Ferguson, S. Hall, I. Mohamed, K. Moser, S. Sivakumar and I. Whiteside and H. Lysynski (Secretary)

ABSENT: B. Krichker and R. Trudeau

ALSO PRESENT: C. Creighton, J. MacKay and L. Pompilii

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

None.

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 21, 2019, was received.

3.2 Municipal Council Resolution - 2nd Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on February 12, 2019, with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee, was received.

3.3 Proposed 2019 City Funded ESA Capital Projects

That consideration of the proposed 2019 City-Funded Environmentally Significant Areas Capital Projects BE POSTPONED to the next meeting.

4. Sub-Committees and Working Groups

4.1 ESA Management Committee Minutes

That consideration of the Environmentally Significant Management Committee Minutes from its meeting held on October 24, 2018, BE POSTPONED to the next meeting.

5. Items for Discussion

5.1 Clarke Road Environmental Assessment Working Group Comments

That the following actions be taken with respect to the Clarke Road Environmental Assessment:

a) the Environmental and Ecological Planning Advisory Committee BE ALLOWED to review the Environmental Study Report (ESR) prior to the thirty day review; and,

b) the Environmental and Ecological Planning Advisory Committee BE INVOLVED in the detailed design phase of the project.

5.2 Environmentally Significant Areas and Your Dog Pamphlet

That it BE NOTED that a review of the proposed "Environmentally Significant Areas and Your Dog" pamphlet was undertaken and further amendments will be made.

5.3 Zoning By-law Amendment - 348 Sunningdale Road East Working Group Comments

That the attached, revised, Working Group comments relating to the property located at 348 Sunningdale Road East BE FORWARDED to the Civic Administration for consideration.

5.4 Meadowlily Woods Environmentally Significant Area Conservation Plan - Phase 1 Working Group Comments

That the attached Working Group comments relating to the Meadowlily Woods Environmentally Significant Area Conservation Plan - Phase 1 BE FORWARDED to the Civic Administration for consideration.

5.5 Notice of Planning Application - Draft Plan Subdivision and Zoning By-law Amendment - 1938 and 1964 Commissioners Road East and Portion of 1645 Hamilton Road

That the existing Working Group consisting of S. Levin, C. Dyck, S. Hall, K. Moser and I. Whiteside BE REQUESTED to review and report back at the next Environmental and Ecological Planning Advisory Committee meeting with respect to the draft Plan of Subdivision and Zoning By-law Amendment relating to the properties located at 1938 and 1964 Commissioners Road East and a portion of 1656 Hamilton Road.

5.6 Notice of Planning Application - Zoning By-law Amendment - 3900 Scotland Drive and Other Properties

That it BE NOTED that the Notice of Planning Application for the Zoning By-law Amendment relating to the property located at 3900 Scotland Drive, from C. Lowery, Planner II, was received.

5.7 Notice of Planning Application - Zoning By-law Amendment - 4680 Wellington Road South

That it BE NOTED that the Notice of Planning Application for the Zoning By-law Amendment relating to the property located at 4680 Wellington Road South, from M. Sundercock, Site Development Planner, was received.

5.8 2019 Work Plan

That the following actions be taken with respect to the Environmental and Ecological Planning Advisory Committee Workplan:

a) the attached 2019 Work Plan for the Environmental and Ecological Planning Advisory Committee BE FORWARDED to the Municipal Council for consideration; and,

b) the attached 2018 Environmental and Ecological Planning Advisory Committee Workplan Summary BE FORWARDED to the Municipal Council for information.

6. Deferred Matters/Additional Business

6.1 (ADDED) Mud Creek Project - Phase 1 Construction - Update 2

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a communication dated March 15, 2019, from S. Chambers, Division Manager, Stormwater Engineering, with respect to an update on the Mud Creek Phase 1 construction.

6.2 (ADDED) Parks and Recreation Master Plan.

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee reviewed and received a communication from L. Livingstone, Managing Director, Neighbourhood, Children & Fire Services and S. Stafford, Managing Director, Parks and Recreation, with respect to the Parks and Recreation Master Plan; it being noted that representatives from the Parks and Recreation Department will be presenting at the next Environmental and Ecological Planning Advisory Committee with respect to this matter.

6.3 (ADDED) Is Your Cat Safe Outdoors? Brochure

That the Civic Administration BE REQUESTED to mail the "Is Your Cat Safe Outdoors" brochure to new homeowners living adjacent to natural heritage areas.

7. Adjournment

The meeting adjourned at 6:45 PM.

Environmental and Ecological Planning Advisory Committee Report

3rd Meeting of the Environmental and Ecological Planning Advisory Committee
February 21, 2019
Committee Rooms #1 and #2

Attendance

PRESENT: S. Levin (Chair), E. Arellano, A. Boyer, R. Doyle, A. Duarte, C. Dyck, P. Ferguson, S. Hall, B. Krichker, S. Sivakumar, R. Trudeau and I. Whiteside and H. Lysynski (Secretary)

ABSENT: K. Moser and I. Mohamed

ALSO PRESENT: J. MacKay, S. Mathers, L. Pompilii, M. Snowsell, R. Wilcox and P. Yeoman

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 City of London Strategic Plan Engagement

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard the ~~attached~~ presentation from R. Wilcox, Director, Community and Economic Innovation, with respect to the City of London Strategic Plan 2019-2023.

3. Consent

3.1 2nd Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the 2nd Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on January 17, 2019, was received.

3.2 1st Report of the Trees and Forests Advisory Committee

That it BE NOTED that the 1st Report of the Trees and Forests Advisory Committee, from its meeting held on January 23, 2019, was received.

3.3 2nd Report of the Advisory Committee on the Environment

That it BE NOTED that the 2nd Report of the Advisory Committee on the Environment, from its meeting held on February 6, 2019, was received.

3.4 Municipal Council Resolution - 2835 Sheffield Place

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on January 15, 2019, with respect to 2835 Sheffield Place, was received.

3.5 Small Patches Make Critical Contributionss to Biodiversity Conservation

That it BE NOTED that the communication dated January 17, 2019, from S. Sivakumar, with respect to small patches making critical contributions to biodiversity conservation, was received.

4. Sub-Committees and Working Groups

4.1 Clarke Road Environmental Assessment Working Group Comments

That consideration of the Clarke Road Environmental Assessment Working Group comments BE POSTPONED to the next meeting of the Environmental and Ecological Planning Advisory Committee.

4.2 Environmentally Significant Areas and Your Dog Pamphlet

That the Environmental and Ecological Planning Advisory Committee (EEPAC) BE REQUESTED to provide comments to P. Ferguson prior to the next EEPAC meeting with respect to the proposed "You, Your Dog and Environmentally Significant Areas (ESAs)" brochure.

4.3 One River Environmental Assessment - Response to EEPAC Comments

That the Civic Administration BE ADVISED that the Environmental and Ecological Planning Advisory Committee (EEPAC) agrees, in principle, only with the Springbank Dam Environmental Assessment for the preferred solution of the partial decommissioning of the Springbank Dam pending the EEPAC review of the completed Environmental Impact Study and accompanying documentation including the hydrogeological assessment contained in the River Characterization Study and the Natural Heritage Setting Study; it being noted that the EEPAC has reviewed the draft Environmental Impact Statement and has met with Civic Administration to discuss this matter.

4.4 Thames Valley Parkway North Branch Connection

That the ~~attached~~, revised, Working Group comments relating to the Thames Valley Parkway North Branch Connection BE FORWARDED to the Civic Administration for consideration.

5. Items for Discussion

5.1 Notice of Planning Application - Zoning By-law - Amendment - 6682 Fisher Lane

That it BE NOTED that the Notice of Planning Application for the property located at 6682 Fisher Lane, from M. Sundercock, Planner I, was received.

5.2 Notice of Planning Application - Zoning By-law Amendment - 348 Sunningdale Road East

That a Working Group BE ESTABLISHED consisting of R. Doyle, A. Duarte and I. Whiteside, to review the Notice of Planning Application relating to the property located at 348 Sunningdale Road East, from B. Debbert, Senior Planner and to report back at the next Environmental and Ecological Planning Advisory Committee meeting.

5.3 Meadowlily Woods ESA Conservation Plan - Phase 1

That a Working Group BE ESTABLISHED consisting of C. Dyck, S. Hall and S. Levin, to review the Meadowlily Woods Environmentally Significant Area Conservation Master Plan, Phase 1 and to report back at the next Environmental and Ecological Planning Advisory Committee meeting.

5.4 Endangered Species Act

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion with respect to the Province's 10th Year Review of Ontario's *Endangered Species Act:* Discussion Paper and Members were asked to provide comments individually.

5.5 2019 Work Plan

That consideration of the 2019 Environmental and Ecological Planning Advisory Committee (EEPAC) Work Plan BE POSTPONED to the next EEPAC meeting.

5.6 April 11, 2019 Meeting Date

That it BE NOTED that the April Environmental and Ecological Planning Advisory Committee meeting will be held on April 11, 2019 instead of April 18, 2019.

5.7 Municipal Council Resolution - Bird Friendly Development

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on January 29, 2019, with respect to the Bird Friendly Development, was received.

5.8 905 Sarnia Road Wetland Relocation Project

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion with respect to the relocation of the wetland at 905 Sarina Road.

6. Deferred Matters/Additional Business

6.1 (ADDED) Meadowlily Woods Environmentally Significant Area Conservation Master Plan – Phase 1

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee heard the ~~attached~~ presentation from K. Richter and D. Riley, NRSI, with respect to the Meadowlily Woods Environmentally Significant Area Conservation Master Plan, Phase 1.

6.2 (ADDED) Notice of Study Completion - Broughdale Dyke - Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Study Completion for the Broughdale Dyke, Municipal Class Environmental Assessment, from P. Adams, Environmental Planner, AECOM, was received.

7. Adjournment

The meeting adjourned at 7:48 PM.

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

February 13, 2019

J. M. Fleming
Managing Director, Planning and City Planner

G. Kotsifas
Managing Director, Development and Compliance Services and Chief Building Official

I hereby certify that the Municipal Council, at its meeting held on February 12, 2019 resolved:

That, the following actions be taken with respect to the 2nd Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on January 17, 2019:

a) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee with respect to the application by John Aarts Group, relating to the property located at 3900 Scotland Drive and other properties BE FORWARDED to C. Lowery, Planner II, for consideration; it being noted that the Environmental and Ecological Planning Advisory Committee received and reviewed a Notice of Planning Application, with respect to this matter;

b) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee with respect to the ReThink Zoning Draft Terms of Reference BE FORWARDED to J. Adema, Planner II, for consideration;

c) the Working Group comments appended to the 2nd Report of the Environmental and Ecological Planning Advisory Committee relating to the Forks of the Thames and Springbank Dam Decommissioning Environmental Impact Statements BE FORWARDED to the Civic Administration for consideration;

d) the following actions be taken with respect to the Byron Gravel Pit Secondary Plan:

i) the Civic Administration BE ADVISED that a portion of the Byron Gravel Pit be preserved for species-at-risk, specifically bank swallows and cliff swallows; it being noted that bank swallows are a threatened species and the swallows and their habitat are protected under the *Endangered Species Act*; and,
ii) the Environmental and Ecological Planning Advisory Committee BE CIRCULATED on any environmental work undertaking as part of the Byron Gravel Pit Secondary Plan; and,

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e) clauses 1.1, 2.1, 2.2, 3.1, 3.2, 4.3, 5.1 to 5.3, inclusive, 6.1, 6.3 and 6.4 BE RECEIVED for information.(2.2/4/PEC)



C. Saunders
City Clerk
/lm

cc. B. Page, Senior Planner
T. Koza, Transportation Design Engineer
C. Lowery, Planner II
J. Adema, Planner II
M. Vivinetto, Executive Assistant to the Managing Director, Development and Compliance Services and Chief Building Official
Chair and Members, Environmental and Ecological Planning Advisory Committee

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Proposed 2019 City Funded ESA Capital Projects

Project Category

Master Plans and Studies

- Meadowlily Woods CMP

Invasive Species Management / Habitat Restoration:

- All ESAs – Phragmites management & monitoring as per Phragmites Adaptive Management Framework
- Killaly – Dog Strangling Vine control as per Ontario Invasive Plant Council (OIPC) BMP
- Medway and Killaly – Purple Loosestrife biological control as per OIPC Best Management Practice (BMP)
- Westminster – Buckthorn control touch-ups in 4ha restoration area south of Saunders Pond
- All ESAs – Monitor using EDRR approach and touch ups of all 2018 work under operational budget

Trail Improvements/Lifecycle Renewal

- Medway - Metamora access – replace railing & install crib steps and plantings as per Trails Advisory Group Jan. 31/2019
- Westminster – Lifecycle renewal with AODA best practices for boardwalk #13 (replace a 105m long, 1 meter wide, wooden boardwalk)

Stewardship / Education / Signs

- 15 “Protect Ground Nesting Woodcocks - Birds” signs for enhanced Dogs on Leash/Stay on Trail compliance
- Medway kiosk sign at Sunningdale Rd. W. access with Friends of Medway Creek Adopt an ESA Group

ESA Management Committee Meeting Minutes

October 24th, 2018
UTRCA Boardroom

Present

City -	Linda McDougall, Andrew Macpherson, Christine Jarvis, Heather Chapman
UTRCA -	Alex Shivas, Cathy Quinlan, Christine Creighton
ESA Team -	Dan Jones, Brandon Williamson, Cole Volkaert, Richard Brewer, Kaitlyn Muma

1) **Welcome**

2) **Minutes of Previous Meeting, April 25th , 2018**
   - No changes

3) **ESA Team Operations Report**

   a) Power Point (Operations April 2018 to Sept 2018)

   b) Encampments

   - New City protocol on dealing with encampments in ESAs was shared

4) **Environmentally Significant Areas (ESA) – Conservation Master Plans and General Updates**

4a. Medway Valley Heritage Forest ESA

- 2018 Invasive species work continues in RO1, 2, 5, 14 and 15 including work to protect Species at Risk (False Rue-anemone) from Goutweed/Knotweed. Phragmites work and monitoring continues.
- Loosestrife Beetle Releases continued in 2018 in additional locations.
- Council approved trail plan implementation for north part of ESA is nearing completion now expropriation is completed.
- Julie and FOMC have requested a Kiosk Sign at Sunningdale Access as 2019 Capital Project – UTRCA staff and FOMC to assist with mapping and graphics etc.

4b. The Coves ESA

- Euston Meadow, East Pond, and Elmwood Gateway restoration work by Quiet Nature and others continues (as per CMP, funded by FOTCSI and City)
- Briscoe Woods woodchip trail implementation 2018 completed as per CMP/LIC. City/Reforest London tree planting/restoration projects proposed for 2019 for Briscoe Woods and along granular trail west of Silver Creek ravine.
- Buckthorn management 2018 (Silver Creek primarily)
- FOTCSI has submitted several funding applications for implementing stream channel restoration implementation as per CMP.
- Western Engineering students developing conceptual bridge designs over Silver Creek as a student design competition and term project.

4c. Meadowlily Woods ESA

- Update on Conservation Master Plan by Natural Resource Solutions Inc.; James McKay leading process; a Community Open House expected in 2018
- Buckthorn, Knotweed, Phragmites management continues in 2018

4d. Westminster Ponds/Pond Mills ESA

- ESA Team taking on next steps in the adaptive management process in the Restoration Plan for the 4.0 ha buckthorn site behind tourism building.
- Boardwalk lifecycle replacements/AODA upgrades in 2018
- Ongoing Phragmites work and innovative control successes by ESA Team

4e. Sifton Bog ESA

- Hydrology report on monitoring; City's Stormwater Management Unit to take lead
- Buckthorn and Periwinkle management 2018

4f. Kains Woods ESA

- Buckthorn and Honeysuckle and Autumn Olive work completed in 2018
- Reforest London coordinated tree planting around SWM Pond with City.

4g. Warbler Woods ESA

- TAG walk was coordinated in 2018, ESA Team implementing TAG trail
- New lands were brought into ESA team's responsibility in 2018
- Buckthorn and Phragmites management 2018

4h. Kilally Meadows ESA

- DSV/Buckthorn being managed north and south of river in 2018 including Hypena biological control research work with Silv-Econ (at no cost to City for 2018, local Adopt an ESA groups consulted and fully support this work).
- TVTA volunteer group buckthorn baggie project on north side continues
- ESA Ecological Restoration Plan with local Adopt an ESA community engagement is underway (as a 2018 capital project by Parsons Consulting) Draft Report expected March 2019
- Loosestrife Beetle Release Community Events in Kilally 2018 was a success.

4i) Lower Dingman ESA

- Buckthorn, Norway Maple, Yellow Iris and other invasive species management and restoration implemented in 2018
- Kiosk AODA information update to reflect new trails reviewed by TAG in 2018 and implemented by ESA Team
- Phragmites control along Homewood Lane completed as part of ~30km of roadside Phragmites treated by City/LTVCA in effort to control all Phragmites in LTVCA watershed inside City limits. Touchups and monitoring in 2019.

4h) Pottersburg Valley ESA

- Half hectare of Phragmites management in 2018
- ESA Team developing Ecological Restoration Plan for Oak Savanah area for 2019 implementation, community engagement is key part of process and could include future prescribed burns
- Bridge over rail line complete, restoration underway

4i) Kelly Stanton ESA

- Adopt an ESA group volunteers led by Will Van Hemessen collecting 3 season inventory and potentially developing an Ecological Restoration Plan
- Phragmites control and monitoring ongoing

5) Other

a) **Management Agreement Maps**
- Updates completed by UTRCA GIS staff

b) **Brochure Update**s
- Draft Coves brochure (text and map) circulated and edits ongoing
- Lower Dingman brochure to follow

c) 2019 Budget and Work Plan
- Followup meeting to be scheduled in November between UTRCA and City

d) Potential Byron ESA ?

6) **Next Meeting** – March 2019

You, Your Dog, and Environmentally Significant Areas (ESAs)

Environmentally Significant Areas (ESAs)…

are designed to preserve and protect nature by minimizing human and pet disturbance to rare and endangered plants and animals and significant natural features

ESAs may have animals and plants that are dangerous to your dog.

Your dog is not allowed off-leash in ESAs.

You and your leashed dog must stay on the marked trails.

Picture of an ESA entrance (with sign)

Parks …

are designed for recreation. You and your leashed dog can play and wander much more freely in a park.

London also has ‘dog parks’ specially designated for your dog to roam and play off-leash

Picture of a park entrance (with sign)

Wild animals

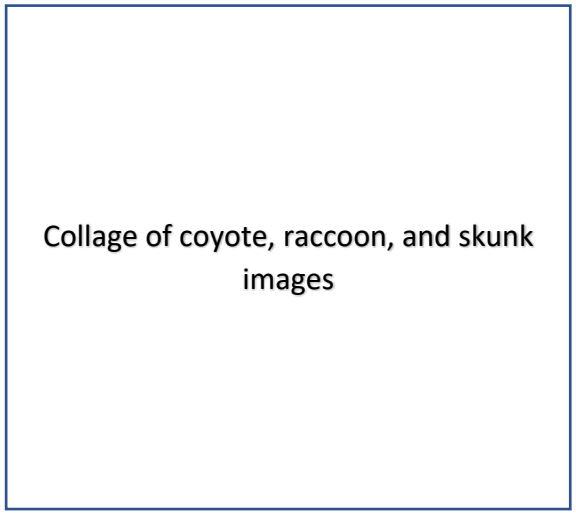
Some animals can seriously harm or kill your dog, especially when he's off-leash:

- **Coyote**—an off-leash dog is more likely to encounter a coyote. Coyotes are more afraid of people than dogs.
- **Raccoon**—well-armed with teeth and claws and not afraid to use them when cornered by any dog —no matter how large)
- **Skunk** —need we mention the smell – and the difficulty of its removal?)

Any animal - no matter its size - can scratch or bite your dog in self-defense. Even minor bites or scratches can transmit serious infections to your dog and lead to a large veterinary bill.

Even if your dog "wins" in an encounter with a wild animal, your dog may injure or kill a bird or animal that the ESA was designed to protect.

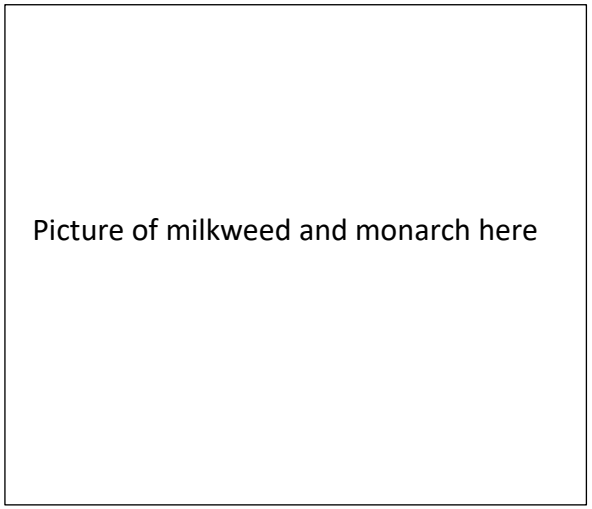
The mere presence of your dog can affect the feeding, mating, or nesting of rare and endangered birds and animals.



Poisonous Plants

Many wild plants can also harm or kill your dog.

Milkweed is found in some natural areas in London, such as ESAs. Milkweed is prized for its role in providing food for the endangered monarch butterfly. Milkweed contains several **poisons** that can seriously harm or kill your dog.



Many other plants in ESAs can seriously sicken or kill your dog. These include:

Poison oak	Poison ivy
Poison sumac	Foxglove
Dogbane	Castor bean
Water hemlock	Pokeweed
Giant hogweed	Bloodroot
Thorn apple (jimsonweed)	Yew

Many mushrooms

Even if your dog does not get sick or injured by running, rolling, or digging through plants, she may be damaging rare or endangered plant species.

Need More Information?

Names and locations of ESAs

Names and locations of parks (highlight dog parks)

Resources online

City of London contacts

Review of EIS by BioLogic Incorporated, dated November 20, 2018.

Received by EEPAC at the February 2019 meeting
Reviewed by R. Doyle, A. Duarte, and I. Whiteside

Theme 1 – Characterization of the Provincially Significant Wetland present to the east, north, and west of the site.

The EIS highlights that the proposed development will be located within a pocket of land bordering the Powell Drain wetland (a unit of the Arva Moraine PSW Complex); the wetland boundary is 32m from the properties northwest corner, 95m from the west property line, and 60m from the northeast corner. As this PSW is located outside of the Subject Lands, a formal evaluation of the wetland's ecological function was not included in this report.

Additionally:

- Figure 3 of the report provides future land uses of the adjacent properties. Land surrounding the PSW has been designated either Low Density Residential or Multi-Family, Medium Density Residential.
- The PSW is likely fed via surface water flow predominately from regions to its north and south. The EIS notes that groundwater was found 41m bgs (pg. 7) and that there were no seeps or springs observed on the subject lands; given the groundwater depth, it is unlikely that groundwater would constitute a water source to the PSW.
- The EIS states that there are no species at risk or species of provincial interest listed by NHIC within 1 km of the site. However, this assertion was not based on field work in or around the PSW and a more thorough evaluation may find otherwise.
- Lastly, the EIS indicates that the PSW has not been evaluated (e.g. pg. 13 the report notes that the "functions of the wetland will require further consideration").

Our concern is that future developments in the area will also exclude any evaluation of the PSW as the wetland will be, of course, outside any area being developed. This piecemeal, site-by-site approach could result in degradation of the wetland as the individual impact of any one development may be minor, but the cumulative impact may indeed be consequential. Given the lands adjacent to the development will likely be developed in the future, EEPAC agrees with the EIS and considers it important to characterize the existing ecological functions of the wetland now, before these potential developments occur, in order to develop an overall strategy to protect the wetland's ecological integrity.

Recommendations:

1. Characterize the ecological functions PSW before any of the lands zoned for future development have been developed, including the parcel under consideration.
2. Conduct a water balance assessment in order to understand water flow into and out of the wetland.
3. Develop an area strategy for future developments that protects water flow into and out of wetland from both a quantity and quality perspective, as well as any additional measures necessary to protect the ecological heath of the PSW.

Theme 2 – Site water balance assessment

The report discussed that the northwest corner of the site slopes to the north and that the northeast quadrant of the site is flat with evidence of sheet flow to the east of the site, which in turn presumably drains to the PSW. Sheet flow to the east may also feed the unevaluated wetland patch identified 35m east of the site through air photo interpretation. (N.b. the size of the wetland is estimated at less than 100 m^2.) Furthermore, Figure 3 of the report appears to show a water channel from the northeast corner of the property, which the report seems to describe as "not a defined channel" but rather a "broad swale" dominated by terrestrial grasses (bottom of page 13). Regardless of whether it is a "swale" or a "channel", it is possible that this channel/swale provides flow to the PSW, especially during periods of higher precipitation.

The EIS does identify the importance of considering adjacent features and functions of the PSW; however, it does not quantify how the proposed site development will preserve the wetland's ecological heath.

Recommendations:

4. Conduct a water balance assessment to determine water flows pre and post development with a specific focus on water flows to the PSW. Based on this evaluation, propose specific mitigation measures (if needed) to ensure that water quantity and quality objectives are met that ensure the PSW's existing functions are not impaired.
5. Reconsider wither the channel/swale from the east of the site should be included under section 15.4.15 "Other Drainage Features".

Theme 3 – Tree preservation/ replacement

The report states that investigations for Ecological Land Classification (ELC) were conducted on October 18, 2017, June 5, 2018 and June 20, 2018. These surveys found that the most densely treed section of the Subject Lands, classified as a Mineral Cultural Woodland Ecosite (CUW1), is concentrated in the southwest corner of the property. This community is dominated by Red Pine (*Pinus resinosa*), Norway Spruce (*Picea abies*) and Sugar Maple (*Acer saccharum*); however, near the south-central edge of the Subject Lands, a mature Tulip Tree (*Liriodendron tulipifera*) was found.

Following a site investigation for potential bat maternity roost habitat (April 25, 2018), 10 trees were identified as potential Species At Risk bat maternity roost habitat. Seven trees located on the Subject Lands have been deemed hazardous and marked for removal. It was recognized in the EIS that three of these trees are candidate bat roosting trees. To mitigate the removal of these trees, the report states that six bat boxes will be installed. In Table 7 (Net Effects Table), however, the report mentions that 17 residential yard lights will also be installed. Although the presence of light fixtures can result in increased foraging opportunities for some bats, these fixtures can negatively impact bats that are emerging, roosting and breeding. Specifically, artificial light can result in delayed emergence from roosts, roost abandonment or avoidance, reduced reproductive success and increased arousal from hibernation (Stone et al., 2015). Thus, light fixtures should be positioned in such a way that light is directed towards the townhouses and away from the surrounding trees.

Although seven trees have been explicitly marked for removal in the RKLA Tree Report, drawing T-1 (Drawing Preservation Plan) shows that several additional trees will be removed. Information about the total number of trees marked for removal should be provided so that the impact of their removal can be

adequately assessed. In addition, the ecosystem services being provided by the trees, such as refuge to wildlife, will be lost due to the removal of some trees and the disturbance occurring around the remaining ones; thus, compensation for such loss should be provided.

Recommendations:

6. Light fixtures are positioned in such a way that light is directed towards the townhouse dwelling units and away from the surrounding trees and bat boxes. Alternatively, bat boxes could be positioned in areas where light pollution is minimized, and/or light intensity could be minimized.
7. Considering that the trees marked for removal are broad-leaf deciduous species, at least double as many trees of the same Functional Type should be planted in the surround of the construction area.

Theme 4 – Survey periods for amphibians and breeding birds

The EIS notes that a breeding bird study was conducted on June 5, 2018 (6:45 am or pm?) and June 20, 2018 (7:30- 8:30 am or pm?), and that amphibian monitoring was conducted on April 23, 2018 (9:30- 9:45 am), May 22, 2018 (11:30- 11:45 am) and June 18, 2018 (9:40- 9:50 am) for the Subject Lands. The report states that amphibian monitoring was conducted using the Great Lakes Marsh Monitoring Protocols. These surveys concluded that there is no significant habitat for breeding birds and amphibian species on the Subject Lands.

Regarding the breeding bird study, our concern is that two site visits within the span of 15 days are insufficient for observing the presence of breeding birds, as breeding and nesting time varies throughout spring and summer depending on the bird species.

In regards to amphibian monitoring, our concern is that monitoring was conducted during the day rather than one half-hour after sunset, as stipulated in the Great Lakes Marsh Monitoring Protocols. Since amphibian calling is strongly associated with time of day (Great Lakes Marsh Monitoring Protocols), it is possible that the amphibian surveys conducted in 2018 did not observe all species present in and around the Subject Lands.

Recommendations:

8. As all bird species have varied seasonal and within day activity patterns, more bird surveys need to take place encompassing a larger span of the breeding season (e.g. May, June and July) and at different times of the day. It is also recommended that breeding evidence be evaluated as the guidelines present in the Ontario Breeding Bird Atlas, 2001, so that possible and probable breeding observations be also recorded.
9. Conduct amphibian monitoring prior to construction at the Subject Lands. Monitoring should take place one half-hour after sunset and end by midnight as stipulated in the Great Lakes Marsh Monitoring Protocols.

Review of EIS by BioLogic Incorporated, dated November 20, 2018.

Received by EEPAC at the February 2019 meeting
Reviewed by R. Doyle, A. Duarte, and I. Whiteside

Theme 1 – Characterization of the Provincially Significant Wetland present to the east, north, and west of the site.

The EIS highlights that the proposed development will be located within a pocket of land bordering the Powell Drain wetland (a unit of the Arva Moraine PSW Complex); the wetland boundary is 32m from the properties northwest corner, 95m from the west property line, and 60m from the northeast corner. As this PSW is located outside of the Subject Lands, a formal evaluation of the wetland's ecological function was not included in this report.

Additionally:

- Figure 3 of the report provides future land uses of the adjacent properties. Land surrounding the PSW has been designated either Low Density Residential or Multi-Family, Medium Density Residential.
- The PSW is likely fed via surface water flow predominately from regions to its north and south. The EIS notes that groundwater was found 41m bgs (pg. 7) and that there were no seeps or springs observed on the subject lands; given the groundwater depth, it is unlikely that groundwater would constitute a water source to the PSW.
- The EIS states that there are no species at risk or species of provincial interest listed by NHIC within 1 km of the site. However, this assertion was not based on field work in or around the PSW and a more thorough evaluation may find otherwise.
- Lastly, the EIS indicates that the PSW has not been evaluated (e.g. pg. 13 the report notes that the "functions of the wetland will require further consideration").

Our concern is that future developments in the area will also exclude any evaluation of the PSW as the wetland will be, of course, outside any area being developed. This piecemeal, site-by-site approach could result in degradation of the wetland as the individual impact of any one development may be minor, but the cumulative impact may indeed be consequential. Given the lands adjacent to the development will likely be developed in the future, EEPAC agrees with the EIS and considers it important to characterize the existing ecological functions of the wetland now, before these potential developments occur, in order to develop an overall strategy to protect the wetland's ecological integrity.

Recommendations:

1. Characterize the ecological functions PSW before any of the lands zoned for future development have been developed, including the parcel under consideration.
2. Conduct a water balance assessment in order to understand water flow into and out of the wetland.
3. Develop an area strategy for future developments that protects water flow into and out of wetland from both a quantity and quality perspective, as well as any additional measures necessary to protect the ecological heath of the PSW.

Theme 2 – Site water balance assessment

The report discussed that the northwest corner of the site slopes to the north and that the northeast quadrant of the site is flat with evidence of sheet flow to the east of the site, which in turn presumably drains to the PSW. Sheet flow to the east may also feed the unevaluated wetland patch identified 35m east of the site through air photo interpretation. (N.b. the size of the wetland is estimated at less than 100 m^2.) Furthermore, Figure 3 of the report appears to show a water channel from the northeast corner of the property, which the report seems to describe as "not a defined channel" but rather a "broad swale" dominated by terrestrial grasses (bottom of page 13). Regardless of whether it is a "swale" or a "channel", it is possible that this channel/swale provides flow to the PSW, especially during periods of higher precipitation.

The EIS does identify the importance of considering adjacent features and functions of the PSW; however, it does not quantify how the proposed site development will preserve the wetland's ecological heath.

Recommendations:

4. Conduct a water balance assessment to determine water flows pre and post development with a specific focus on water flows to the PSW. Based on this evaluation, propose specific mitigation

measures (if needed) to ensure that water quantity and quality objectives are met that ensure the PSW's existing functions are not impaired.
5. Reconsider wither the channel/swale from the east of the site should be included under section 15.4.15 "Other Drainage Features".

Theme 3 – Tree preservation/ replacement

The report states that investigations for Ecological Land Classification (ELC) were conducted on October 18, 2017, June 5, 2018 and June 20, 2018. These surveys found that the most densely treed section of the Subject Lands, classified as a Mineral Cultural Woodland Ecosite (CUW1), is concentrated in the southwest corner of the property. This community is dominated by Red Pine (*Pinus resinosa*), Norway Spruce (*Picea abies*) and Sugar Maple (*Acer saccharum*); however, near the south-central edge of the Subject Lands, a mature Tulip Tree (*Liriodendron tulipifera*) was found.

Following a site investigation for potential bat maternity roost habitat (April 25, 2018), 10 trees were identified as potential Species At Risk bat maternity roost habitat. Seven trees located on the Subject Lands have been deemed hazardous and marked for removal. It was recognized in the EIS that three of these trees are candidate bat roosting trees. To mitigate the removal of these trees, the report states that six bat boxes will be installed. In Table 7 (Net Effects Table), however, the report mentions that 17 residential yard lights will also be installed. Although the presence of light fixtures can result in increased foraging opportunities for some bats, these fixtures can negatively impact bats that are emerging, roosting and breeding. Specifically, artificial light can result in delayed emergence from roosts, roost abandonment or avoidance, reduced reproductive success and increased arousal from hibernation (Stone et al., 2015). Thus, light fixtures should be positioned in such a way that light is directed towards the townhouses and away from the surrounding trees.

Although seven trees have been explicitly marked for removal in the RKLA Tree Report, drawing T-1 (Drawing Preservation Plan) shows that several additional trees will be removed. Information about the total number of trees marked for removal should be provided so that the impact of their removal can be adequately assessed. In addition, the ecosystem services being provided by the trees, such as refuge to wildlife, will be lost due to the removal of some trees and the disturbance occurring around the remaining ones; thus, compensation for such loss should be provided.

<u>Recommendations:</u>
6. Light fixtures are positioned in such a way that light is directed towards the townhouse dwelling units and away from the surrounding trees and bat boxes. Alternatively, bat boxes could be positioned in areas where light pollution is minimized, and/or light intensity could be minimized.
7. Considering that the trees marked for removal are broad-leaf deciduous species, at least double as many trees of the same Functional Type should be planted in the surround of the construction area.

Meadowlily Woods Environmentally Significant Area (MW ESA)
Conservation Master Plan – Phase 1 (Natural Resource Solution Inc., Feb. 2019)
Received at EEPAC: Feb. 21, 2019 meeting
Reviewed by: Carol Dyck, Susan Hall, Sandy Levin, March 2019

OVERVIEW

This Phase 1 work identifies the ESA as a unique site that has a number of unique vegetation communities as well as an endangered plants. It also has a relatively low number of non-native plants. Given this ESA is only just becoming subject to new development pressures on its borders, it is imperative the City move quickly to complete the Master Plan and to begin to close informal trails that threaten this unique area, and enforce the no bike rules.

Locally rare communities identified by NRSI using Bergsman and DeYoung, 2006 to indicate frequency in London are:

MAS Shallow Marsh, 1.5% (within FOD7-3 along River) and cattail shallow marsh
Maple Hemlock Mixed Forest (FOM3-2) FOM is less than 2.5%
Meadow Marsh was 5.6%

In addition, two rare vegetation communities were found in multiple areas of the ESA:

Dry-Fresh Hickory Deciduous Forest (FOD2-3): This rare vegetation community encompasses two moderately sized portions of interior forest within the subject site.

Fresh-Moist Black Walnut Lowland Deciduous Forest (FOD7-4): This rare vegetation community is located to the east of Meadowlily Road South near the Thames River.

1. *"The subject site includes the currently mapped Meadowlily Woods ESA , as well as the Thames Talbot Land Trust west of Meadowlily Road South, public lands north of the Thames River and private lands east of the MW ESA where access was provided" (i).* EEPAC supports the extension of the ESA north of the river, particularly from the viewpoint of potential development north of the river in the Norlan/Highbury Ave. area.

The subject site and the revised, ESA boundary delineation doesn't include land east of Hamilton Road. Map 5, "Natural Heritage", in The London Plan depicts the ESA extending east beyond the subject area to the edge of the urban growth boundary. Though MW ESA is identified as one of the largest natural areas within the City of London (i), it still does not include all potential sensitive areas and significant valley lands. A study of the whole area has the potential of providing a more holistic/landscape view of the area. This holistic approach and assessment of biodiversity, migration and movement of species might be used to determine best management practices for the area as a whole even though some lands might not be part of the ESA.

Recommendation 1: Include the area to the east of the MW ESA boundary to the urban growth boundary, as identified on Map 5 of the London Plan, in the natural heritage inventory of Meadowlily Woods ESA.

Recommendation 1a: If this is not possible, Map 5 of the London Plan must be revised to show this area as a separate ESA as suggested in the NRSI report as well as revised to show the recommended revised boundaries of the Meadowlily Woods ESA.

2. The Park Farm Landscape Plan Report (Biologic 1998)) "*involved an examination of historical artifacts and methods to restore both the cultural and natural environment surrounding Park Farm, located with the MW ESA" (p.8).* The Friends of Meadowlily have also located an old mill that was not mentioned in report.

Recommendation 2: Identify the location of the old mill and examine any historical artifacts and methods to restore both the cultural and natural environment around the old mill.

3. "Field work consisting of a detailed, multi-season inventory and evaluation was carried out in 2013. Also, background info was gathered from a range of groups and studies. The MW ESA has been the site of numerous biological studies extending from the late 1970's to the present day including EIS's, EA's, Master Plans, Natural Heritage Studies, research programs and other inventories (p.6)". These have been reviewed and relevant information included in the CMP, Phase 1. As part of the fieldwork areas needing ecological restoration were identified. P.81 describes the restoration practices that are needed. "*They include: waste removal; invasive species management (Common Buckthorn, Tartarian Honeysuckle, Garlic Mustard and Japanese Knotwood); and vegetation plantings in areas where there has been an abundance of pedestrian traffic, unauthorized dumping of refuse and where invasive species have been removed"(p.81).*

Recommendation 3: Provide a listing of ecological restoration work that has been done since 2013 to remove refuse, to manage invasive species, to plant any vegetation, and to reroute or close trails in heavily used areas.

Recommendation 4: If not already part of the restoration work, remove buckthorn that is growing in or near rare vegetation communities such as the Hickory Forest ELCs east of the Sport's Park.

Recommendation 4a: EEPAC would appreciate knowing what is in the 2019 budget for the work identified in Recommendation 4.

Recommendation 5: Monitor the Red Oak Forest vegetation communities for oak wilt.

4. The MW ESA was "*identified as having a fairly healthy vegetation community. In total there are 435 species of which 316 species (73%) are native (p.21). It includes 3 SARs (Butternut, Kentucky Coffee Tree and wood poppy) as well as 2 rare vegetation communities (p.27). Other significant species observed are Barn swallow, Chimney swift, Eastern Wood Pee-Wee, Eastern Meadowlark, Snapping Turtle and Monarch"(p.85).* Given the richness of diversity and landscape, much of the ESA has been designated "Nature Reserve". Also, given the pressures from nearby development and the already observed off- trail use in the area, it will be important to protect this ecological jewel.

Recommendation 6: Map all informal trails and include a topographical map with both managed and unmanaged trails marked.

Recommendation 7: Identify areas of proposed and actual subdivision development near the recommended boundaries of the ESA. Increased population might result in increased pressure on the natural environment and harm to endangered species. Identify the location of managed trails before informal trails become the norm.

Recommendation 8: Three different Thames Valley Parkway projects are proposed for this area according to the Development Charges Background Study. Provide more information on where the trails are located, type of trail surface, use of bridges over the ravines and relationship in terms of timing with the next phases of the Conservation Master Plan process.

Recommendation 9: The property owners at the east end of the ESA should be approached to dedicate ESA lands to the City now or at least allow the UTRCA to manage the lands. Ravine J and K lands were part of scoping meetings.

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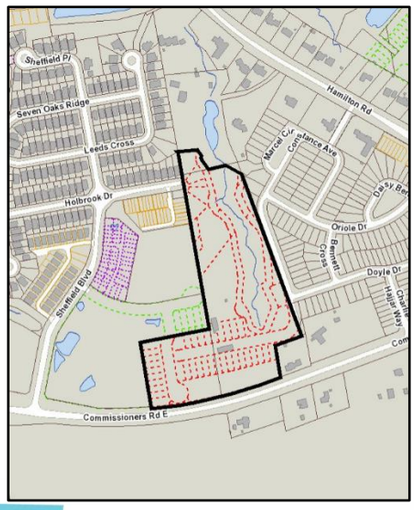
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NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

1938 & 1964 Commissioners Road East and Portion of 1645 Hamilton Road



File: 39T-19501 / Z-9015
Applicant: Sifton Properties Limited

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- 37 single detached lots, five (5) single detached blocks, two (2) multi-family blocks, one (1) future development block, eight (8) park blocks, one (1) open space block, six (6) open space buffer blocks, served by two (2) local streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 29, 2019**
Larry Mottram
lmottram@london.ca
519-661-CITY (2489) ext. 4866
Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: 39T-19501 / Z-9015
london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:
Steven Hillier
shillier@london.ca
519-661-CITY (2489) ext. 4014

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

Date of Notice: February 15, 2019

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 37 single detached lots (Lots 1-37), five (5) single detached blocks (Blocks 38-42), two (2) multi-family blocks (Blocks 43-44), one (1) future development block (Block 62), eight (8) park blocks (Blocks 45-52), one (1) open space block (Block 59), six (6) open space buffer blocks (Blocks 53-58), one (1) road widening block (Block 60), and one (1) 0.3 metre reserve (Block 61) serviced by two (2) local streets (Streets A and B), with public road connections to Constance Avenue, and the future extensions of Kettering Street and Holbrook Drive.

Requested Zoning By-law Amendment

To change the zoning from Urban Reserve UR4, Open Space OS4, and holding Open Space (h-2•OS4) Zones to a Residential R1 Special Provision (R1-3(16) Zone, a Residential R1 Special Provision (R1-3(*)) Zone, a Residential R1 Special Provision (R1-3(**)) Zone, a Residential R1 Special Provision (R1-4(28)) Zone, a Residential R5/R6 Special Provision (R5-6(8)/R6-5(31)) Zone, a Residential R5/R6 Special Provision (R5-5( )/R6-5( )) Zone, an Open Space OS1 Special Provision (OS1(3)) Zone, and an Open Space OS4 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):

- **R1-3(16) Zone** – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres;
- **R1-3(*) Zone** – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; together with a special provision for a front yard setback to main building (minimum) of 3.0 metres, and rear yard setback (minimum) of 3.0 metres;
- **R1-3(**) Zone** – to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; together with a special provision for a setback from hydro corridor easement (minimum) of 0.5 metres (Setback from hydro corridor easement shall mean the shortest horizontal distance between the nearest boundary of a hydro corridor easement and the nearest part of any residential or accessory building, and in no case shall it be less than 6.0 metres from the rear lot line for any residential building);
- **R1-4(28) Zone** - to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres;
- **R5-6(8)/R6-5(31) Zone** – to permit townhouses and stacked townhouses up to a maximum density of 50 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
- **R5-5( )/R6-5( )** - to permit townhouses and stacked townhouses up to a maximum density of 45 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; together with a special provision for a front yard setback to main building (minimum) of 4.5 metres, rear yard depth to an OS Zone (minimum) 4.0 metres, and interior side yard depth to an OS Zone (minimum) of 1.2 metres;
- **OS1 and OS1(3)** - to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks; and,
- **OS4** – to permit conservation lands, conservation works, golf courses, public and private parks, and sports fields all without structures.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads.

An Environmental Impact Study has been prepared by AECOM dated May 18, 2018 to assist in the evaluation of this application. The EIS report is available for public review during regular

business hours at the City of London Development Services, 6th floor, City Hall, or on the website at london.ca/planapps.

The property at 1645 Hamilton Road is also the subject of an application for a Consent for Severance and Conveyance of the portion of lands included within the proposed draft plan of subdivision (File No. B.050/18).

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, Multi-family, Medium Density Residential, and Open Space in the Official Plan, which permits single detached, semi-detached, duplex and multiple attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes, and homes for the aged; public open space uses such as public parks, and private open space uses such as cemeteries and private golf courses, as the main uses. The subject lands are in the 'Neighbourhoods' and 'Green Space' Place Types in *The London Plan*.

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 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. Y*ou 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 developmentservices@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.

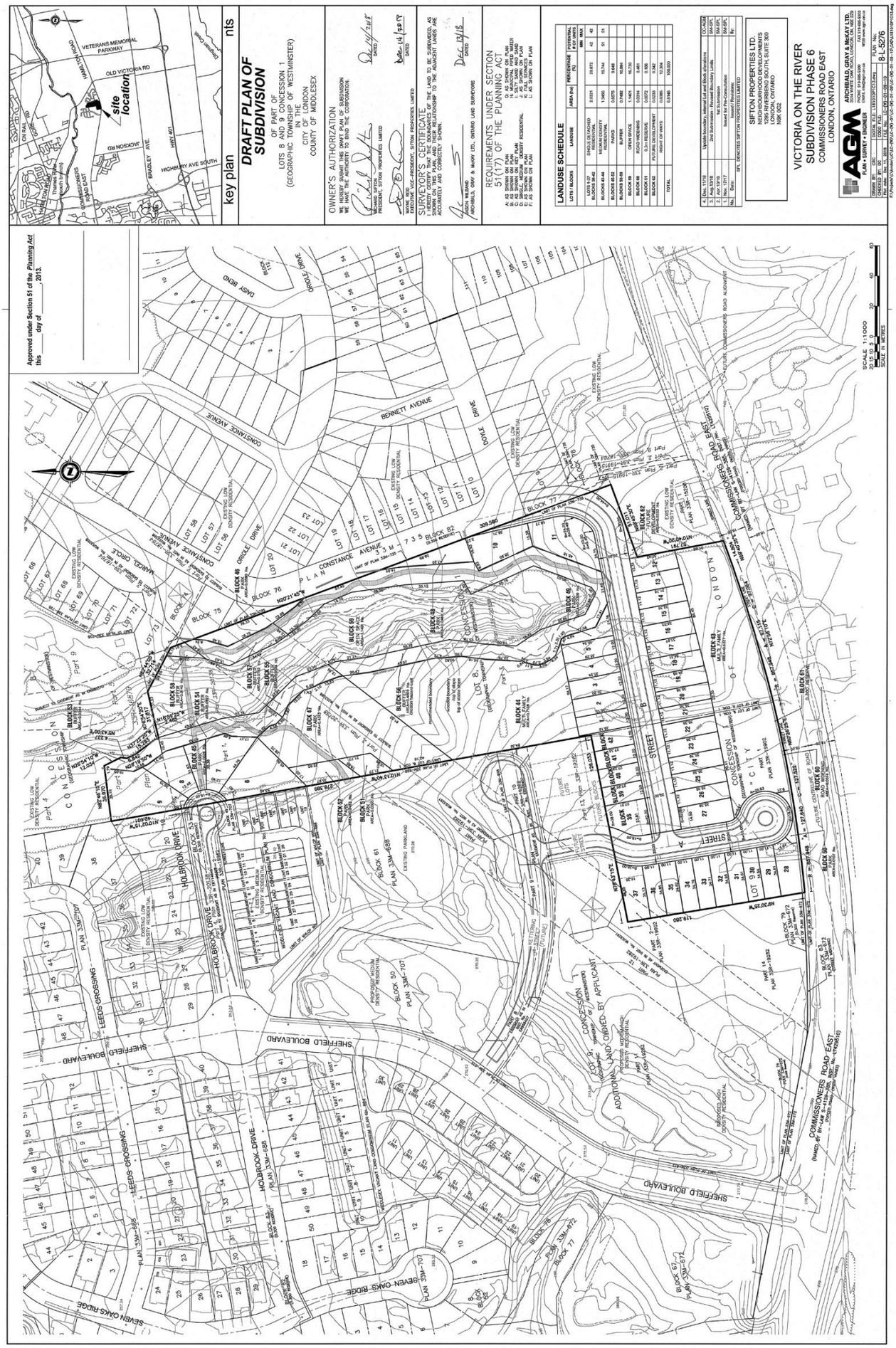
For more information go to http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

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.

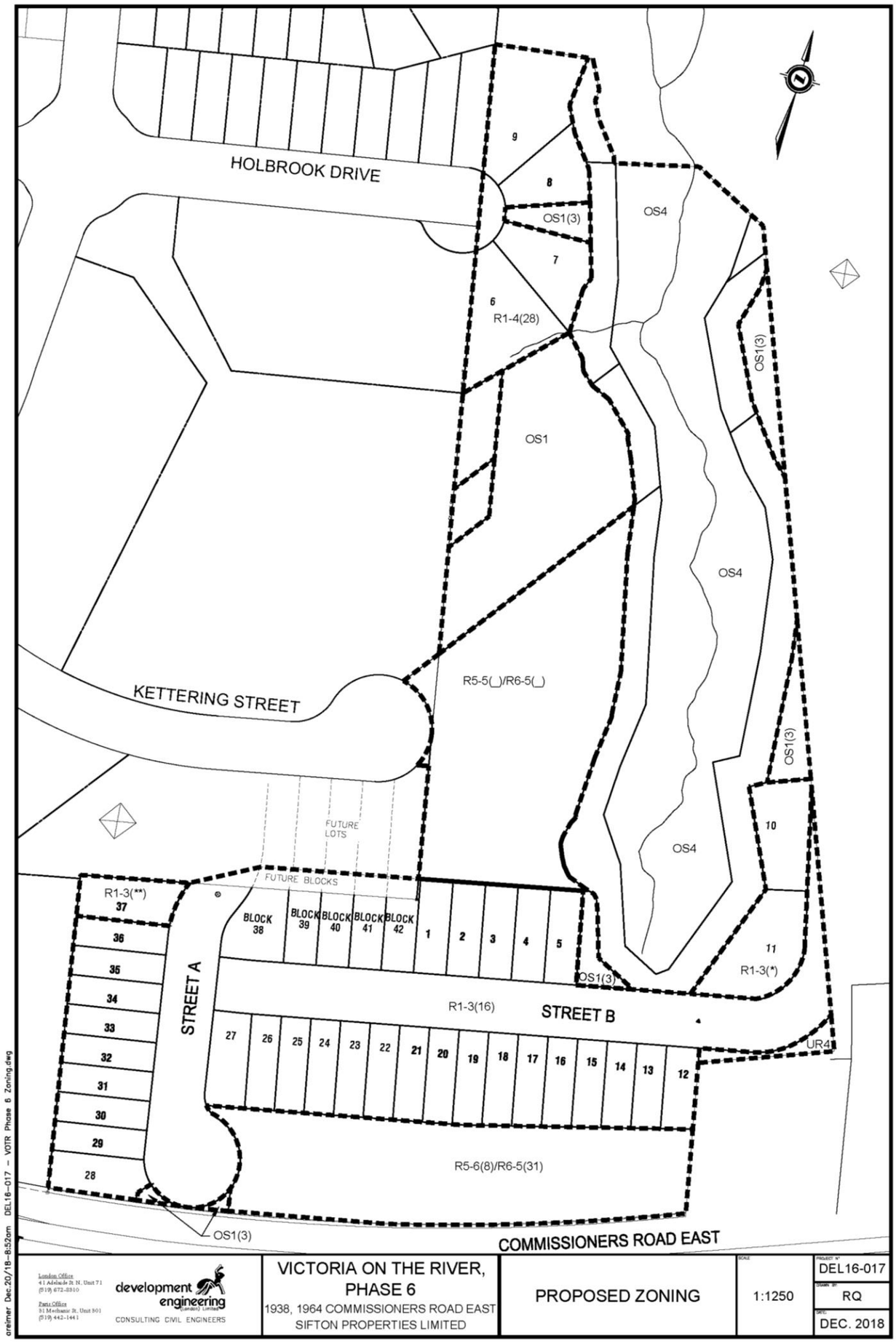
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Requested Draft Plan of Subdivision



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

Requested Zoning



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NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

3900 Scotland Drive and Other Properties



File: Z-8992
Applicant: John Aarts Group

What is Proposed?

Zoning amendment to allow:

- An asphalt and concrete batching plant

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 8, 2019**
Catherine Lowery
clowery@london.ca
519-661-CITY (2489) ext. 5074
Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: Z-8992
london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:
Councillor Elizabeth Peloza
epeloza@london.ca
519-661-CITY (2489) ext. 4012

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

Date of Notice: December 19, 2018

Application Details

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

Requested Zoning By-law Amendment

To change the zoning from an Open Space (OS4) Zone, Environmental Review (ER) Zone, and Resource Extraction (EX) Zone to an Open Space (OS4) Zone, Environmental Review (ER) Zone, Resource Extraction (EX) Zone, and Resource Extraction (EX1) 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.

Current Zoning
Zone: Open Space (OS4) Zone, Environmental Review (ER) Zone, and Resource Extraction (EX) Zone
Permitted Uses: Conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sports fields without structures, passive recreational uses, managed woodlot, agricultural uses, resource extraction operations (including accessory aggregate reprocessing), farms (except for livestock facilities), wayside pits, and forestry uses
Special Provision(s): None

Requested Zoning
Zone: Open Space (OS4) Zone, Environmental Review (ER) Zone, Resource Extraction (EX), and Resource Extraction (EX1) Zone
Permitted Uses: Conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sports fields without structures, passive recreational uses, managed woodlot, agricultural uses, resource extraction operations (including accessory aggregate reprocessing, asphalt batching plants, and concrete batching plants), farms (except for livestock facilities), wayside pits, and forestry uses
Special Provision(s): None

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 Agriculture, Open Space, and Environmental Review in the Official Plan, which permits public and private open space uses and agricultural uses.

The subject lands are in the Farmland and Green Space Place Types in *The London Plan*, permitting a range of agricultural and recreational uses, as well as natural resource extraction.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied 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 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 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. Y*ou 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.

What Are Your Legal Rights?

Notification of Council Decision

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

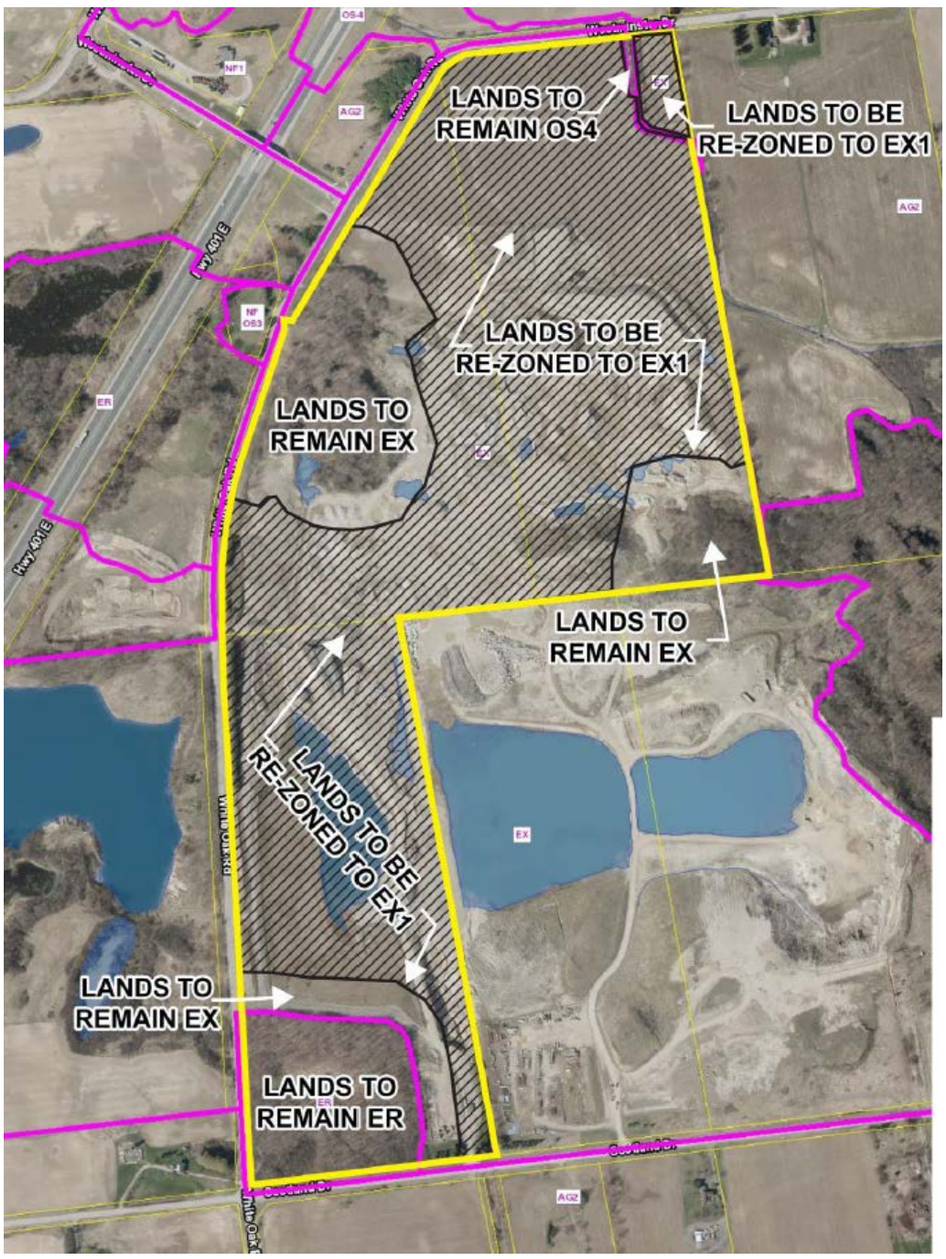
For more information go to http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

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.

Site Concept



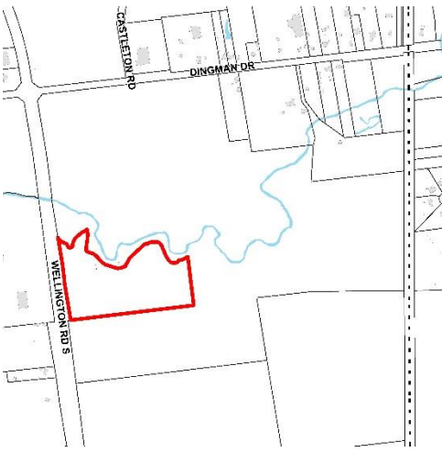
Proposed Zoning

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

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

4680 Wellington Road South



File: Z-9027
Applicant: 761030 Ontario Limited

What is Proposed?

Zoning amendment to allow:

- The continuation of the existing golf driving range facility use for an additional three (3) years.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 19, 2019**
Planner: Meg Sundercock
msundercock@london.ca
519-661-CITY (2489) ext. 4471
Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: TZ-9027
london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:
Steven Hillier
shillier@london.ca
519-661-CITY (2489) ext. 4014

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

Date of Notice: February 27, 2019

Application Details

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

Requested Zoning By-law Amendment

To extend the existing Temporary Use (T-74) Zone to allow for the continuation of the existing golf driving range facility on the subject lands for an additional three (3) years. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning
Zone: Urban Reserve Temporary Use (UR6/T-74)) Zone
Permitted Uses: A range of pastoral and existing industrial uses, conservation, and passive recreation uses, as well as a golf driving range facility for a temporary period not exceeding three (3) years.

Requested Zoning
Zone: Urban Reserve Temporary Use (UR6/T-74)) Zone
Permitted Uses: The continuation of the existing golf driving range facility use on the subject lands for an additional three (3) years in addition to the full range of uses in the Urban Reserve Temporary Use (UR6/T-74)) Zone noted above.

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 Agriculture and Environmental Review in the Official Plan, which permits agricultural uses such as the cultivation of land and livestock operations as the main uses, though also contemplates existing residential uses.

The subject lands are in the Farmland and Green Space Place Types in *The London Plan*, permitting a range of agricultural and recreational uses associated with the passive enjoyment of natural features, but also allows for residential dwellings on existing lots of record.

How Can You Participate in the Planning Process?

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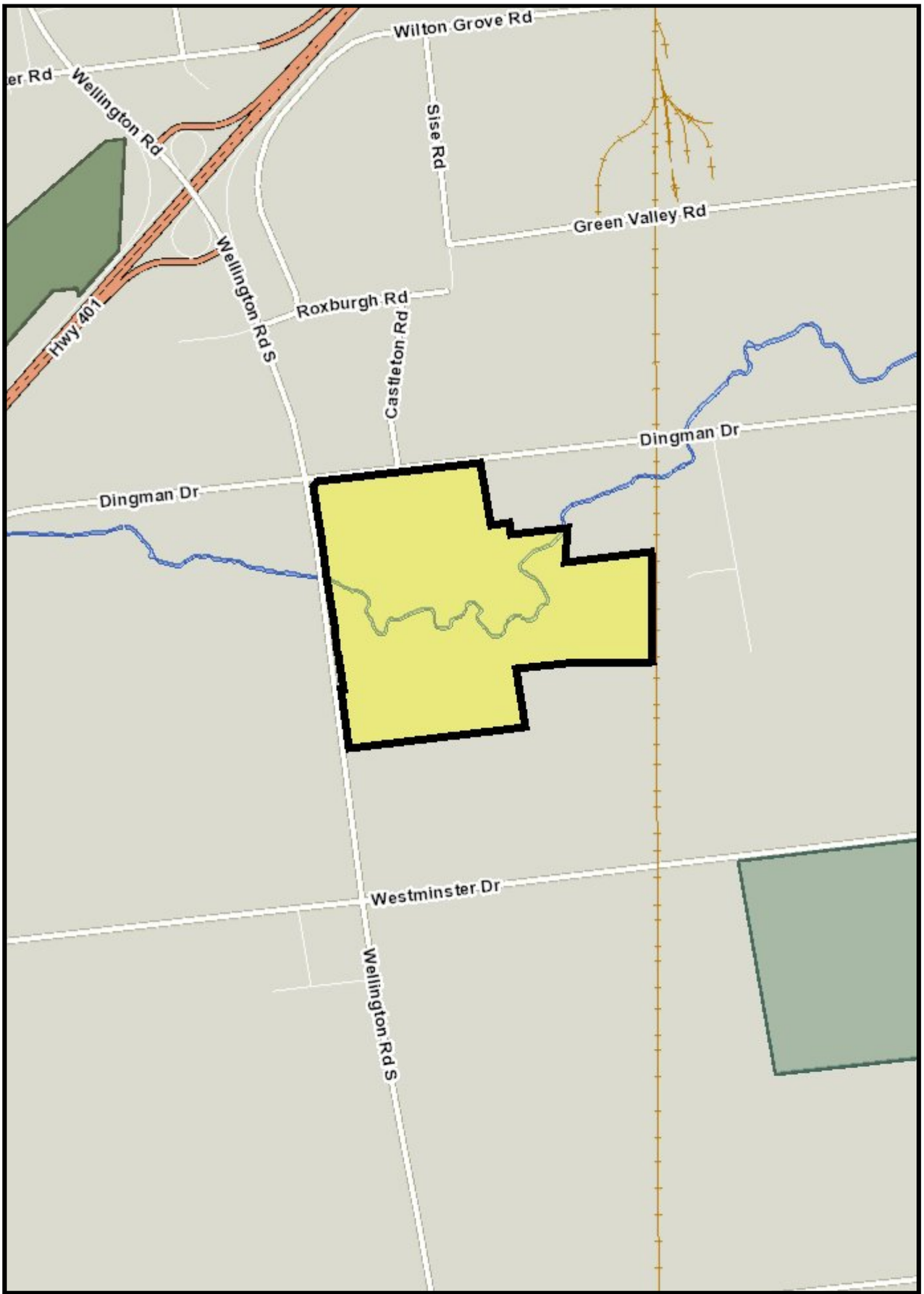
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Location Map

Subject Property:	4680 Wellington Road S
Applicant:	761030 Ontario Ltd.
File Number:	TZ-9027
Created By:	Meg Sundercock
Date:	2/22/2019
Scale:	1:16000

Corporation of the City of London

N

Legend

- Subject Property
- Parks
- Assessment Parcels
- Buildings
- 123 Address Numbers

Advisory Committee Work Plan – 2019

March 2019

Activity	Background	Responsibility	Timeline	Strategic Plan Alignment
Environmental Management Guidelines	This document was last updated in 2007. It has been a standing item in staff and EEPACs work plans since the last term of Council and EEPAC. There is money available from a Foundation to pay for the work and an agreement with the City has already been signed.	EEPAC will review the terms of reference and work with the consultant in cooperation with staff	As directed by staff	Building a Sustainable City
Protecting Environmentally Significant Areas	Communicating why it is important that dogs are controlled in and around Environmentally Significant Areas (cats indoors, dogs on leash) with the assistance of Corporate Communications; EEPAC will work with AWAC on this	P. Ferguson and Committee as a whole	To present to PEC no later than after EEPAC's May meeting	Building a Sustainable City
Collaboration with other Advisory Committees	An EEPAC representative is cross appointed to ACE where appropriate, EEPAC members will provide advice to its representative on this body Ongoing work with the Accessibility Advisory Committee to improve the process for accessible trails in ESAs	Chair and vice chair and Committee as a whole	As this involves staff, a timeline will be developed	Building a Sustainable City Strengthening our Community Leading in Public Service
Review of Environmental Impact Studies and Environmental Assessments submissions as part of Planning application and the *Environmental Assessment Act*	EEPAC is circulated and asked to review consultant submissions and provide input to City staff. In cases of significant disagreement, EEPAC advises PEC	Working Groups as required	As required, usually provide turnout in one meeting cycle	Building a Sustainable City

DRAFT

Conservation Master Plans for Environmentally Significant Areas	Review Phase 1 Natural Heritage Inventory, participate in Phase 2	Working Groups and Committee	Depends on timing of information from staff. Currently have received the Phase 1 Inventory for Meadowlily Woods Environmentally Significant Areas	Building a Sustainable City
Trail Advisory Group	EEPAC has a representative on this staff directed group. It reviews trail locations and potential new trails for compatibility with the Significant Wildlife Habitat, if any, in the area. Recent examples including Westminster Ponds/Pond Mills ESA, Medway Valley Heritage Forest ESA, Lower Dingman ESA.	Representative or alternative	As determined by staff	Building a Sustainable City Strengthening our Community
Wetland Relocation, Monitoring and Creation and Relocation of Wildlife	A Working Group has been established to do research on matters pertaining to wetland relocation. This has occurred in one location in the NW and is likely to be considered for the SW. There are no existing guidelines for this and how it should be included in development agreements.	R. Trudeau, C. Dyck, S. Sivakumar, C.	By the last meeting of this term of EEPAC	Building a Sustainable City

DRAFT

Advisory Committee Work Plan – 2018

January 2018

Activity	Background	Responsibility	Timeline	Strategic Plan Alignment
Environmental Management Guidelines	Design standards, including snake hibernacula; research whether or not there is something other than what is located at the Toronto Zoo and/or Long Point; bat boxes; barn swallow galleries; artificial nesting cavities/ roosting; aquatic habitat data collection for the Environmental Management Guidelines or Community Master Plans Restoration standards for wetlands, including microbes in soil and muck		Continuation of the work undertaken in 2016 with respect to the Environmental Management Guidelines	
Protecting Environmentally Significant Areas	Communicating why it is important that cats and dogs are controlled in and around Environmentally Significant Areas (cats indoors, dogs on leash) with the assistance of Corporate Communications; EEPAC will work with AWAC on this			
Collaboration with other Advisory Committees	An EEPAC representative is cross appointed to ACE and TFAC, and, where appropriate, EEPAC members will provide advice to its representative on this body Ongoing work with the Dark Sky/Bird deaths in relation to high rise buildings Working Group consisting of EEPAC, ACE & AWAC representatives	In Progress – Expect completion of Dark Sky/Bird Deaths in February		
Review of Environmental Impact Studies and Environmental Assessments submissions as part of Planning application and the *Environmental Assessment Act*	EEPAC is circulated and asked to review consultant submissions and provide input to City staff. In cases of significant disagreement, EEPAC advises PEC	Working Groups as required	As required, usually provide turnout in one meeting cycle	

Conservation Master Plans	During 2017, Phase 2 of the Medway Valley Environmentally Significant Area Conservation Master Plan is set to begin. EEPAC has a representative on the Local Advisory Committee and will provide review to the full plan. There may also be progress on the Conservation Master Plan for the Meadowlily Conservation Master Plan during this year.	Presenting at PEC – February 20, 2018		
Trail Advisory Group	EEPAC has a representative on this staff directed group. It reviews trail locations and potential new trails for compatibility with the Significant Wildlife Habitat, if any, in the area. Recent examples including Westminster Ponds/Pond Mills ESA and Medway Valley Heritage Forest ESA.			
Wetland Relocation, Monitoring and Creation and Relocation of Wildlife	A Working Group has been established to do research on matters pertaining to wetland relocation.	R. Trudeau, C. Dyck, S. Sivakumar, C. Therrien		

From: "Chambers, Shawna" <schambers@london.ca>
To:
Date: March 15, 2019 at 11:29 AM
Subject: RE: Mud Creek Project - Phase 1 Construction: Update 2

Hi all,

As we enter into spring (finally!), I just wanted to send out an update on the status of the Mud Creek project implementation.

Stakeholder Meetings:

The City hosted meetings with stakeholders between November 2018 and February 2019, including ESAM/Edmar, Bluestone, and Old Oak. The primary objectives of these meetings were (1) to ensure that each stakeholder understood the scope of works to be conducted by the City and (2) for developers to share their plans for the lands so that we would coordinate the private and public works.

Of note, the latest draft 2019 Development Charges Background Study now recognizes the channel works north of Oxford Street as a Regional Stormwater Channel and includes approximately $3.5M to fund the stormwater conveyance component. To this end, the City has provided information to the landowners upstream of Oxford Street as it relates to the process for accessing funds for the DC claimable works. As an aside, the 2019 DC Study is currently posted for public review with upcoming Open Houses on March 22nd and 25th:

https://getinvolved.london.ca/2019-development-charges

EEPAC:

The City presented the conceptual Phase 1 design to EEPAC on December 13, 2018. The scope of this discussion included the Phase 1 channel works and CN Rail crossing as it relates to meeting the mitigation/compensation requirements specified in the Mud Creek EA/ EIS. EEPAC was generally receptive to the design and is looking forward to seeing the final design drawings of the channel improvements, specifically as it relates to the tree replacement ratio.

Next Steps:

CN Rail

This week, the project team successfully made arrangements with CN Rail to secure locates and CN flag people. As a result, we were able to collect the appropriate geotechnical borehole information necessary to finalize the design of the CN culvert crossing. The project team will then be able to prepare the final design of the rail crossing and submit to CN for review and acceptance.

UTRCA

The project team is preparing a package for the UTRCA to present the final modelling package based on the detailed design of the CN Rail crossing and the Oxford Street culvert replacement. The purpose of this package is to identity how the proposed works will influence the updates to the Regulatory Floodplain.

Tender package

The City is targeting releasing a package for Tender by the end of 2019. The scope of works will include the channel works from Wonderland Road to the CN Rail and the CN Rail crossing as well as construction access and transitional works upstream of the CN Rail to tie in the existing channel with the new channel.

We have continued to move steadily forward on this project and we look forward to moving towards construction.

Best regards,

Shawna Chambers, P.Eng.
Division Manager,
Stormwater Engineering
City of London

Good Morning,

We are excited to share with you that Monday, March 11th 2019, marks the beginning of the final Phase of engagement to develop an updated Parks and Recreation Master Plan. This phase will run from March 11th to April 11th. This Plan will provide an overall vision, direction, and guidance for making decisions about parks, recreation programs, sport services, and facilities.

Based on extensive public input last year and additional background research (best practices, trends, demographic shifts, and growth forecasts), draft recommendations have been developed.

We are seeking Londoners' feedback on these draft recommendations in 2 ways:

- **Online** - Throughout the next month online engagement opportunities through www.getinvolved.london.ca will be promoted through the City of London website, social media channels, advertisments, as well as within all community and recreation centres, libraries, and Family Centres.

- **Two Open Houses** will be offered to provide residents and stakeholders with an opportunity to drop in and provide their feedback on the draft recommendations.

  - Wednesday April 3rd at Kinsmen Recreation Centre (1pm to 3pm)
    20 Granville St.
  - Wednesday April 3rd at Kiwanis' Seniors Community Centre (6pm to 8pm)
    78 Riverside Dr. Free parking will be available.

A **postcard and poster** has been developed and is available if you wish to promote the feedback opportunities through your networks.

Last year your Committee would have received a presentation from a staff member involved in the Master Plan Update. We are happy to attend an upcoming meeting of your Committee to review the recommendations and collect feedback. Please contact Donna Baxter dbaxter@london.ca or 519.661.2489 x 2430 at your earliest convenience.

The full draft of the updated Parks and Recreation Master Plan will be presented to the Community and Protective Services Committee in May/June 2019.

Thank you,

Lynne Livingstone and Scott Stafford

Lynne Livingstone
Managing Director

Neighbourhood, Children & Fire Services
City of London

Citi Plaza
355 Wellington Street, Suite 248, 2nd Floor
P: 519.661.CITY (2489) x 7207
llivings@london.ca | www.london.ca

Scott Stafford
Managing Director
Parks and Recreation
City of London

Citi Plaza
355 Wellington Street, Suite 248, 2nd Floor
P: 519.661.CITY (2489) x 4518
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