

# Ecological Community Advisory Committee

## Report

The 1st Meeting of the Ecological Community Advisory Committee  
June 16, 2022  
Advisory Committee Virtual Meeting  
Please check the City website for current details

Attendance                      PRESENT: S. Levin (Chair), P. Almost, P. Baker, T. Hain, S. Hall, B. Krichker, K. Lee, M. Lima, R. McGarry, S. Miklosi, K. Moser, G. Sankar, S. Sivakumar and V. Tai and H. Lysynski (Committee Clerk)  
   ABSENT: S. Evans  
   ALSO PRESENT: G. Barrett, I. de Ceuster, K. Edwards, S. Butnari, J. MacKay and M. Shepley  
   The meeting was called to order at 4:01 PM

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

#### 1.2 Election of Chair and Vice-Chair

That S. Levin and S. Hall BE ELECTED Chair and Vice Chair, respectively, for the term ending November 30, 2022.

### 2. Scheduled Items

#### 2.1 Planning and Economic Development Orientation

That it BE NOTED that the attached presentation from G. Barrett, Director, Planning and Development, related to a Service Area Overview, was received.

#### 2.2 Class 'C' Environmental Assessment - Western Road – Sarnia Road/Philip Aziz Avenue Intersection

That it BE NOTED that the presentation, as appended to the Added Agenda, from J. Pucchio, AECOM, related to the Western Road / Sarnia Road / Philip Aziz Avenue Environmental Assessment, was received.

### 3. Consent

#### 3.1 Notice of Public Meeting - 689 Oxford Street West

That it BE NOTED that the Public Meeting Notice, dated June 1, 2022, from T. Macbeth, Senior Planner, with respect to a Notice of Revised Application and Public Meeting related to the property located at 689 Oxford Street West, was received.

### 4. Sub-Committees and Working Groups

None.

### 5. Items for Discussion

#### 5.1 Notice of Planning Application - 307 Sunningdale Road East

That a Working Group BE ESTABLISHED, consisting of S. Levin (lead), P. Almost, S. Hall and B. Krichker, relating to the property located at 307 Sunningdale Road East; it being noted that the Ecological Community Advisory Committee (ECAC) received a Notice of Planning Application for a Zoning By-law Amendment related to the property located at 307 Sunningdale Road East; it being further noted that the ECAC received the attached presentation from I. de Ceuster, Planner I, with respect to this matter.

5.2 Notice of Planning Application - 4452 Wellington Road South

That it BE NOTED that the Public Meeting Notice, dated May 11, 2022, from N. Pasato, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 4452 Wellington Road South, was received.

5.3 Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Wetland and Recommendations for the future - Draft 2

That, the Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Road Westland and Recommendations for the future - Draft 2 BE REFERRED to the Civic Administration for review.

5.4 Goldfish Brochure

That it BE NOTED that S. Hall will liaise with B. Samuels to update the proposed Goldfish brochure.

**6. (ADDED) Deferred Matters/Additional Business**

6.1 (ADDED) Notice of Planning Application - 2331 Kilally Road and 1588 Clarke Road

That it BE NOTED that the Public Meeting Notice, dated June 13, 2022, from L. Mottram Senior Planner, with respect to a revised Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments related to the properties located at 2331 Kilally Road and 1588 Clarke Road, was received.

6.2 (ADDED) Future Meeting Dates and Times

That the following actions be taken with respect to the future meeting dates and time of the Ecological Community Advisory Committee (ECAC):

- a) H. Lysynski, Committee Clerk, BE REQUESTED to include an item on the July 21, 2022 agenda relating to potential dates and times for future meetings; and,
- b) the next ECAC meeting be scheduled for Thursday, July 21, 2022 at 4:00 PM.

**7. Adjournment**

The meeting adjourned at 7:00 PM.



# Ecological Community Advisory Committee Orientation Planning and Development

Gregg Barrett, AICP  
Director, Planning and Development  
June 16, 2022

# Who are we?

## Planning and Development Planning and Economic Development

- Long Range Planning, Research and Ecology
- Subdivisions and Development Inspections
- Current Planning
- Community Planning, Urban Design and Heritage

# Why do we Plan?

- Establish priorities for growth and development
- Establish a “vision” for how we want to grow
- Establish policies for the long term protection of agricultural lands
- Establish policies for the long term protection of the natural heritage system
- Establish policies to support sustainable and resilient development
- Establish policies for how we will consider changes to our policies
- Establish policies for how we will consult with the Public

# Competing Perspectives



# We Have Limitations



# Planning Act

- Outlines what a municipality can do to plan land use
- Gives cities planning tools to:
  - Allow for the subdivision of land
  - Regulate land uses
  - Regulate site planning & design (with limitations)



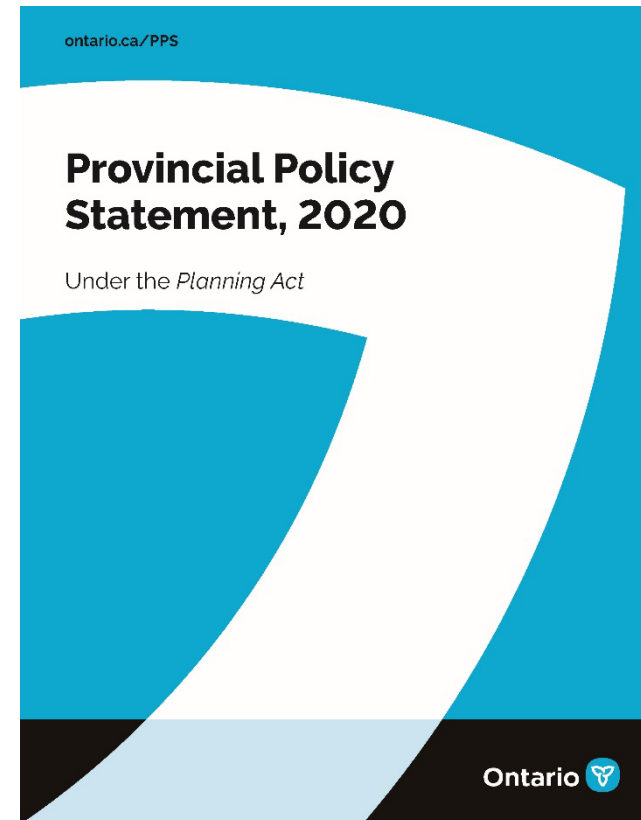


# Planning Act Does Not Allow

- Planning by relationship or by tenure
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations
- Detailed control over operations

# Provincial Policy Statement (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- PPS lays out provincial interests

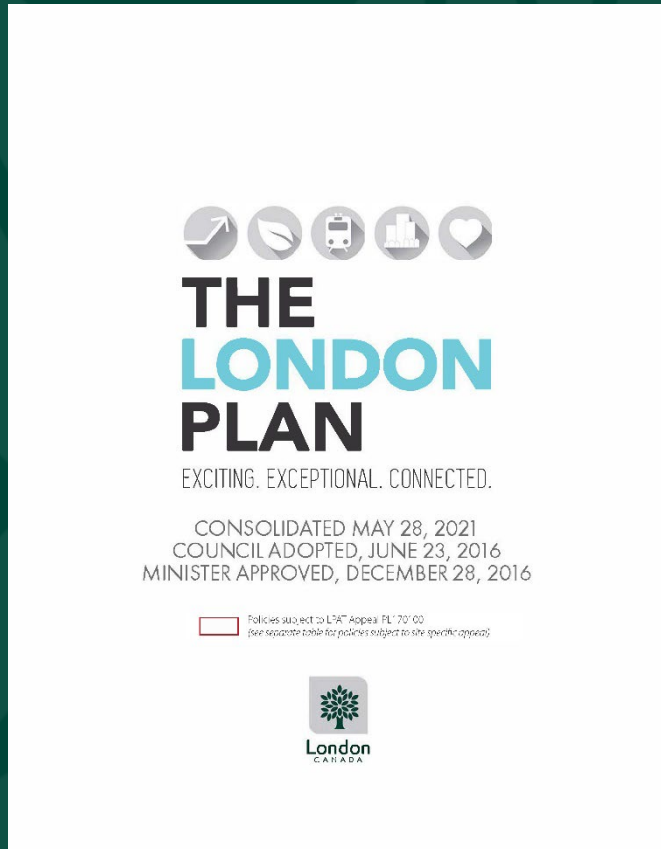


# Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws

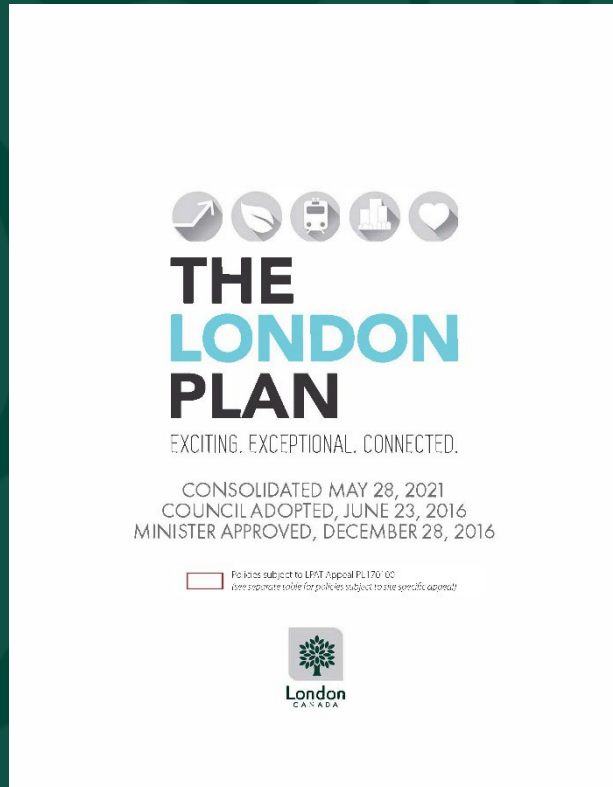


# Official Plan



- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision

# Official Plan



- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- **ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN**
- The Official Plan can be changed

# Zoning By-law

- Regulates the use and development of lands
- Must be in conformity with the Place Types and policies of the Official Plan
- Applies zone boundaries and prescribes Regulations for each Zone, such as:
  - Permitted uses
  - Minimum setbacks
  - Maximum building height
  - Maximum building coverage
  - Landscape Open Space
  - Parking requirements

# Changing the Zoning By-law

- Amendments to the Zoning By-law must be in conformity with the Official Plan
- Zoning By-law Amendments can be approved together with an Official Plan Amendment and/or a Plan of Subdivision
- All amendment applications include Notice and provision for public input, including a public participation meeting before the Planning and Environment Committee (PEC)
- Final decision is made by Municipal Council, and Council's decision is subject to appeal to the Ontario Land Tribunal (OLT)

# Plan of Subdivision

- Plans of subdivision regulate the division of land, and determine such things as lotting patterns, street layouts, and the installation of infrastructure
- Plans of subdivision are often submitted after a Secondary Plan has been adopted by Municipal Council
- Plans of Subdivision must be in conformity with the Place Types and policies of the Official Plan, and be consistent with any applicable Secondary Plan
- Applications for subdivision approval include Notice and provision for public input, including a public participation meeting before the Planning and Environment Committee (PEC)





# THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

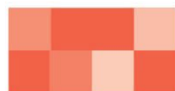


COVENT GARDEN  
MARKET

OUTDOOR FARMERS MARKET  
Thurs. 8-2 Sat. 8-1  
INDOOR MARKET OPEN 7 DAYS/WEEK



# STRUCTURE OF THE PLAN



**OUR CHALLENGE**



**OUR STRATEGY**



**OUR CITY**



**CITY BUILDING POLICIES**



**PLACE TYPE POLICIES**



**ENVIRONMENTAL POLICIES**



**SECONDARY PLANS**



**OUR TOOLS**



**APPENDIX 1 - MAPS**

# STRUCTURE OF THE PLAN



**OUR  
CHALLENGE**



**OUR  
STRATEGY**



**OUR CITY**

# THE LONDON PLAN APPROACH

BASED ON A VISION, VALUES & KEY DIRECTIONS

London 2035:

Exciting,  
Exceptional,  
Connected

## VALUES

1. BE ACCOUNTABLE
2. BE COLLABORATIVE
3. DEMONSTRATE LEADERSHIP
4. BE INCLUSIVE
5. BE INNOVATIVE
6. THINK SUSTAINABLE



# THE LONDON PLAN APPROACH

## KEY DIRECTIONS

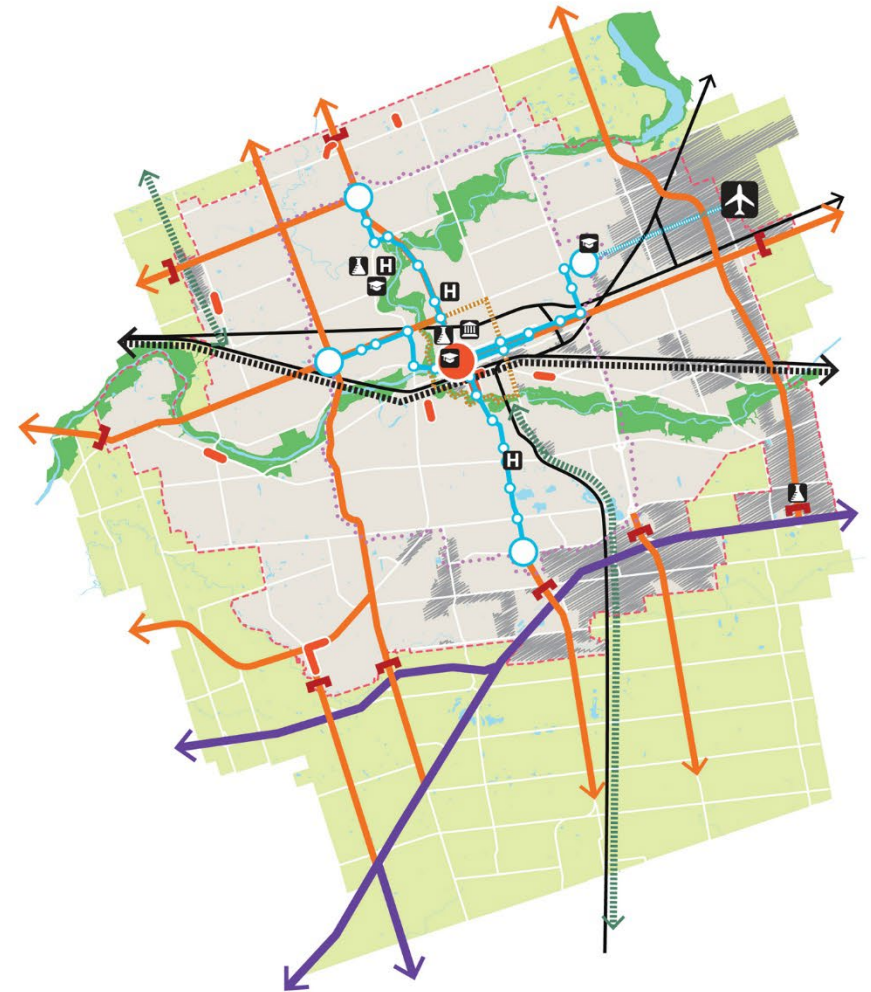
- #1** Plan strategically for a prosperous city
- #2** Connect London to the surrounding region
- #3** Celebrate and support London as a culturally rich, creative and diverse city
- #4** Become one of the greenest cities in Canada
- #5** Build a mixed-use compact city
- #6** Place a new emphasis on creating attractive mobility choices
- #7** Build strong, healthy and attractive neighbourhoods for everyone
- #8** Make wise planning decisions



# THE LONDON PLAN APPROACH

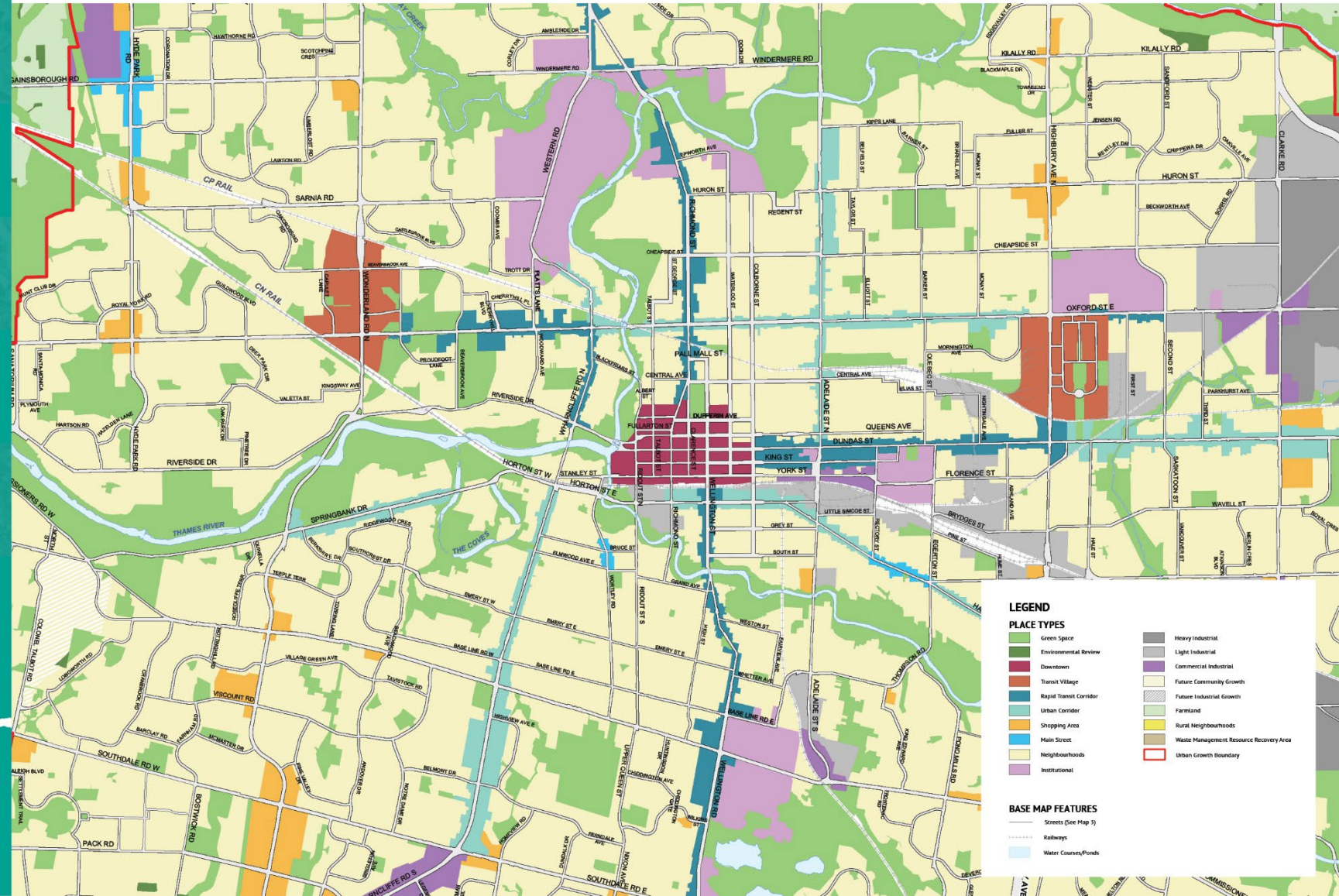
GROUNDED IN A CITY STRUCTURE CONCEPT

- #1 The growth framework
- #2 The green framework
- #3 The mobility framework
- #4 The economic framework
- #5 The community framework



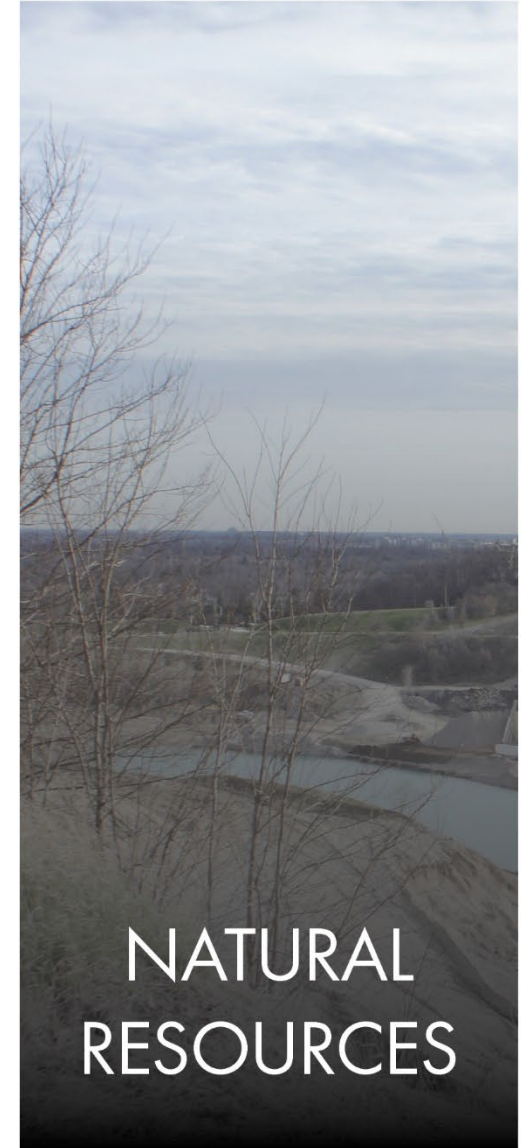
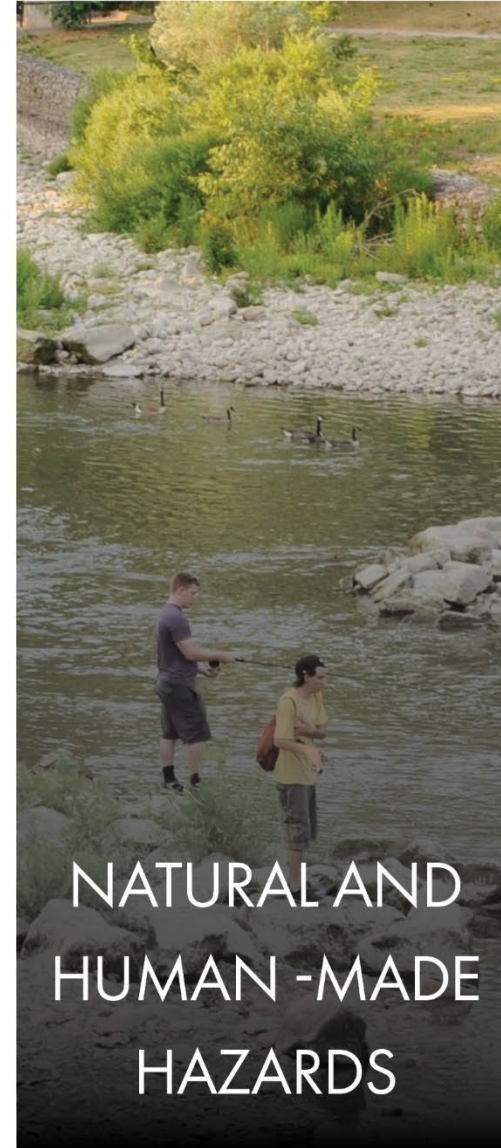
# STRUCTURE OF THE PLAN

## PLACE TYPE POLICIES



# STRUCTURE OF THE PLAN

ENVIRONMENTAL  
POLICIES





# Approach

- Natural Heritage and Natural Hazards policies found in 3 parts of *The London Plan*:
  - Natural Heritage;
  - Natural and Human-Made Hazards;
  - Natural Resources.
- Natural Heritage System is a Landscape, Features, and Functions Approach.
- Policies mirror language of PPS.

# Natural Heritage System

- What Are We Trying to Achieve?
  - Ensure NHS is protected, conserved, enhanced, and managed for present and future generations:
    - Healthy terrestrial and aquatic ecosystems in subwatersheds.
    - Identification, protection, rehabilitation, and management of features and ecological functions.
    - Groundwater quality and quantity.
    - Connectivity and linkages.
    - Biodiversity.
    - Maintenance and enhancement.
    - Monitoring climate change and NHS resiliency.
    - Appropriate recreation based on ecological sensitivity.

# Natural Heritage System

- How Are We Going to Achieve This?
  - Public ownership and acquisition
  - Stewardship, management and rehabilitation
  - Ecological Buffers
  - Environmental Studies
  - Subwatershed Plans
  - Watershed Report Cards
  - Policies and Mapping

# Natural Heritage System

- Components of the NH System
  - In Green Space Place Type:
    - Fish Habitat
    - Habitat of Endangered Species and Threatened Species
    - Provincially Significant Wetlands and Wetlands
    - Significant Woodlands and Woodlands
    - Significant Valleylands
    - Significant Wildlife Habitat
    - Areas of Natural and Scientific Interest
    - Water Resource Systems
    - Environmentally Significant Areas
    - Upland Corridors
    - Naturalization Areas
    - Other lands as identified through an environmental study

# Natural Heritage System

- Components of the NH System
  - In Environmental Review Place Type:
    - Unevaluated Wetlands
    - Unevaluated Vegetation Patches ( $\geq 0.5$  ha)
    - Valleylands
    - Potential Environmentally Significant Areas

# Natural Heritage System

- Permitted Uses and Activities
  - No negative impact on ecol. features/functions
  - Conservation, mitigation, rehabilitation
  - Forestry management, limited infrastructure
  - Public ownership/acquisition
  - Passive recreation
- How Will We Protect the NHS?
  - Stewardship
  - Ecological Buffers
  - Conservation Master Plans
  - Environmental Management Guidelines
  - Subject Lands Status Reports
  - Environmental Impact Studies
  - Environmental Assessment
- Specific Policies for the Place Type

# EIS Trigger Distance

TABLE 13 - AREAS REQUIRING ENVIRONMENTAL STUDY

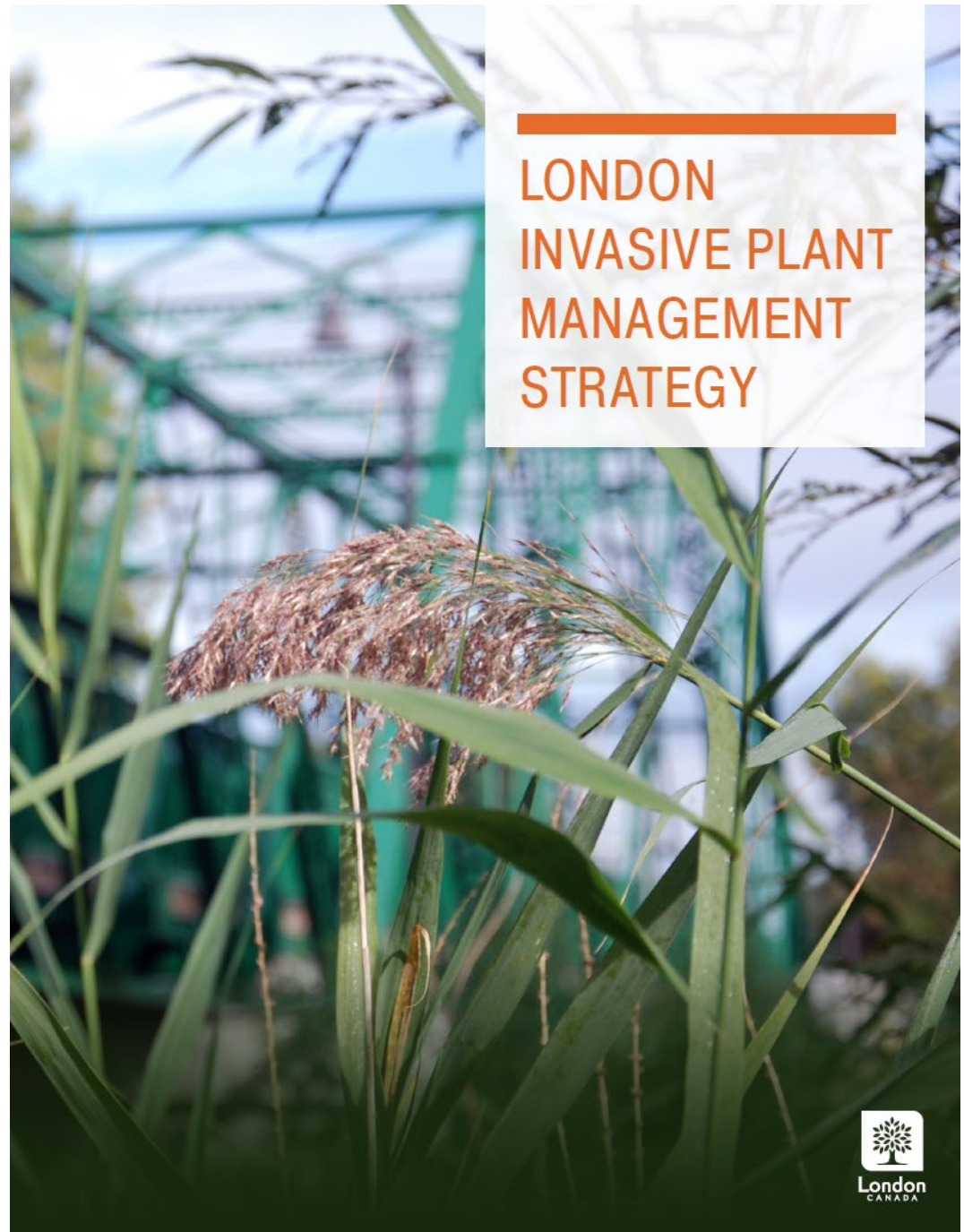
Component of Natural Heritage System	Trigger Distance Requiring Environmental Study and Area of Adjacent Lands
<ul style="list-style-type: none"> <li>• Fish Habitat</li> <li>• Habitat of Endangered Species and Threatened Species</li> <li>• Locations of Endangered Species and Threatened Species</li> <li>• Provincially Significant Wetlands</li> <li>• Unevaluated Wetlands</li> <li>• Significant Woodlands</li> <li>• Significant Valleylands and Valleylands</li> <li>• Significant Wildlife Habitat</li> <li>• Areas of Natural and Scientific Interest</li> <li>• Environmentally Significant Areas</li> </ul>	120m
<ul style="list-style-type: none"> <li>• Woodlands</li> <li>• Significant groundwater recharge areas, wellhead protection areas and highly vulnerable aquifers</li> <li>• Upland Corridors</li> <li>• Wetlands</li> </ul>	30m
<ul style="list-style-type: none"> <li>• Environmental Review lands</li> </ul>	As appropriate

# Natural Heritage Conservation and Stewardship





# Invasive Species Management

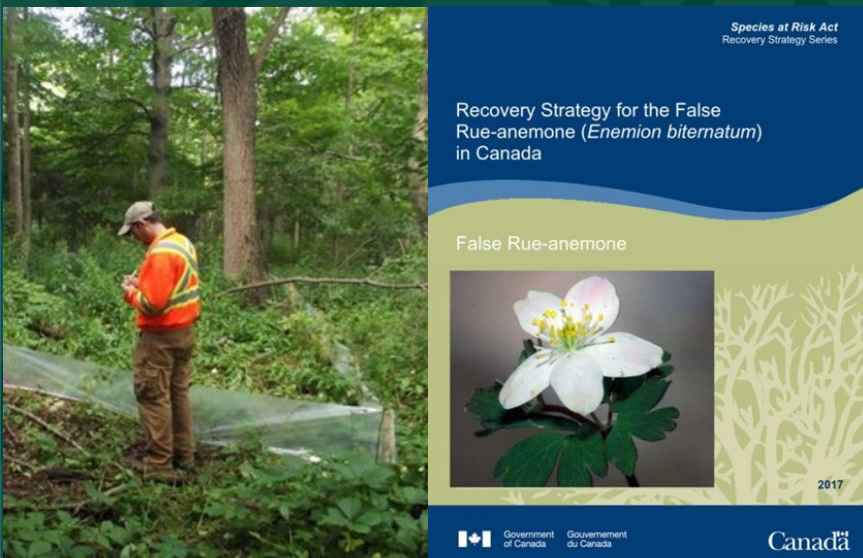


# Phragmites Management and Monitoring

- Phragmites reporting/mapping tool on [Service London](#) site
- City Environmentally Significant Areas (735 hectares of land) by City funded ESA team ongoing since 2014
- 30 kilometers of City roadways in Lower Thames Valley Subwatershed partnership with LTVCA/City Roadside Ops
- Thames River at Fanshawe Dam working downstream
- Storm Water Management Ponds Phragmites control by Sewer Operations Section
- EA/EIS recommendations for Phragmites control in Development Agreements, Subdivision Agreements and EA recommendations
- Ongoing - Parks Operations, Urban Forestry Park and Woodland invasive species management projects
- Private Lands (90% City) provide a list of contractors

# Species at Risk (SAR) Recovery

- City is recognized for innovative work, SAR habitat protection, contributions to [Federal Recovery Strategy for the False Rue-anemone \(\*Enemion biternatum\*\) in Canada](#)
- **Ontario Nature Award 2016** for City's leadership, exceptional ESA and SAR habitat protection.
- **Service to the Environment Award 2017** from Ontario Association of Landscape Architects for City's [Guidelines for Management Zones and Trails in ESAs](#) – providing protection for SAR.
- Ontario Invasive Plant Council identifies **City of London as a provincial leader in Invasive Species Management – key to protection of SAR.**
- City contributes funding for **recovery work for reptile SAR in City owned ESAs.**



# Habitat Protection



Westminster Ponds ESA  
Pollinator Habitat and Trail

- Policies and Programs that Protect & Enhance Habitat:
  - [Urban Agriculture Strategy](#)
  - [London Community Gardens](#) -17 Community Gardens
  - [Adopt a Park](#) program and [Adopt a Street](#) Program
  - [By-laws](#) permit naturalizations, perennial gardens and wildflower gardens on private property including planting of pollinator species such as milkweed.
  - [Urban Forest Strategy, Tree Planting Strategy](#)
  - [London Plan](#) *Promote London as a pollinator sanctuary, considering how we can create and support environments that are conducive to pollinators in all of the planning and public works we are involved with, recognizing the important role that pollinators play in our long-term food security.*
  - [London Invasive Plant Management Strategy](#)
  - [The Growing Naturally Program](#)
  - [City of London Pollinator Update 2019](#)

# ECAC Mandate

## Provide advice on the following matters:

- Natural areas, environmental features and applicable policies which may be suitable for identification and/or recognition in the Official Plan;
- Management and enhancement of the Natural Heritage System, including Official Plan Policy, Environmental Management Guidelines and other policies and practices;
- To provide advice as part of the development of Conservation Master Plans for London's ESAs and in Subwatershed Studies;
- Reports, projects and processes that may impact the NHS, including Secondary Plans, natural heritage studies, EIS, Subject Land Status reports, Environmental Assessments, etc.;
- Projects (including City-led) occurring within the Official Plan trigger distance for an EIS;
- Technical advice, at the request of Municipal Council, its Committees or the Civic Administration on environmental matters which are relevant to the City's Official Plan or NHS;
- Any matter which may be referred to the Committee by Municipal Council, its Committees or Civic Administration

# Concluding Points

- Protection and conservation of the natural heritage system key element of The London Plan
- Green and Healthy City policies address matters of sustainability and resiliency
- Official Plan policies provide the framework for London's future growth and development
- ECAC has a role in providing advice on matters related to the protection and conservation of the City's Natural Heritage System



**Questions?**



# Western Road / Sarnia Road / Philip Aziz Avenue Environmental Assessment



## Ecological Community Advisory Committee Meeting

June 15, 2022



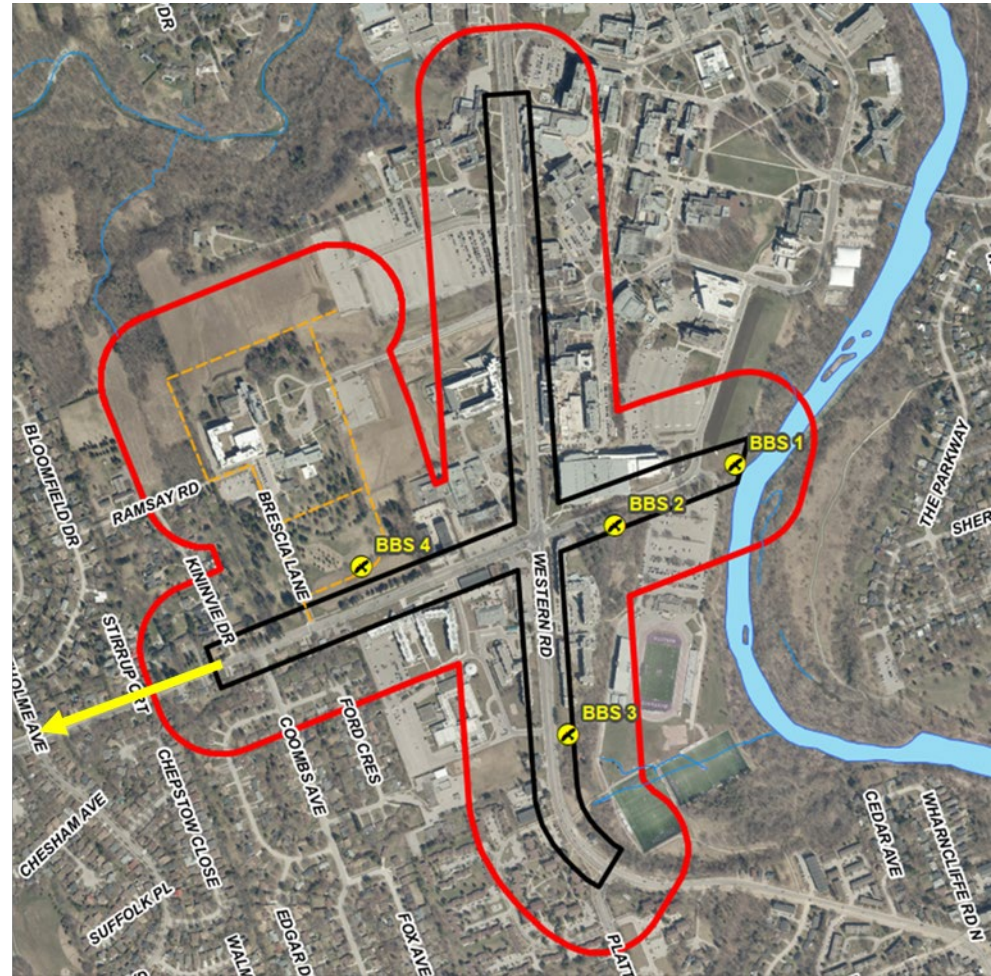
The Purpose of PIC#2 will be to:

- Present the alternative design concepts
- Present the evaluation of alternative design concepts
- Solicit feedback

# Study Area- Natural Heritage Scope of Work

## Project Extents

- Western Rd from Huron College entry (north) to Platts Ln (south)
- Sarnia Rd / Philip Aziz Ave corridor from Sleightholme Ave (west) to the Thames River (east)
  - Coombs Ave to Sleightholme Ave was added after PIC#1 (Yellow Arrow in the image)
  - This additional piece of Study area allows for the existing cycling lanes to the west to be extended all the way to the East Limits of the Study Area
- Coombs Ave (previous west limits)
- As per the City's Environmental Management Guidelines, inventory data older than 4 years should be re-confirmed.
- Natural habitat within the Study Area is limited; however, the east end of Philip Aziz Avenue lies within 120m of the Thames which triggers the need for an Environmental Impact Study (EIS) to be completed.
- The Thames River is also known to contain several SAR.



# Existing Conditions – Natural Environment

An analysis was conducted to determine potential Species at Risk (SAR) within 1 km of the study area. The following species may occur within the study area:

## Terrestrial Species\*

- 9 breeding birds (including Bank Swallow, Barn Swallow and Bobolink)
- 14 reptiles (including Spiny Softshell, Spotted Turtle, Queensnake and Blanding's Turtle)
- 8 bats (including Little Brown Myotis and Northern Long-eared Myotis)



Little Brown  
Myotis

## Aquatic Conditions\*

### Aquatic Species – Thames River

- Fish SAR species: Silver Shiner and Black Redhorse, including Critical Habitat under the *Species at Risk Act* for both species within the Thames River;
- No mussel SAR have been identified in the Thames River adjacent to the Study Area.



Barn Swallow

\* Majority of these species are associated with the Thames River corridor.

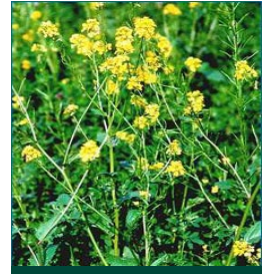
## Woodland Area:

The woodland located southeast of the Western Road/Sarnia Road intersection contains the following vegetation:

- Manitoba Maple, Black Walnut, Wild Mustard, Common Buckthorn, Hackberry
- A small cattail wetland also occurs

## Tree Assessment:

- A boulevard tree inventory and assessment was conducted and evaluated 130 trees along the study corridor
- Most trees were found to be in fair to good condition



Wild Mustard



Common  
Buckthorn

# Natural Heritage Studies

## Studies completed include:

- SAR Habitat Assessment
- Aquatic Habitat Assessment
- Breeding Bird Surveys
- Three season vegetation inventory
- ELC community confirmation



# Problem/Opportunity Statement

## **Problem**

- The City of London Transportation Master Plan (2030 TMP) identified the need to improve the Western Rd and Sarnia Rd/Philip Aziz Ave intersection in the next 5 years.
- This intersection accommodates approximately pedestrians, cyclists, transit routes carrying thousands of passengers and over 41,000 vehicles (per day).
- The intersection experiences traffic congestion, safety concerns, increased delays and decreasing levels of service for all users and this will continue if left untreated.
- The existing storm drainage in the area does not meet current design standards and requires upgrades.

## **Opportunity Statement**

- Develop a range of planning and design alternatives that can improve pedestrian and cyclist facilities and safety, improve intersection operations, and provide additional capacity by removing constraints.
- Improve continuity with Western Road north and south of the study area, address stormwater drainage and enhance streetscape conditions.
- Consult the public and agencies and solicit feedback to select the best plan for the future.
- Follow the City of London's 'Complete Streets' guidelines, 'Urban Design' guidelines, and Western University's Master Plan Vision, to potentially create a gateway to the campus.
- Create a street/intersection that is as functional and comfortable as possible for all users (students, children, seniors, cyclists, motorists, transit users and pedestrians)

# Issues / Items to be Aware of

- Few environmental impacts on Western Road
  - Potential to impact some street trees (No SAR trees)
- No environmental Impacts on Sarnia Road
- Buried Services:
  - New stormwater piping (Western Rd and Philip Aziz Ave ) with outfall to Thames River.
- Environmental:
  - No SARs trees in the study area.
    - Breeding birds protected under the Migratory Birds Convention Act (MBCA) may be nesting in the vegetation during the breeding bird season of April 1 to August 31.
    - Vegetation removal should be scheduled outside of the breeding bird season to avoid contravention of the MBCA.
  - SARs potential (terrestrial/aquatic) in the Thames River area.

# Design Alternatives

## Sarnia Rd

1. Full Urban Cross Section with reconstructed entrance to Philip Aziz property.
2. Full Urban Cross Section with relocated entrance to Philip Aziz property.  
**Recommended**

## Philip Aziz Ave

1. Full Urban Cross Section with reconstructed entrance to Philip Aziz property.
2. Full Urban Cross Section with relocated entrance to Philip Aziz property.  
**Recommended**

## Western Rd

1. Extended SB turn lane  
**Recommended**
2. Added bus bays **Recommended**
3. Active transportation improvements: **Recommended**
4. Active Transportation in ROW.  
**Recommended**

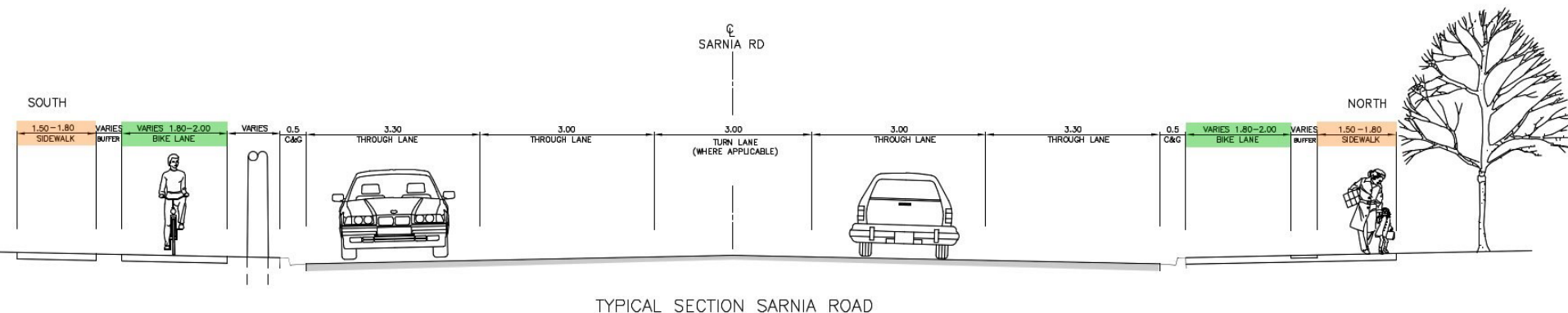
## Intersection

1. Roundabout
2. Pedestrian Tunnel
3. Single (**Recommended**) vs Double left turn lane
4. Typical Pedestrian Crossway (**Recommended**) vs Scramble



# Sarnia Rd – Design Summary

- Maintain the current 4 lane configuration.
- Extend bicycle lanes to Sleightholme Ave to connect to the existing lanes.
- Bicycle lanes will be raised.
- Utilizes existing generous ROW for improving active transportation.
- No utility relocation, except for minor work involving relocation of guy poles.
- Minor regrading adjacent to existing retaining wall on north side.
- Some (minor) loss of trees along the corridor.
- Small property taking area on north side.
- Reconstruction of bus stops (with bus pads).



TYPICAL SECTION SARNIA ROAD

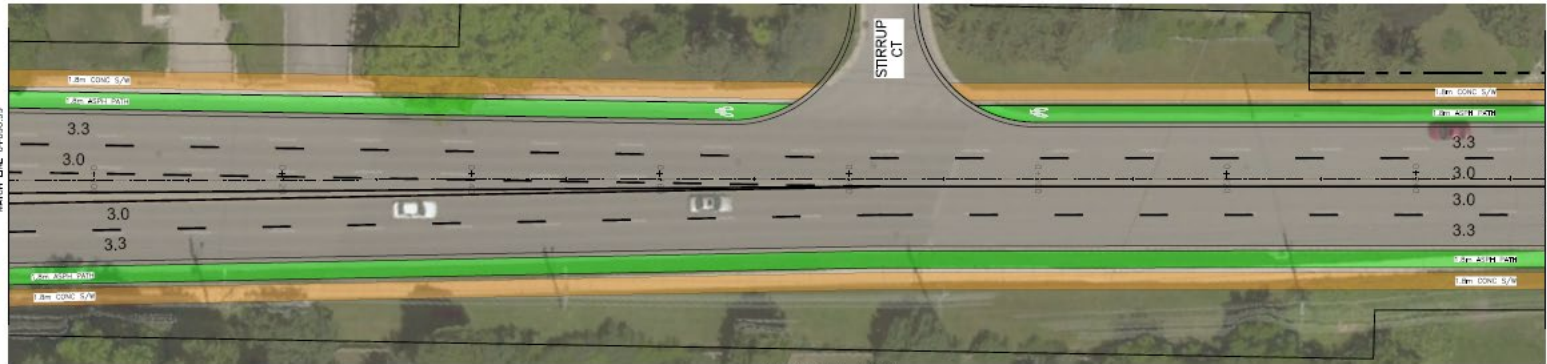


London  
CANADA

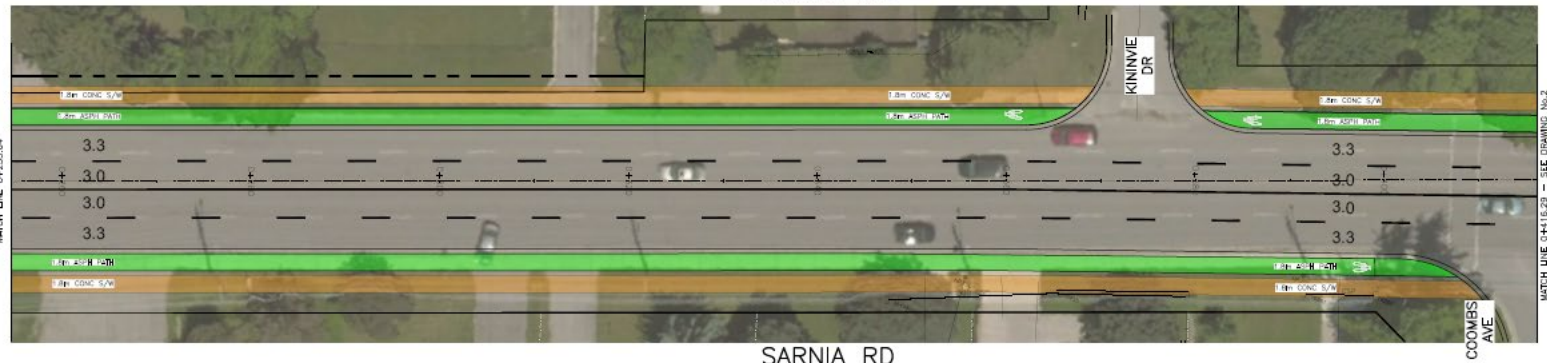
# Sarnia Rd – Layout



SARNIA RD



SARNIA RD



SARNIA RD



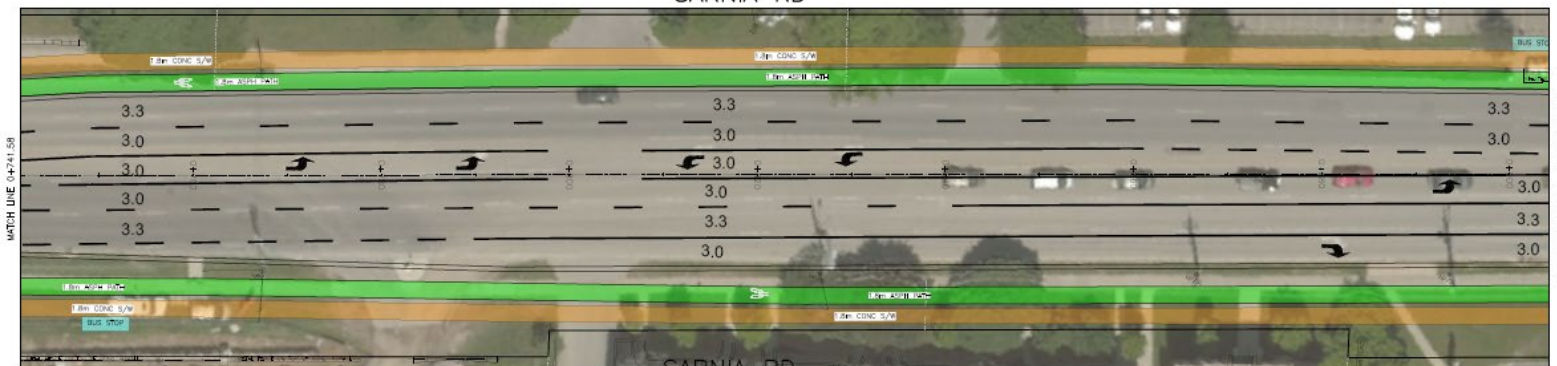
# Sarnia Rd – Layout



SARNIA RD



SARNIA RD



SARNIA RD





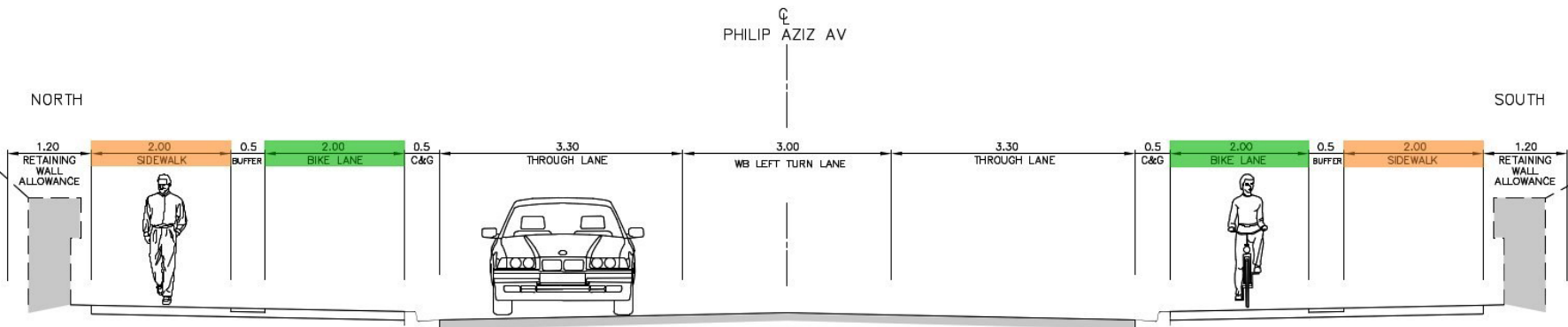
## Philip Aziz Ave - Existing

- Two lanes, short left turn lane to Western Rd, no sidewalks, no bike lanes.
- Gabion wall, heritage property entrance, overhead service, undersized storm sewer.



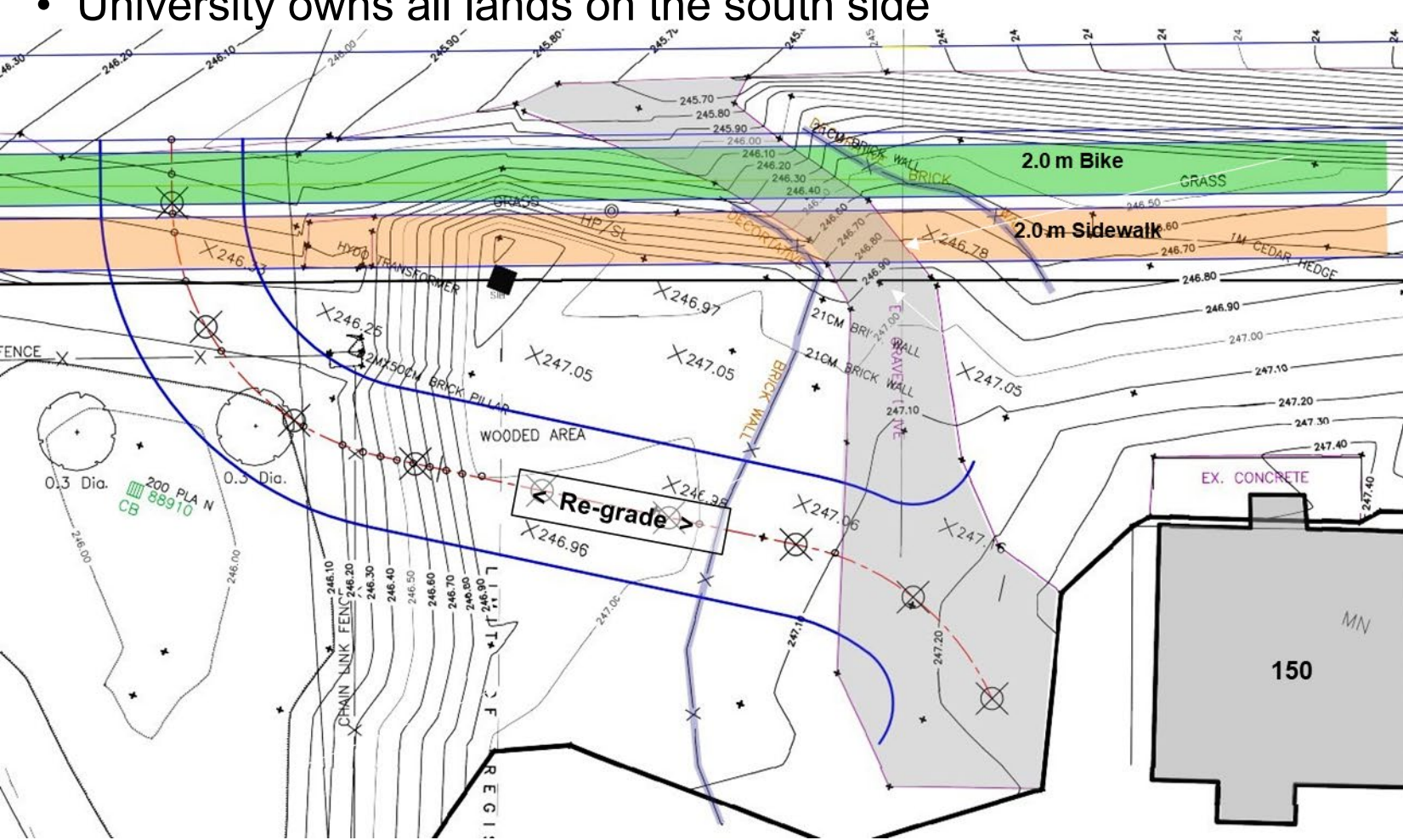
# Philip Aziz Avenue – Design Summary

- Urban Cross Section with reconstructed/realigned Philip Aziz property gate/entrance
- Overhead Services (south) relocation
- Retaining walls (N+S) with fence
- Increased left turn lane length
- Loss of vegetation (no SARs)
- Property
  - N+S sides of road
  - Area at Thames River
- Stormwater Outfall relocation
- Reconstruct bus stop (just east of Western Rd)

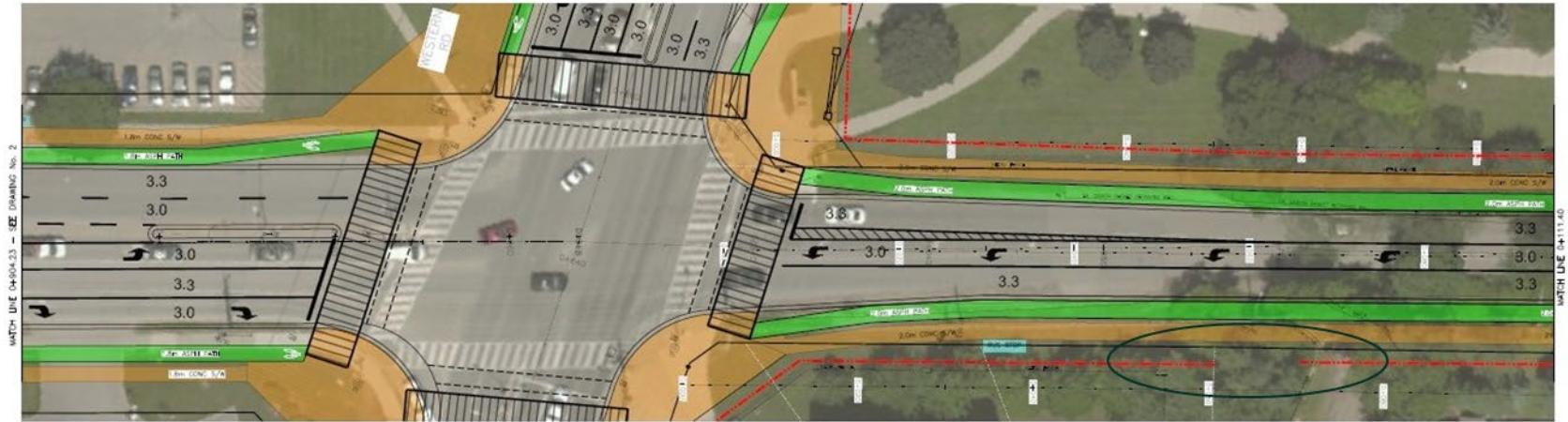


# Philip Aziz Ave – Property Entrance Concept

- Realigned for maintenance and fire access (max 3% grade vs 8%)
- Reconstruct / reconfigure wall (HIA required)
- University owns all lands on the south side

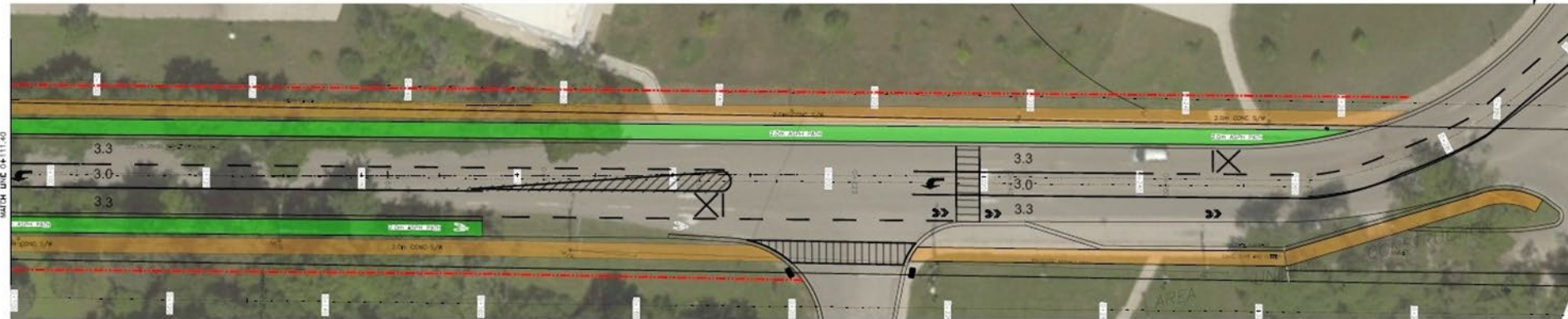


# Philip Aziz Ave - Layout



SARNIA RD

PHILIP AZIZ AVE



PHILIP AZIZ AVE

# Philip Aziz Ave – Existing Outfall

- 2 Existing Storm Sewer Outfalls
- One outfall is used for the Western Campus Storm sewers, and one used for the Philip Aziz Ave Storm sewer.
- Deposits from these outfalls have created a preferred habitat for Spiny Soft Shell Turtles

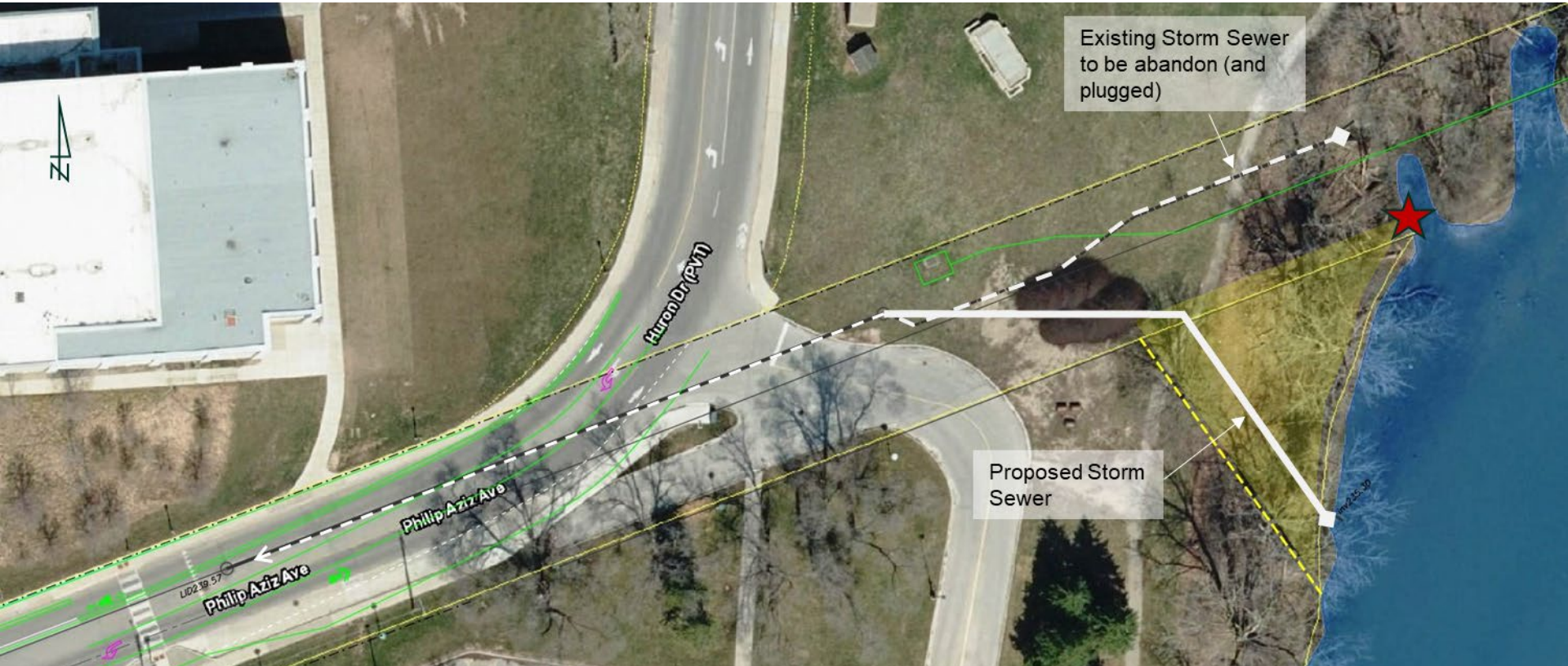






# Philip Aziz Ave – 1050 mm diameter Outfall

- **Recommendation**- Relocate outfall 50 m to south away from Spiny Soft Shell Turtle SAR
- Maintain campus outfall
- Existing outfall and portion of sewer to remain disconnected & plugged, but not functional.
- No work in or around the existing outfall to protect habitat
- This reach of the Thames also provides Critical Habitat under SARA for Silver Shiner and Black Redhorse
  
- Next steps - Review outfall concept with City Natural Heritage team and UTRCA
- Permits/Approvals – UTRCA and MECP (Environmental Compliance Approval) MECP (*Endangered Species Act*), and DFO (*Fisheries Act and SARA*)

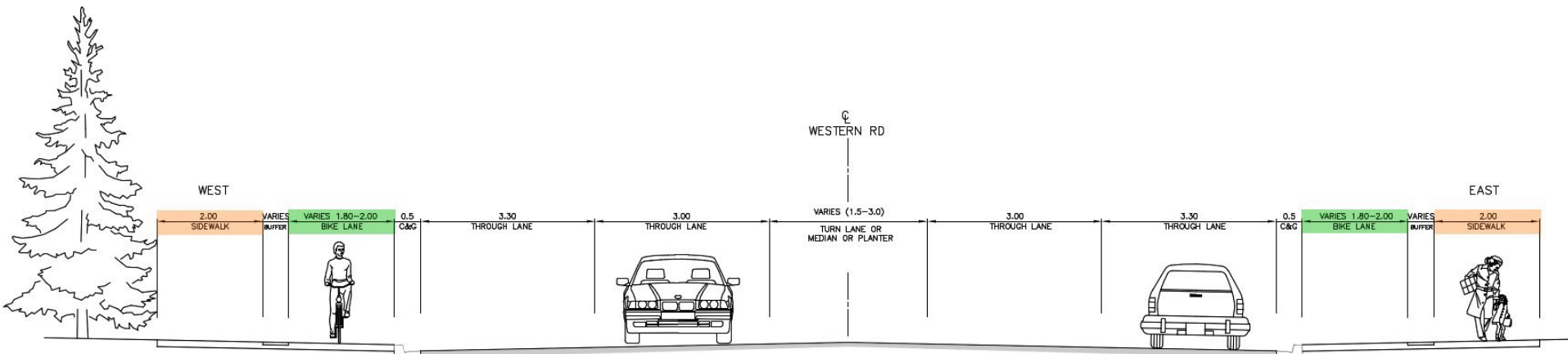


# Outfall Permitting

- Obtaining a UTRCA permit under O. Reg 157/06
- Thames River provides habitat for Spiny Softshell, Silver Shiner, and Black Redhorse near this location. Under the *Endangered Species Act* (ESA), Silver Shiner and Spiny Softshell are afforded habitat protection beyond the wetted portion of the river, which includes a riparian buffer on land (i.e., the regulated floodplain limit). Any work to decommission the old outlet and reconstruct a new outlet downstream may require a Section 17 (2) (c) permit under the ESA.
- Under the Fisheries Act, any in-water work (i.e., work below the high-water mark (2-year return event)) will require review by DFO. DFO is also now including considerations for impacts to the riparian buffer for Silver Shiner and so an Authorization under the Fisheries Act may be required for both in-water work and work within the riparian area.
- Silver Shiner and Black Redhorse are also protected under the Species at Risk Act (SARA), depending on the scale or work within the high-water mark, a SARA permit may be required.

# Western Rd – Design Summary

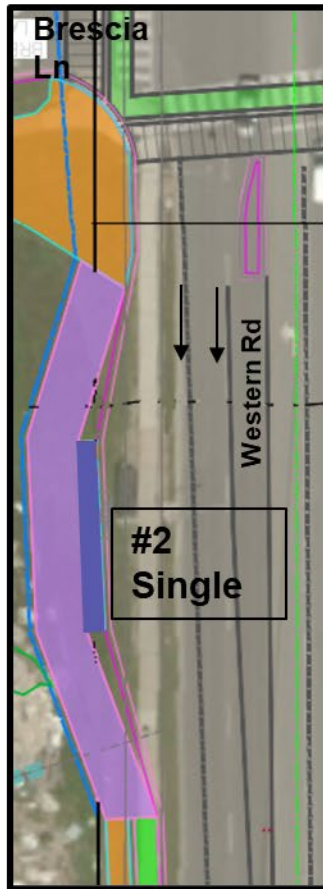
- Connections with existing active-transportation facilities (N&S ends)
- Extended Southbound Turn Lane
- Adding bus bays (requires property) and maintaining other bus stops
- Active transportation in ROW
- Opportunity for median planters south of Lambton Drive (30-40 m)
- Relocation of numerous street light poles and guy poles/wires along entire length
- Hydro pole relocation – east side (from Essex Hall to Philip Aziz Ave)
- Property required throughout the corridor



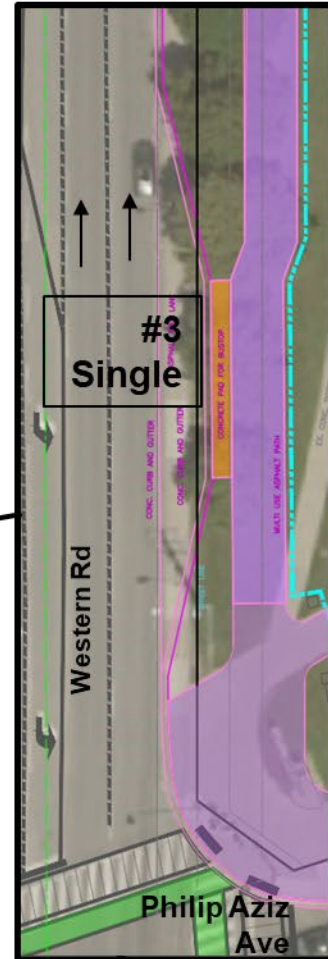
# Proposed Bus Bays

- Property required for all locations
- All locations **recommended**

LTC to confirm length requirements for articulated vs multi-bus storage

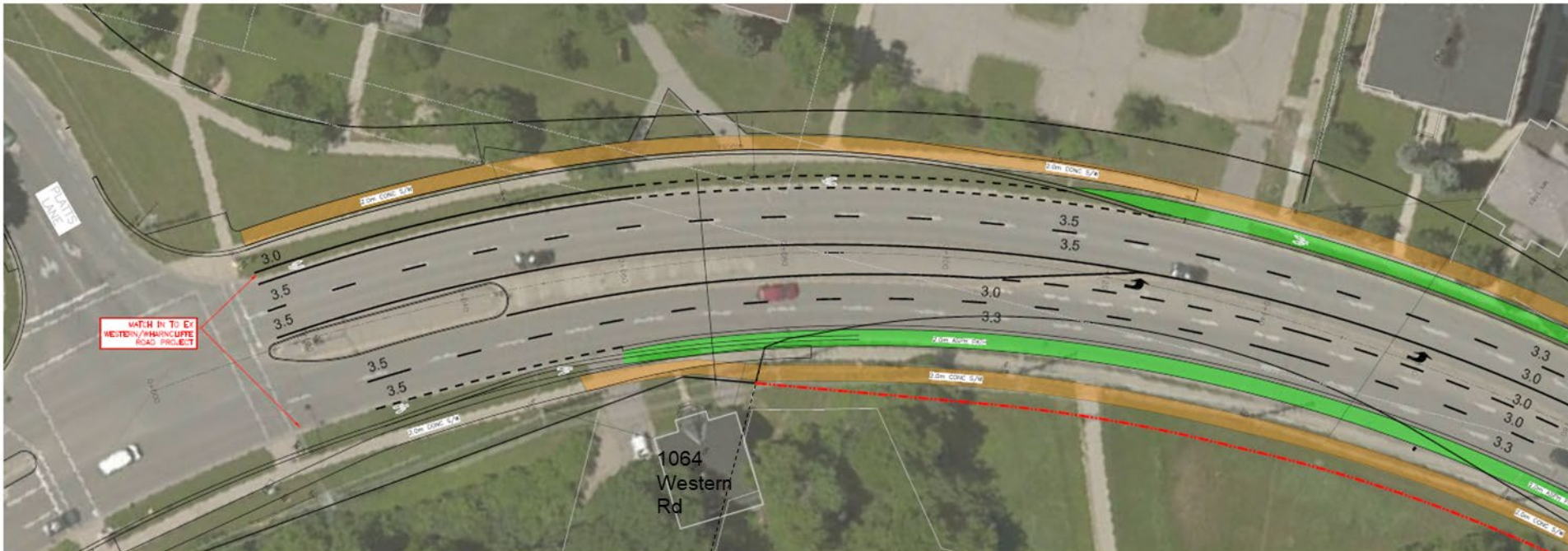


Existing Bay (north of Lambton Dr to be reconstructed)

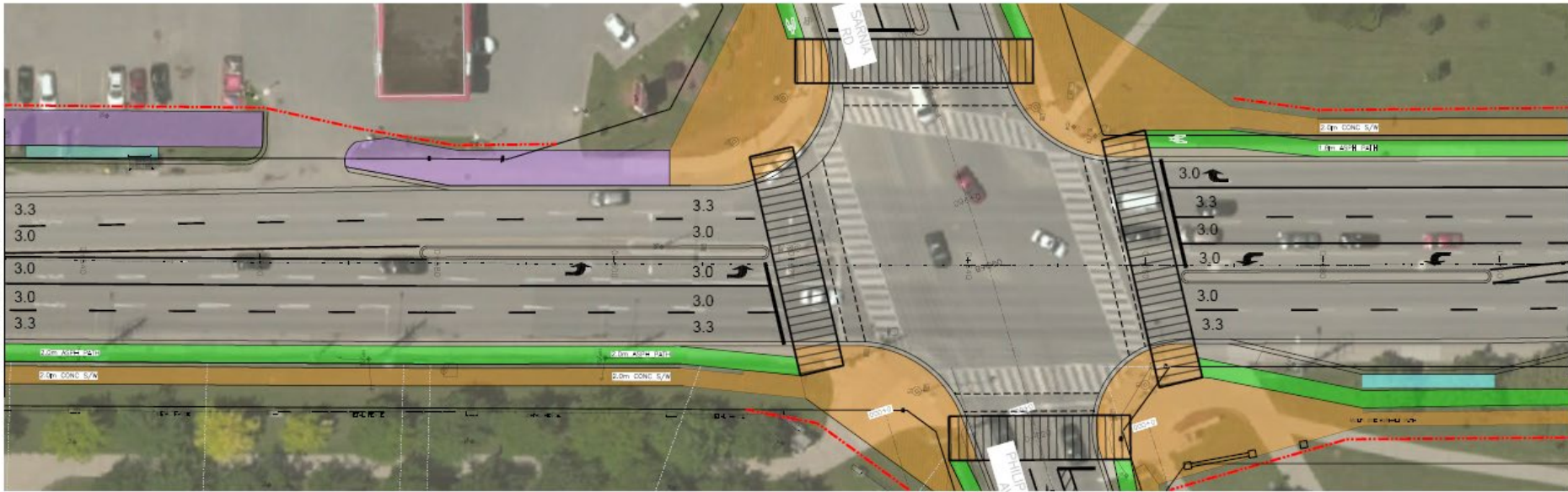


# Western Rd – at Platts Lane

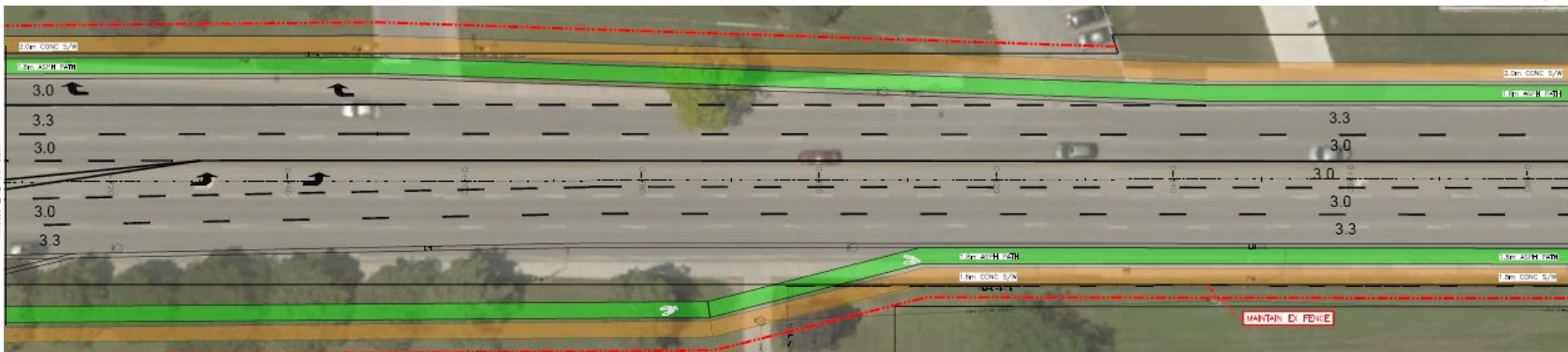
- Tight clearances at 1064 Western Rd (but no property required)
- East side requires grading for  $\pm 140$  m and property taking
- Regrading and reconstruction of the walkway to Western Un. fields



# Western Rd - Layout



WESTERN ROAD



WESTERN ROAD

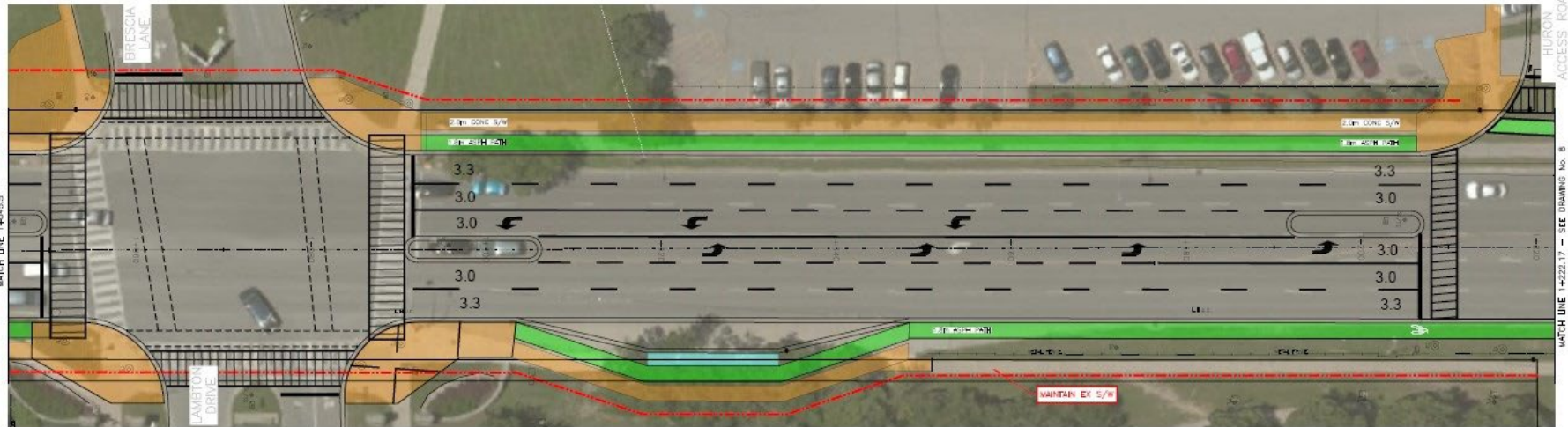


London  
CANADA

# Western Rd - Layout



WESTERN ROAD



WESTERN ROAD



# Next Steps

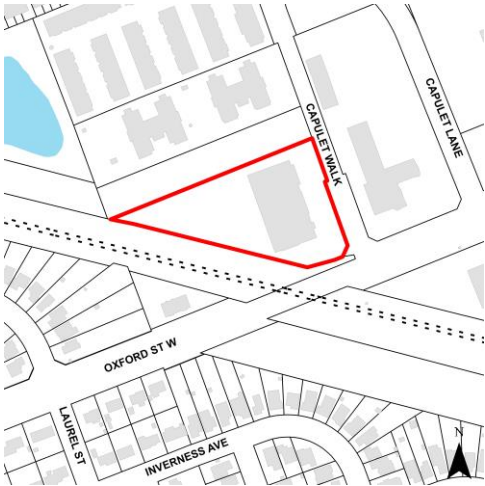
- Issue PIC Notices
- Hold PIC #2 (June 23<sup>rd</sup>)
- Draft ESR – Summer/Fall



# NOTICE OF REVISED APPLICATION AND PUBLIC MEETING NOTICE

## Official Plan and Zoning By-law Amendments

### 689 Oxford Street West



**File: Z-9199 and O-9206**

**Applicant: 2399731 Ontario Limited c/o Westdell  
Development Corporation**

#### What is Proposed?

1989 Official Plan and Zoning amendments to allow:

- A two-phased development that includes:
- a 17-storey building of 146 units, an 18-storey building of 160 units, and a 21-storey building of 184 units (490 units total).
- A parking structure on the southwestern portion of the site adjacent to the railway line.
- The interim use of the existing commercial plaza on the eastern portion of the site.

## YOU ARE INVITED!

Further to the Notice of Revised Application dated July 7, 2021 you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, June 20, 2022, no earlier than 5:30 p.m.

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

For more information contact:

T. Macbeth  
tmacbeth@london.ca  
519-661-CITY (2489) ext. 5102  
300 Dufferin Ave., London ON N6A 4L9  
File: Z-9199 and O-9206  
[london.ca/planapps](https://london.ca/planapps)

To speak to your Ward Councillor:

Steve Lehman  
slehman@london.ca  
519-661-CITY (2489) ext. 4008

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

# Application Details

## Requested Amendment to the 1989 Official Plan

To change the designation of the property from Auto-Oriented Commercial Corridor to Multi-Family, High Density Residential with specific area policies. Amendments are to align the 1989 Official Plan, as it applies to these lands, with the policies of the London Plan (new official plan), including the Transit Village Place Type of the London Plan.

**No amendment to The London Plan is requested.**

## Requested Zoning By-law Amendment

2399731 Ontario Limited c/o Westdell Development Corporation has applied for a Zoning By-Law Amendment to change the zoning FROM Highway Service/Restricted Service Commercial (HS1/HS3/RSC2/RSC4) Zone TO Residential Special Provision Bonus (R9-7\*B(\_)) Zone and Highway Service/Restricted Service Commercial Special Provision (HS1/HS3/RSC2/RSC4) Zone. The proposed increase in residential density through the Bonus Zoning is in exchange for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan. Interim retention of the existing commercial plaza is proposed. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Highway Service/Restricted Service Commercial (HS1/HS3/RSC2/RSC4) Zone

**Permitted Uses:** A full range of commercial services, such as animal hospitals, convenience stores, financial institutions, restaurants, and automobile rental establishments.

### Requested Zoning

**Zone:** Residential R9-7 Bonus Special Provision (R9-7\*B(\_)) and HS1/HS3/RSC2/RSC4 Zone

**Permitted Uses:** Bonus Zone to permit medium and higher density residential and mixed-use in the form of apartment buildings. Highway Service and Restricted Service Commercial Zone to allow for the interim use of the commercial plaza, for uses such as animal hospitals, convenience stores, financial institutions, restaurants, and automobile rental establishments.

**Residential Density:** 490 units total (395 units per hectare)

**Height:** Building 'A': 17 storeys or 50m maximum ; Building 'B': 18 storeys or 52m maximum; Building 'C': 21 storeys or 60m maximum.

**Bonus Zone:** An increase in the permitted maximum density with Bonus Zoning, to 395 units per hectare (490 units total). The proposed services, facilities and matters to support Bonus Zoning include enhanced building design, underground parking, and provision of affordable housing.

**Special Provisions:** For Building 'A': 17 storeys or 50m maximum height; 146 dwelling units maximum; 8.0 m minimum lot frontage; 8.0m minimum North Interior Side Yard (apartment building); 3.0m minimum North Interior Side Yard (parking structure); 8.0m minimum East interior side yard (apartment building); 0m minimum East interior side yard (parking structure); 3.0m West rear yard (parking structure); 35% minimum landscaped open space; 50% maximum lot coverage; maximum density 258 units per hectare; minimum 152 off-street automobile parking spaces; minimum 100 bicycle parking spaces.

For Building 'B': 18 storeys or 52m maximum height; 160 dwelling units maximum; 1.0m minimum front yard depth; 2.0m minimum North interior side yard; 6.0m minimum South interior side yard; 20m minimum East interior side yard; 35% minimum landscaped open space; 36% maximum lot coverage; maximum density 598 units per hectare; minimum 200 off-street automobile parking spaces; minimum 100 bicycle parking spaces; commercial uses permitted on ground floor.

For Building 'C': 21 storeys or 60m maximum height; 184 dwelling units maximum; 8.0m minimum South interior side yard (apartment building); 3.0m minimum South interior side yard (parking structure); 6.0m minimum West interior side yard (apartment building); 0m minimum West interior side yard (parking structure); 1.0m minimum front yard depth; 30.0m minimum North interior side yard; 35% minimum landscaped open space; 60% maximum lot coverage; maximum density 518 units per hectare; minimum 137 off-street automobile parking spaces; minimum 130 bicycle parking spaces; commercial uses permitted on ground floor.

For CN Rail setbacks: 29.0 m minimum setback (apartment building); 3.0m minimum setback (parking structure).

For commercial plaza: existing permitted uses of existing commercial plaza.

## **Planning Policies**

Any change to the Zoning By-law must conform to the policies of the official plan, London's long-range planning document.

The subject lands are in the Transit Village Place Type in *The London Plan*, London's new Official Plan, approved in 2016. Transit Villages are planned as high-density mixed-use urban neighbourhoods. The Transit Village Place Type permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

In the 1989 Official Plan the site was designated Auto-Oriented Commercial Corridor, which provides for a broad range of commercial uses that cater to vehicular traffic.

## **How Can You Participate in the Planning Process?**

You have received this Notice because someone has applied to change the Official Plan designation and the Zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

### **See More Information**

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

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

### **Attend This Public Participation Meeting**

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

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and 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](mailto: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 Ontario Land Tribunal**

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

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the

Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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

### **Notice of Collection of Personal Information**

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

### **Accessibility**

Alternative accessible formats or communication are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.

# Site Concept



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

## Building Renderings



Bird's eye view looking northeast (Building "A" on left).



View looking southwest (Building "B" in centre).

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



# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 307 Sunningdale Road East



**File: Z-9498**

**Applicant: Margrit Johnson**

#### What is Proposed?

Zoning amendment to allow:

- a two storey, twelve (12) unit cluster single detached dwelling development
- a maximum density of 25 units per hectare
- an increase in the open space area

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 20, 2022**

Isaac de Ceuster

[ideceust@london.ca](mailto:ideceust@london.ca)

519-661-CITY (2489) ext. 3835

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9498

[london.ca/planapps](https://london.ca/planapps)

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

Maureen Cassidy

[mcassidy@london.ca](mailto:mcassidy@london.ca)

519-661-CITY (2489) ext. 4005

**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: April 27, 2022

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-17) Zone, a Holding Residential R1 (h-2\*R1-17) Zone and an Open Space (OS5) Zone to a Residential R6 (R6-3) Zone and an Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Residential R1 (R1-17) Zone, a Holding Residential R1 (h-2\*R1-17) Zone and an Open Space (OS5) Zone

**Permitted Uses:** R1- 17 - Single detached dwellings; OS5 – Conservation lands; Conservation works, Passive recreation uses which include hiking trails and multi-use pathways, Managed Forest.

**Holding Provision(s):** h-2: To determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System, an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to the removal of the “h-2” symbol.

**Residential Density:** 1 single detached dwelling per lot

**Height:** 12 metres

### Requested Zoning

**Zone:** Residential R6 (R6-3) Zone & Open Space (OS5) Zone

**Permitted Uses:** R6-3 - cluster single detached, semi-detached or duplex dwellings; OS5 – conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, managed woodlots.

**Special Provision(s):** none

**Residential Density:** 25 units per hectare

**Height:** 10.5 metres

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 in the 1989 Official Plan, which permits single detached, semi-detached, and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting single-detached, semi-detached, duplex, converted dwellings, townhouses, and triplexes.

## 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.

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- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Reply to this Notice of Application

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



This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

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

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

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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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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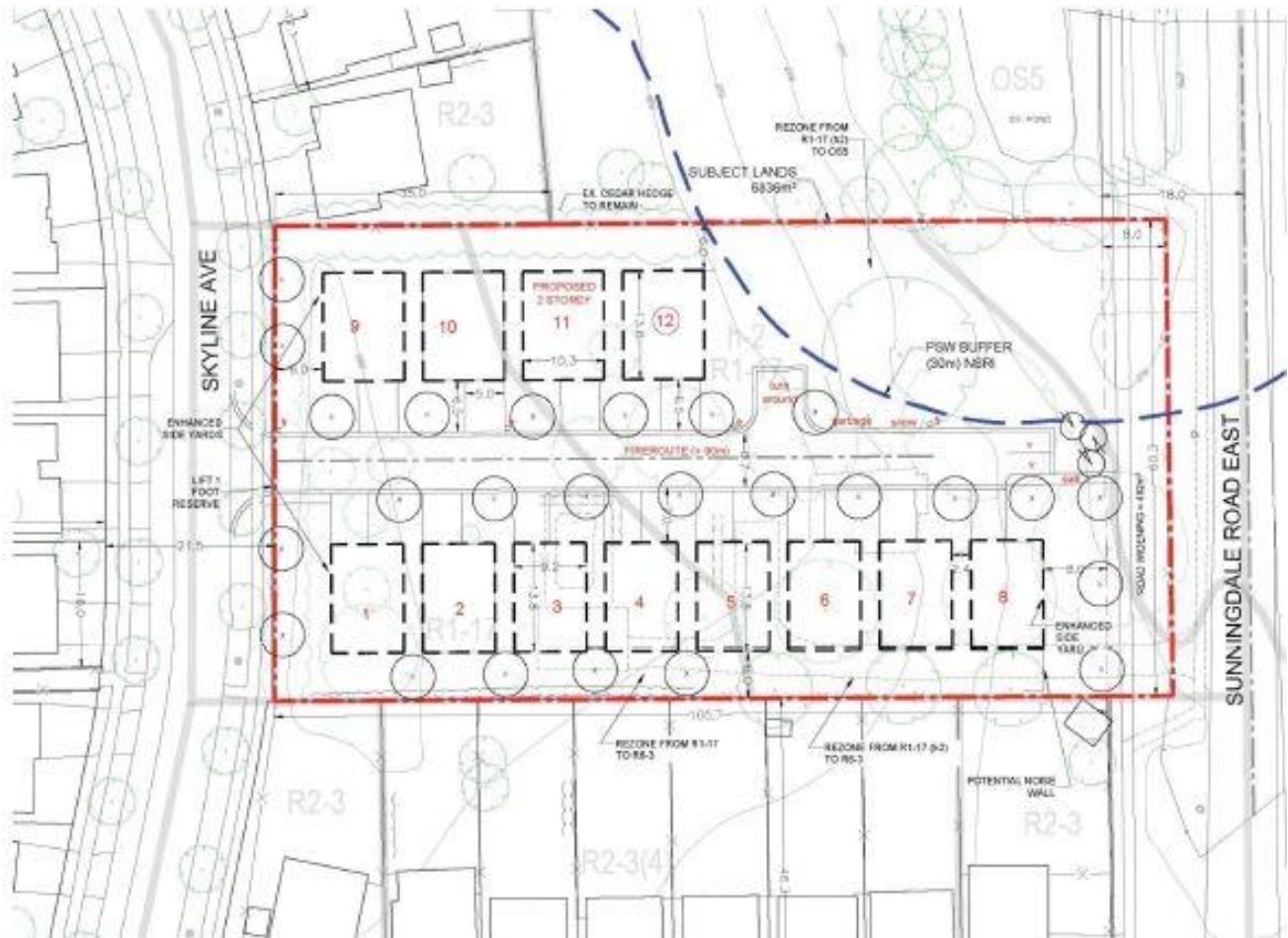
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### **Accessibility**

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# Site Concept



Potential Development Plan - 307 Sunningdale Road East

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



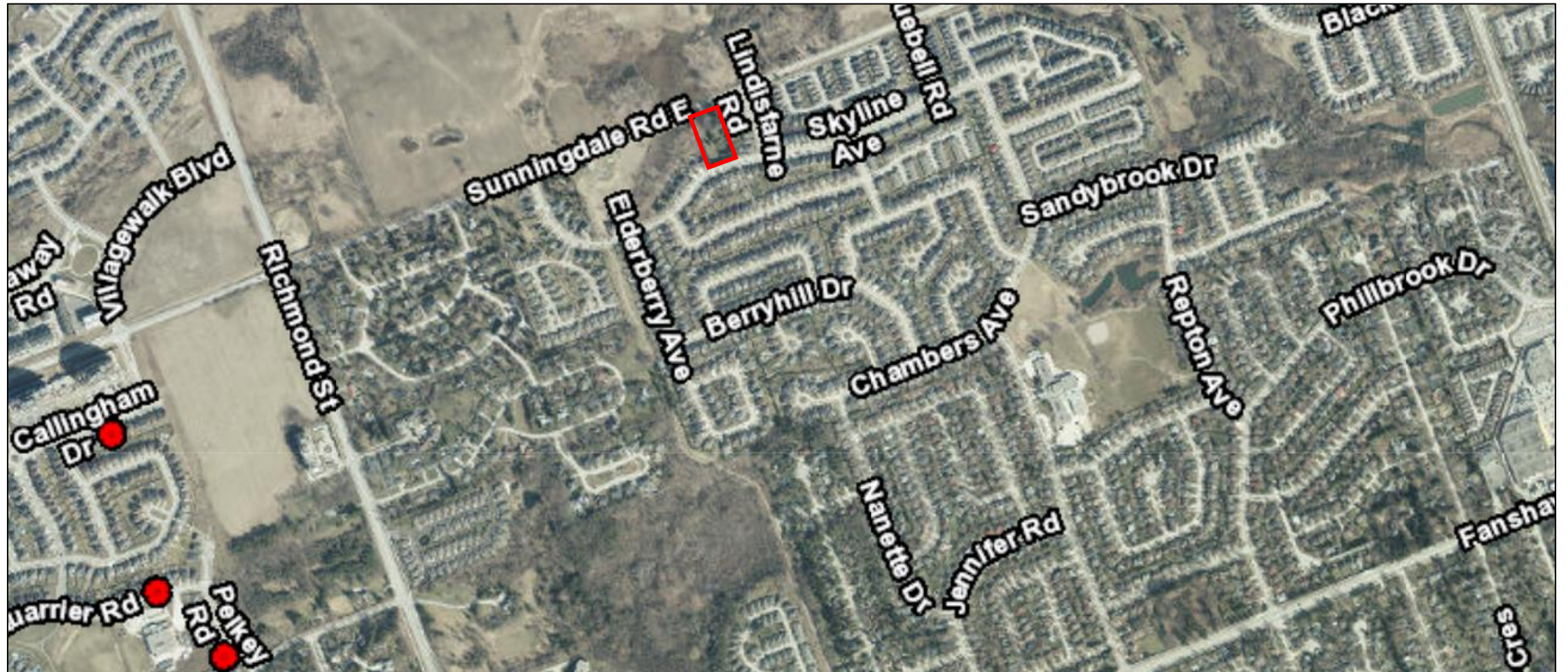
# Zoning Application- Z-9498



**307 Sunningdale Road East**

Ecological Community Advisory Committee – June 16, 2022

# Context

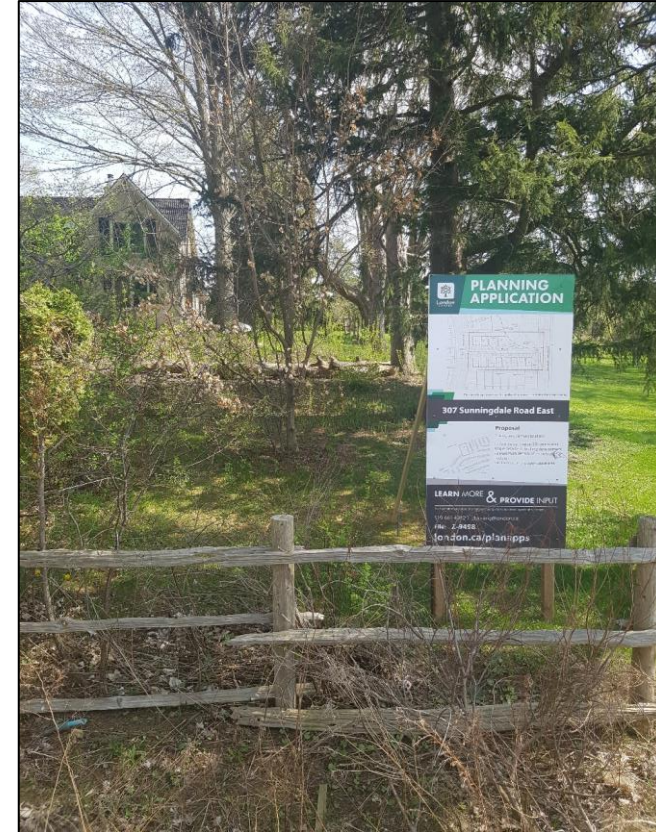


# Property at a Glance



- **Municipal Addresses**  
307 Sunningdale Road East
- **Area**  
0.6 hectares (1.7 acres)
- **Frontage**  
60.3 m (198.00 ft)
- **Use**  
Single Detached Dwelling

# Property at a Glance



Subject Site, looking south from Sunningdale Road East.

# Property at a Glance



Subject Site, looking north from Skyline Avenue.

# Surrounding Uses



Heron Haven Park.



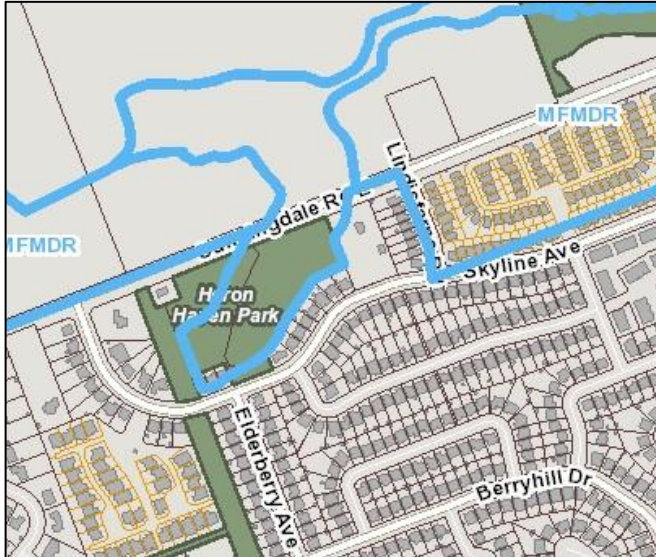
Low rise dwellings.



Drewlo's holdings.

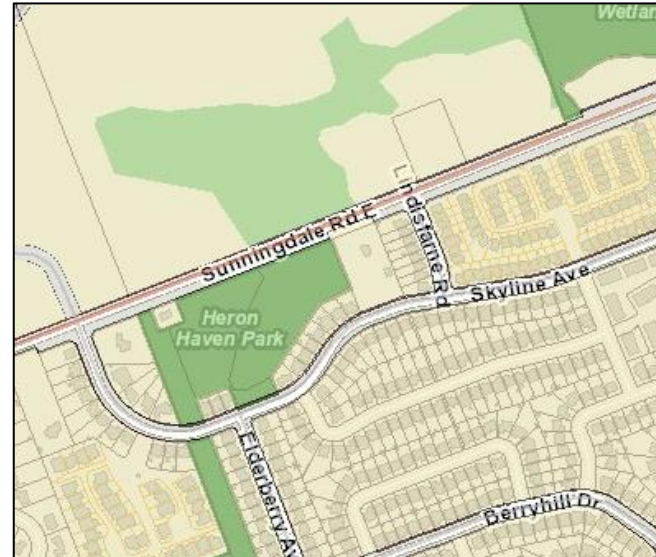


# Property at a Glance



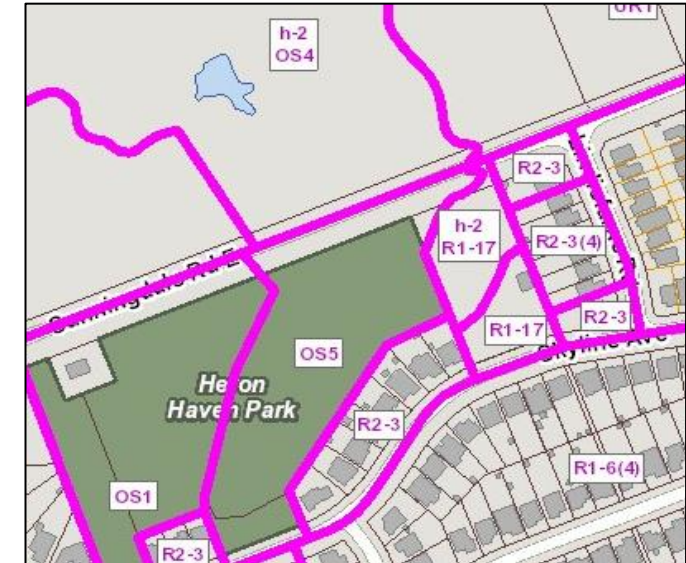
## Low Density Residential & Open Space

- Single detached, semi-detached, and duplex dwellings; multiple-attached dwellings, such as row houses or cluster houses subject to the LDR and residential intensification policies.
- Residential density of 30 UPH (3.2.2.(i)); 75 UPH via residential intensification (3.2.3.2.).
- OS lands include public open spaces, flood plain lands, natural hazards lands, evaluated Natural Heritage System recognized by Council as being of city-wide, regional or provincial significance, and lands that contribute to important ecological functions (8A.2.1.).



## Neighbourhoods (Neighbourhood Connector)

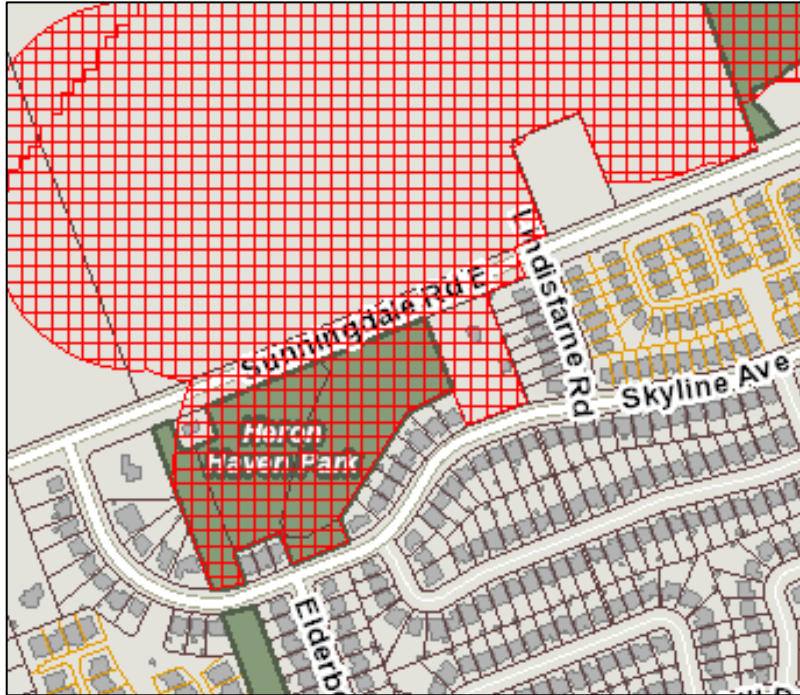
- Broadest range of uses, including single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, group homes, triplexes, small-scale community facilities (Table 10).
- Intensity between 1 and 2.5 storeys (Table 11).
- Use and intensity for lots that have frontage on two or more streets of different classifications but not located at an intersection established by the lower-order street (\*920\_6.a.).



## Open Space/Holding Residential R1 (OS5/h-2 - R1-17/R1-17)

- OS5 – restrictive zone permitting conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots (z-1-051390)
- H-2 – "... an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London..."
- R1-7 - applied to large existing lots in these rural areas.

# Property at a Glance



**UTRCA Regulated Area**

- Conservation Authorities Act (Section 28) allows the UTRCA to ensure that proposed development have regard for natural hazard features.
- UTRCA implements the regulation by issuing permits for works near watercourses, valleys, wetlands or shorelines where required.
- Property owner must obtain permission before beginning any construction, reconstruction, altering use or size etc. in a regulated area.

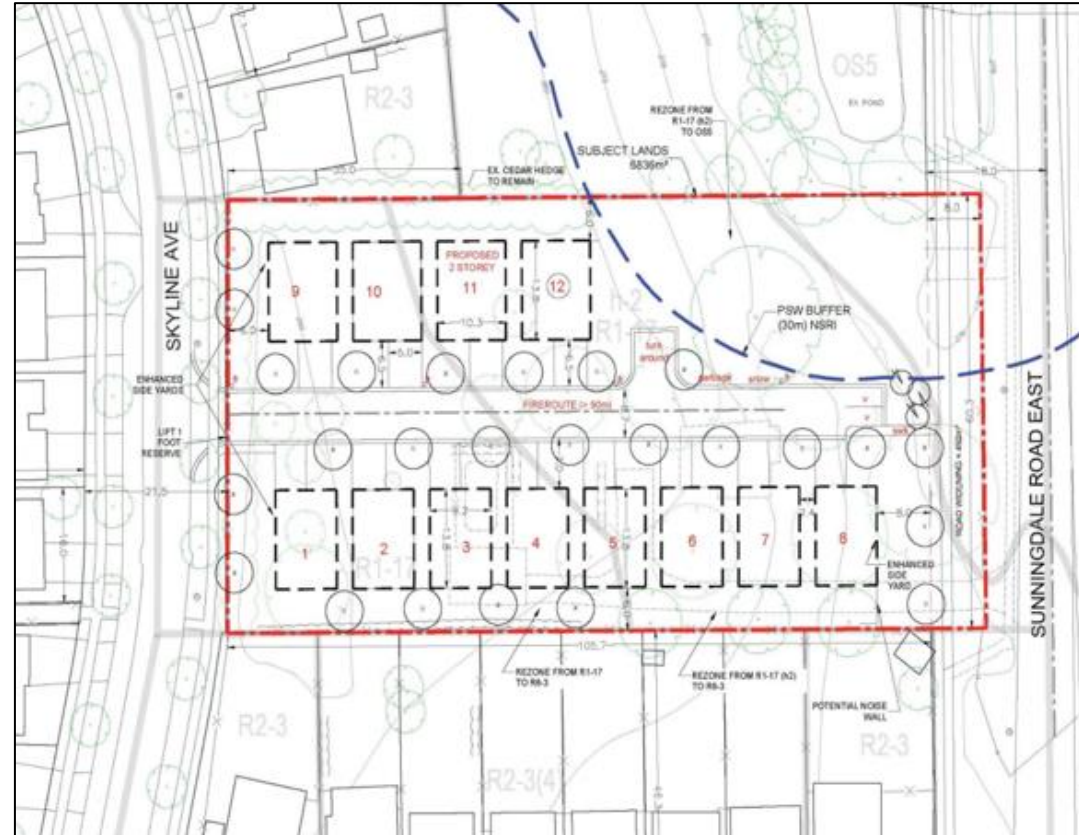


**Map 5 – Natural Heritage, the London Plan**

- Map 5 of the London Plan shows an 'Unevaluated Vegetation Patch' cutting across the northwest corner of the subject lands.
- Provincially Significant Wetlands and Significant Valleylands are located within the adjacent Heron Haven Park to the west, forming part of a network extending north across Sunningdale Road and then southeast towards Adelaide Street North.

# Development Proposal

- Facilitate the development of single-detached, semi-detached, and duplex dwellings with a density of 25 units per hectare.
- 12 single detached dwellings.
  - All 2 storeys.
  - Building footprints ranging from 127 m<sup>2</sup> to 142 m<sup>2</sup>.
  - Proposed dwellings oriented towards the internal driveway.
- Private internal driveway accessed from Skyline Drive.
- Pedestrian access through to Sunningdale Road East.

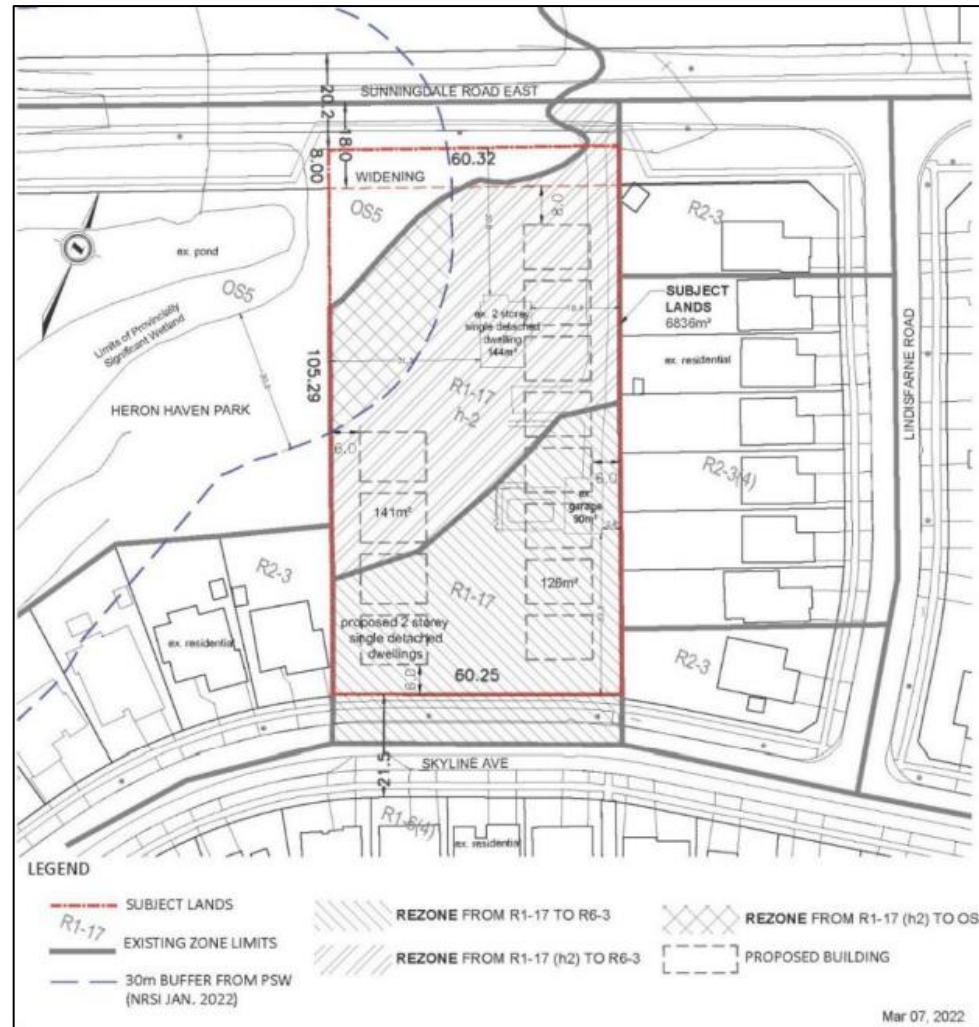


# Proposed Zoning Amendment

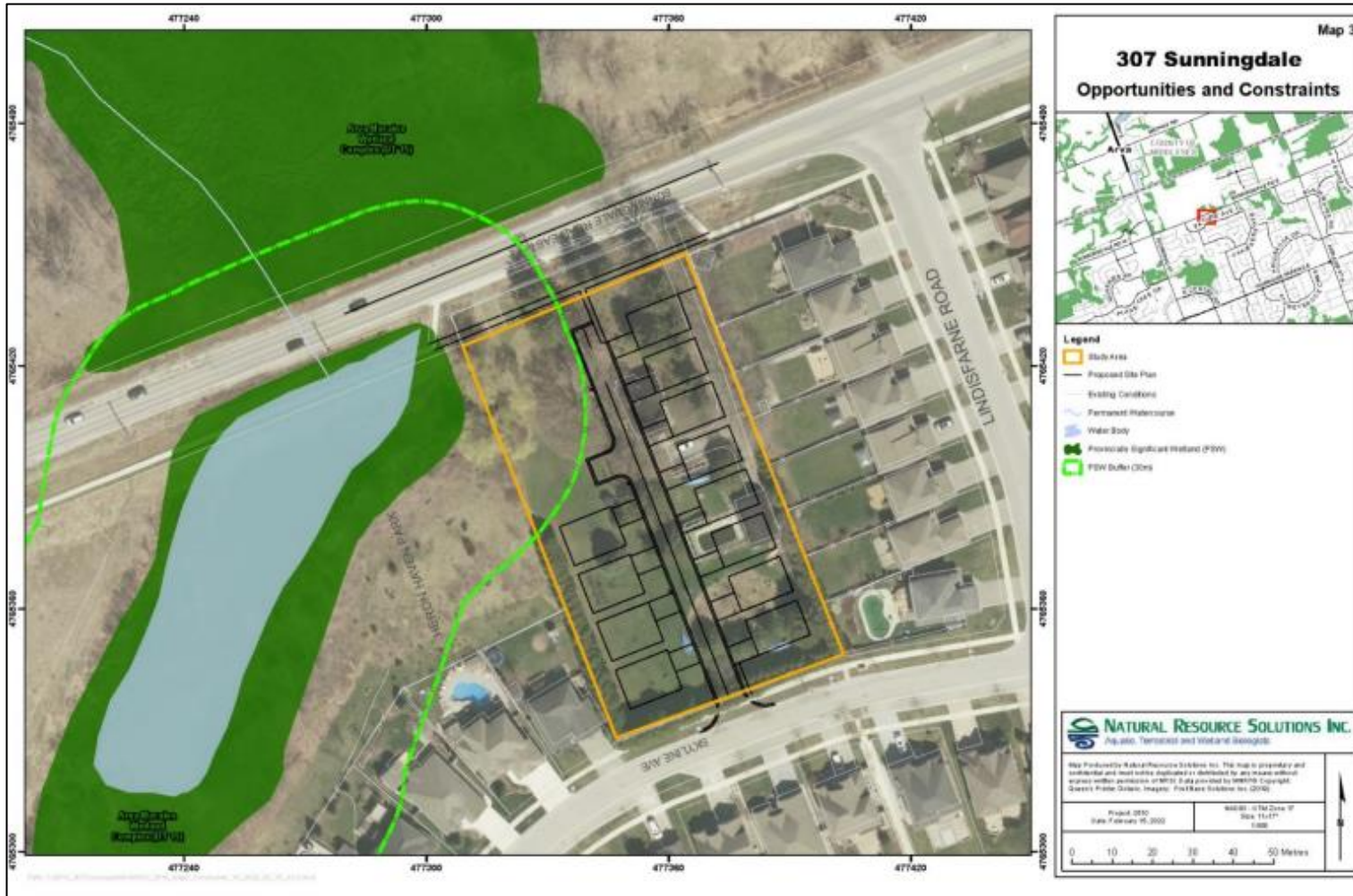
## Requested Amendment:

FROM a OS5/R1-17 TO a R6-2/OS1 with a maximum residential density of 19 UPH.

The h-2 holding provision is proposed to be removed from the northern portion of the site through the completion of the required EIS.



# Buffer Provincially Significant Wetland



30-metre Buffer PSW



# Departmental Comments

## ***Heritage:***

- No heritage/archaeological issues.

## ***Tree Preservation:***

- There are numerous city owned trees in adjacent road allowances of Sunningdale Road East and Skyline Avenue, the site abuts a Tree Protection Area/Park and there are numerous trees on the site.
- Tree Preservation Plan not accepted

## ***Transportation (TBC):***

- Widening to 18m from centre line, Sunningdale Road Improvements anticipated in 2025

## ***Parks Planning & Design:***

- The City requires parkland dedication in the form of land as defined in By-law CP-9
- The proposed development area reflects a parkland dedication of 0.04 ha of table land (calculated at 1ha per 300 units). Following the completion of the required Environmental Impact Study PP&D Section may wish to acquire all natural heritage lands at hazard rate 1:27. Balance of the dedication to be taken as Cash in Lieu.

## ***UTRCA:***

- The northwesterly portion of the parcel falls within Conservation Authority Regulated Area and any development will require a permit or Letter of Clearance from the Upper Thames River Conservation Authority.



# Public Comments

## Five public comments received during

### ***Tree Loss:***

- Loss of mature trees.
- Cedar Hedgerow trees on east, south and west border → habitat for bird species

### ***Vehicular Access, Parking & Traffic:***

- Concern about proposed private road onto Skyline Avenue, preference entrance onto Sunningdale Road E.
- Potential loss of on-street parking south side of Skyline Avenue
- Increased traffic, more dangerous for children.

### ***Heritage:***

- Consider heritage designation for farmhouse → repurpose old house by splitting in apartments

### ***Stormwater management:***

- Concern how stormwater management is addressed in relation to PSW

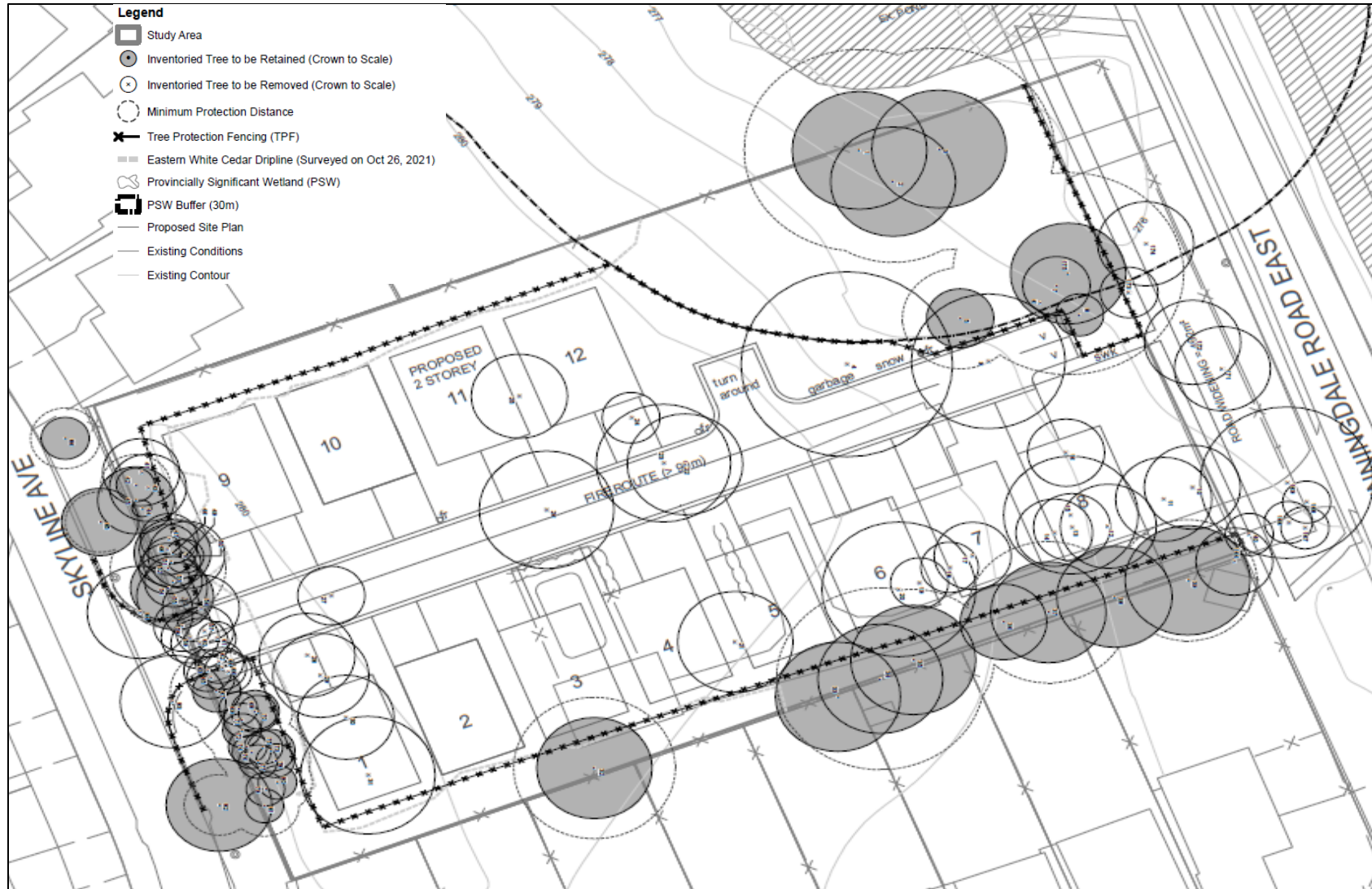


# Issues & Discussion

- No major policy concerns with the proposed use, intensity or form.
- Natural Heritage Considerations → Tree Preservation Plan not accepted:
  - Minimum Protection Distances (critical root zones) of 8 boundary trees will sustain damage from proposed development.
  - Cedar trees on east & west property line need to be further assessed.
  - Consent from owner of off-site tree/ consent from co-owner boundary trees required.
  - Proposed removal of City trees on Skyline Ave & Sunningdale Rd.
- Revision Conceptual Grading Plan required:
  - Roof runoff should be directed to controlled areas of property, to prevent surface water issues on City owned lands.
  - Ensure that stormwater flows are self-contained on site. through the northeast corner of site onto adjacent exist. Private residential property.
- Imperial Oil pipeline in vicinity recommends 20m. setback

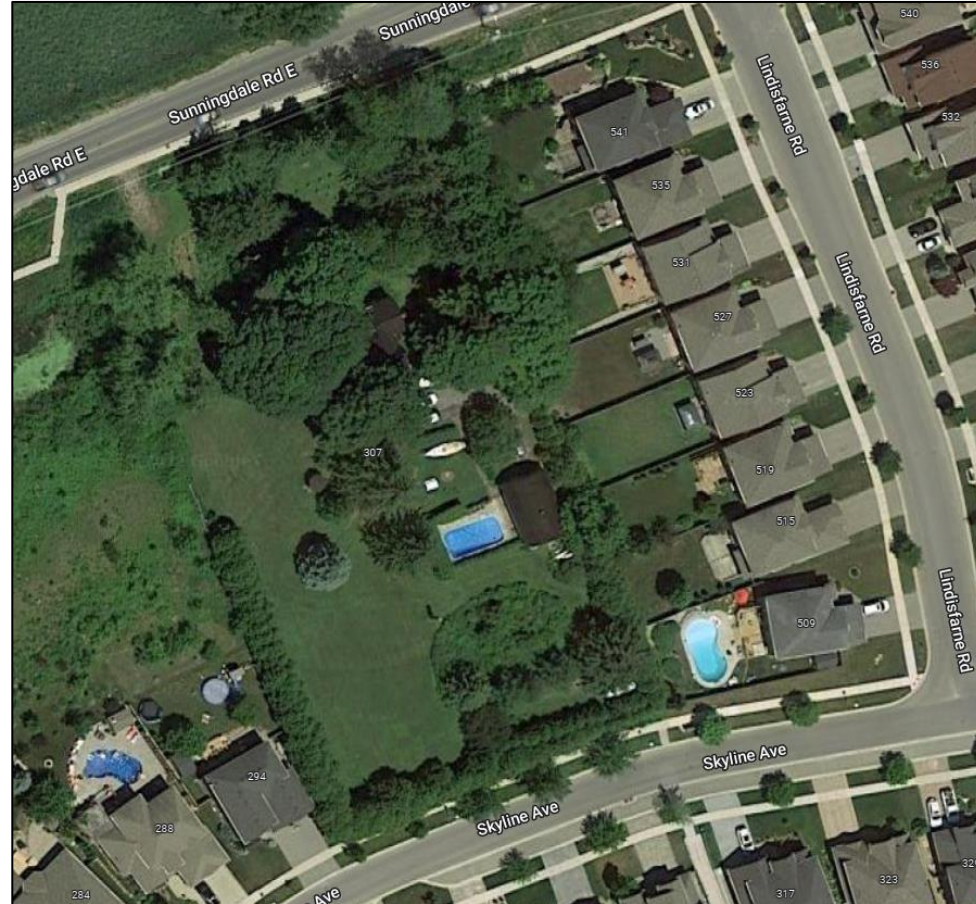


# Tree Preservation Plan



# Conclusion

- Working through issues with applicant:
  - Revised Tree Preservation Plan
  - Revised Conceptual Grading Plan
- Outstanding Comments
- Targeting PEC August 22, 2022 (Subject to change)

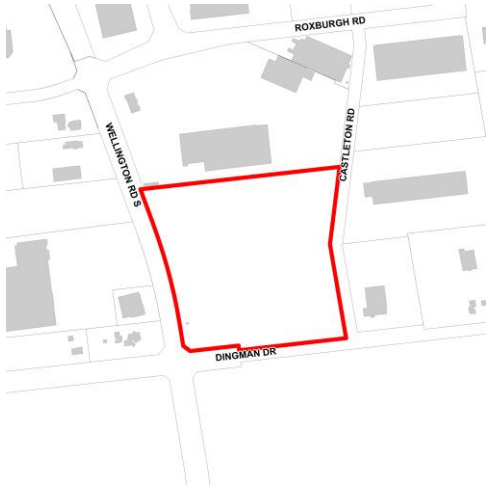




# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 4452 Wellington Road South



**File: OZ-9497**

**Applicant: 2858637 Ontario Inc.**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- A transport terminal on the eastern portion of the site
- An Environmental Review Zone to require further environmental study on a natural heritage feature
- Future commercial uses on the western portion of the site



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 10, 2022**

Nancy Pasato

[npasato@london.ca](mailto:npasato@london.ca)

519-661-CITY (2489) ext. 7156

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: OZ-9497

[london.ca/planapps](https://london.ca/planapps)

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

Steven Hillier

[shillier@london.ca](mailto: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: May 11, 2022

# Application Details

## Requested Amendment to the 1989 Official Plan

To change the designation on a portion of the site from New Format Regional Commercial Node to Light Industrial to permit transport terminals.

## Requested Amendment to The London Plan (New Official Plan)

To change the designation on a portion of the site from the Shopping Area Place Type to the Light Industrial Place Type to permit transportation terminals.

## Requested Zoning By-law Amendment

To change the zoning from a Holding Associated Shopping Area Commercial (h-17\*ASA1/ASA2/ASA6) Zone to a Holding Light Industrial (h-17\*LI6) Zone, and an Environmental Review (ER) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Holding Associated Shopping Area Commercial (h-17\*ASA1/ASA2/ASA6) Zone

**Permitted Uses:** Animal hospitals; Convenience service establishments; Convenience stores; Dry cleaning and laundry plants; Duplicating shops; Financial institutions; Grocery stores; Restaurants; Retail stores; Personal service establishments; Pharmacies; Printing establishments; Video rental establishments; Brewing on premises establishment; Repair and rental establishments; Service and repair establishments; Studios; Supermarkets; Commercial recreation establishments; Taverns.

**Holding Provision(s):** To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.

**Height:** 12.0 meters

### Requested Zoning

**Zone:** Holding Light Industrial (h-17\*LI6) Zone, Environmental Review (ER) Zone

**Permitted Uses:** LI6 Zone - Bakeries; Business service establishments; Laboratories; Manufacturing and assembly industries; Offices support; Paper and allied products industries excluding pulp and paper and asphalt roofing industries; Pharmaceutical and medical product industries; Printing, reproduction and data processing industries; Research and development establishments; Warehouse establishments; Wholesale establishments; Custom workshop. Brewing on premises establishments. Service Trade; Existing Self-storage Establishments, Artisan Workshop, Craft Brewery, Dry cleaning and laundry plants; Food, tobacco and beverage processing industries excluding meat packaging; Leather and fur processing excluding tanning; Repair and rental establishments; Service and repair establishments; Service trades; Textile processing industries; Building or contracting establishments; Storage depots; Terminal centres; Transport terminals; ER Zone - Conservation lands; Conservation works; Passive recreational uses; Managed woodlot; Agricultural uses.

**Height:** 50 metres

The City may also consider the use of additional holding provisions, special provisions, or additional zoning and Official Plan/London Plan amendments as part of this application.

An Environmental Opportunities and Constraints 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 New Format Regional Commercial Node in the 1989 Official Plan, which permits a wide range of commercial uses which meet specialized service and comparison-shopping needs as the main uses.

The subject lands are in the Shopping Area Place Type in The London Plan, permitting a wide range of retail, service, business, recreational, social, educational and government uses.

## How Can You Participate in the Planning Process?

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

## See More Information

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

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

## Reply to this Notice of Application

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

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan 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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

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

### Right to Appeal to the Ontario Land Tribunal

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

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

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

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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

### Notice of Collection of Personal Information

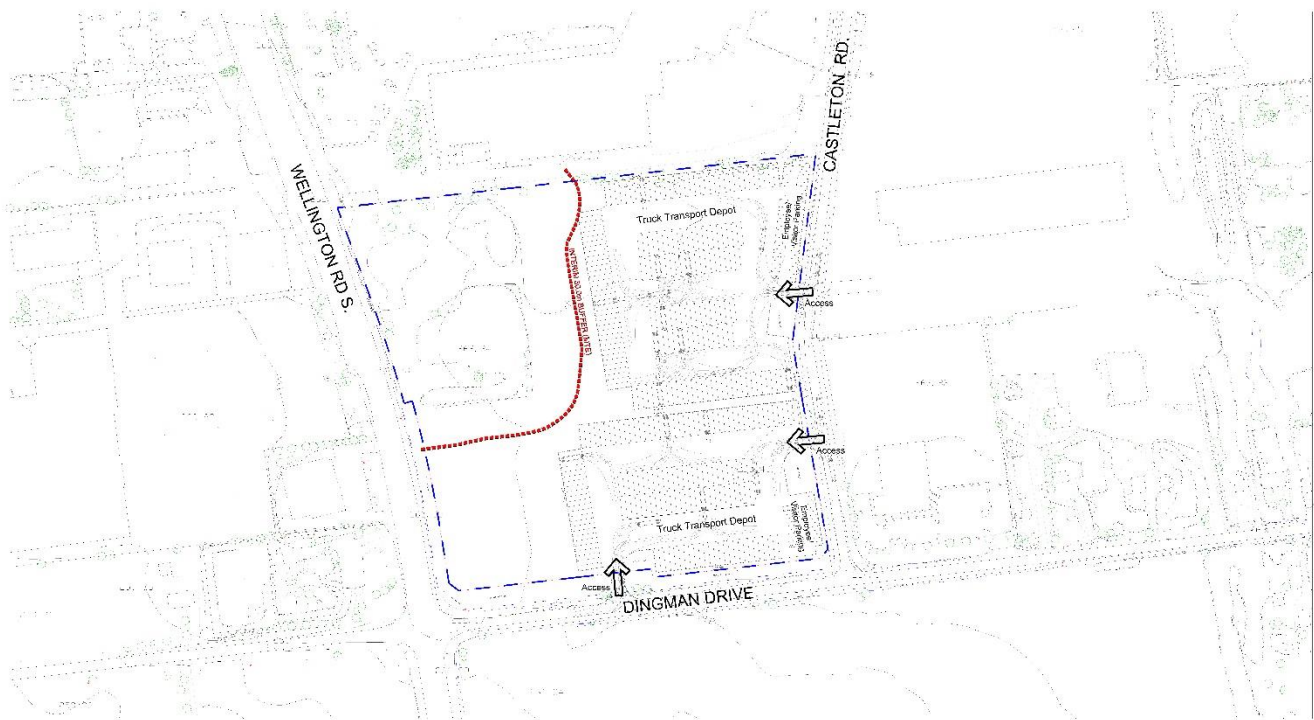
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's

website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY (2489) ext. 5590.

### Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact [developmentservices@london.ca](mailto:developmentservices@london.ca) for more information.

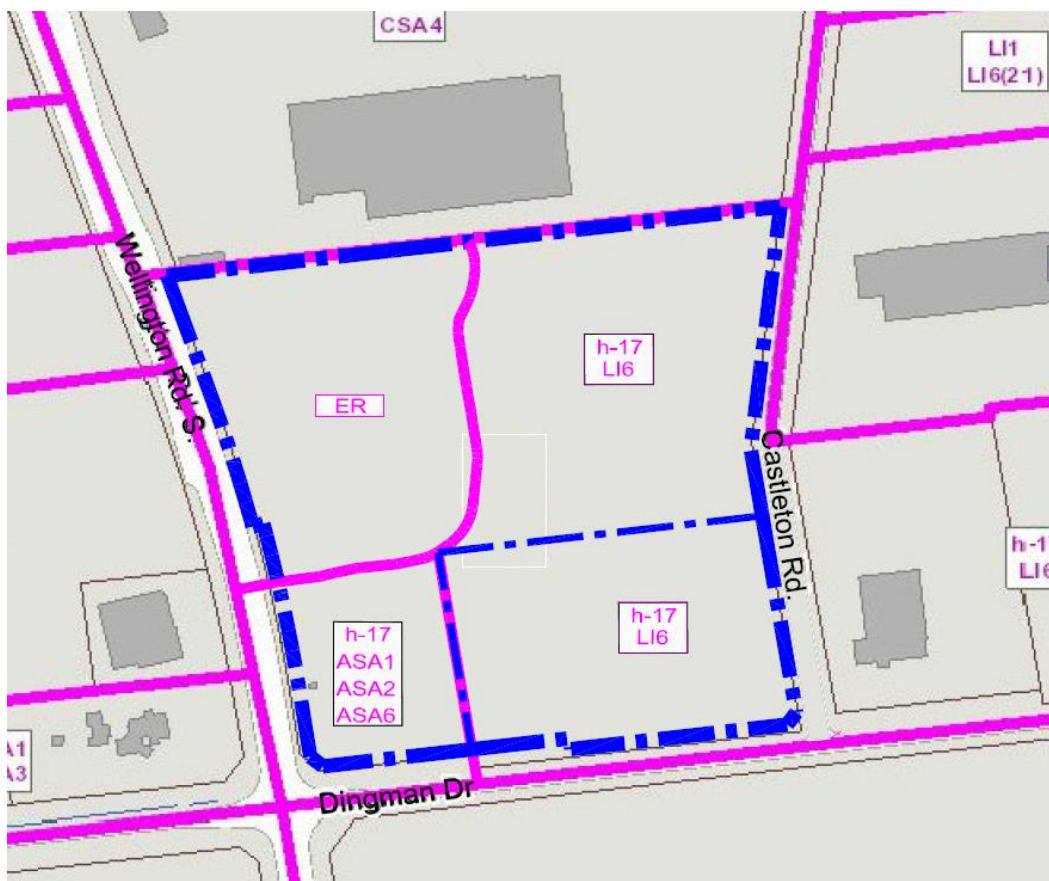
## Site Concept



Concept Plan for proposed development

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

## Proposed Zoning



Proposed zoning to implement site concept

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

# Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Wetland and Recommendations for the Future

## DRAFT 2

Attended Meeting April 29, 2020: James MacKay, Randy Trudeau, Susan Hall, Spencer Heuchan, Ian Arturo, Suba Sivakumar, Berta Krichker, Katrina Moser

Attended Meeting March 28, 2022: James MacKay, Randy Trudeau, Susan Hall, Ian Arturo, Suba Sivakumar, Berta Krichker, Katrina Moser, Sandy Levin

**Background:** Wetlands preserve ecological processes and function providing critical ecosystem and human services (OWES, 2014). Wetlands provide watershed protection, preserve biodiversity, and are important regulators of natural (C, N and water) cycles. They attenuate floods, provide economically valuable products, improve water quality and are important carbon stores contributing to climate resiliency. Despite their importance, in southern Ontario there has been a loss of 70% of wetland areas and in London wetland loss is greater than 85%.

The London Plan provides protection of all wetlands, however [it] does permit relocation/recreation of non-provincially significant wetlands in certain circumstances (see Policy 1334), even though wetland relocation or offsetting has proven to be overall unsuccessful at protecting wetlands in the US and Canada (Pouton and Bell, 2017).

### **Best Practises: Four Checklists**

#### **Checklist 1. Studying the Wetland Prior to Moving it: Baseline Conditions**

The decision to move a wetland should only be made after the wetland site has been carefully studied. **This means studied for two to three years.** It is critical that there is in-depth knowledge of the site prior to inform any decisions regarding relocation of the pre-existing wetland. Such knowledge is also critical to ensuring a successful relocation and providing knowledge of pre-existing (baseline) conditions of the wetland for monitoring. The following questions should be addressed:

- 1. How long has the wetland existed?**
- 2. What is the bathymetry (area, water depth) of the wetland?**
- 3. What is the sediment type and depth of the wetland?**
- 4. What species live in the wetland?** A minimum of a two or three season survey, depending on whether the wetland is ephemeral, will be required to identify what is living in the wetland. Specifics of which surveys will be included will be determined at the EIS scoping meeting, but should include reptiles, amphibians, birds, fish, aquatic vegetation, including floating, submerged and emergent macrophytes and algae, and macro invertebrates. The latter have been shown to be useful indicators of wetland ecosystem health and are useful in biomonitoring (Anamaet et al., 2005; Spieles and Mitsch, 2000; USEPA, 2002). Surveys need to be balanced with minimizing disturbance to wildlife. Therefore, it will be important to assume that there is more there than identified by surveys to avoid surprises such as occurred at 905 Sarnia.

5. **What is the quality and character of the wetland waters, and surficial and groundwaters flowing into the wetland?** Water temperature and chemistry measurements are required to determine the pre-existing (baseline or pre-disturbance) conditions of the wetland. Water chemistry should be done following an approved design that captures both spatial and seasonal variability. This should include, at a minimum, pH, specific conductivity, TDS, nutrients (i.e., TP and TN), but could also include major ions, metals, organic pollutants etc.
6. **What is the relative importance of groundwater versus surficial flows to the wetland?** To understand the wetlands hydrologic budget, and particularly whether it is groundwater fed, a hydrogeological report must accompany the other surveys.
7. **What is the function of the wetland?** Assess the function of the wetland in terms of impact on flood management, water purification (removal of fertilizers), drought alleviation and mitigation of climate change.

### **Checklist 2. Site Selection for Relocation**

Wetland site location must be carefully considered and informed by the studies done in section 1 above. In some cases, there must be a net gain to wetland function and the overall Natural Heritage System (Policy 1334 states where a wetland is between 0.1 ha and 0.5 ha, replacement may be considered at less than a one-to-one land area basis if there will be a net gain to wetland function and the overall natural heritage system). The following provides a checklist of critical considerations for site selection:

1. **Site selection is based on the availability of land and on policies that require the restored or created wetland to be in close proximity of a wetland loss** (usually due to migration considerations).
2. **Site selection must consider both present and future land uses.** Site selection is exceedingly important in terms of influencing the structure and function of the wetland and guaranteeing its longevity. It is imperative that once a wetland has been moved for one project, that “relocated” or offset wetland should not then itself become subject of another development project and be relocated again.
3. **Select a site with similar water depth.** The floor of the new wetland should be excavated such that it has varying depths to encourage the growth of various types of vegetation. New vegetation will grow in water depths of 1 metre or less. To achieve the ideal ratio of vegetation and open water, Ducks Unlimited advises that approximately 25 percent of the created wetland area be 1 m or more in depth. Excavating some deeper areas will allow some areas to remain free of vegetation and provide habitat for native fish.
4. **Select a site with a larger catchment and wetland area than the wetland being replaced.** To address the problem that restoration or re-creation projects rarely, if ever, produce an equally biodiverse and functional wetland, multipliers are employed to determine the scope of an offset project. Since wetlands are particularly valuable, the offset multiplier for wetlands is usually higher compared to other areas. *The London Plan 1402 (3)* states that “[replacement ratios greater than the one-for-one land area [are] required to mitigate the impacts of the proposed works” (*The London Plan, 1402*). Given the extent of wetland loss in London and the high ecological value they provide



the suggested multiplier ratio would be 3:1 for the loss or disturbance to a low to medium value wetland; and 4:1 for a high value wetland, particularly one that provided habitat for SAR species. Studies show that larger wetlands recover faster than smaller ones, and that smaller restored or created wetlands often become more isolated. Moreover, their lack of connectivity to larger systems greatly hinders the ability of local biota to restore the wetland to pre-impact functioning (Moreno-Mateos et al., 2012).

5. **Site investigations for the new wetland must include during spring runoff** to better understand water flows, and to calculate a more accurate estimate of the catchment area.
6. **Plan a wetland with an irregular shape.** Ducks Unlimited suggests that the new wetland be irregularly shaped such that it closely resembles a natural wetland (as opposed to a storm pond), providing coves to shelter species.
7. **A topographic survey is recommended to provide more accurate data about surface flow.** Should the survey determine that the site has less than 0.6 m drop, then excavating a basin is advised to ensure adequate surface flows to maintain the wetland.
8. **Test the soil/sediments at the potential site.** Wetlands are characterized by impermeable soils/sediments. Fine-textured soils/sediments -- not sandy or gravelly -- are suitable. Should the soil for the new site not prove suitable, clay soils can be brought in to line the basin so that the wetland can hold water. Although a created wetland may be structurally similar to a natural wetland, its hydrology may differ greatly if the permeability of the substrates is different (Kentula, 2002). Often the soils in created wetlands contain less organic matter than natural wetlands, which may affect plant growth. Using soils from a "donor" wetland or the impacted wetland to help create the new wetland may be able to increase the soil organic matter and provide the nutrients necessary for plant species, microbes and invertebrates (Kentula, 2002). Microbes in the wetland play a crucial role in biogeochemical reactions which cause nutrient cycling and sustain other higher plants and animals (Bodelier and Dedysh, 2013).
9. **The new wetland should be located near a significant woodland or other natural feature (i.e. stream) such that it is not isolated and can be an integral part of the natural landscape.**
10. **Select a site with similar hydrogeology to the original wetland (as identified in 1.2 and 1.5) to ensure similar water chemistry and water quality (as identified in 1.4) to safeguard the relocated species.** Ideally the new wetland site will be located in close proximity to the original site, or when that is not possible within the same watershed.
11. **Site selection will require a hydrogeologic survey of the new site to demonstrate that a wetland can be sustained.** These include inflows and outflows of groundwater and surface water, the resulting water levels and the timing and duration of soil saturation and flooding (Kentula, 2002).
12. **Site selection must ensure that the water quality of the wetland is maintained.** If there are chemical inputs from the surrounding area, these can overwhelm a wetland. Chemicals can alter the productivity and composition of the plant community of the wetland, possibly favouring nuisance species, and they may harm animal species that cannot survive and breed in chemically altered waters. For example, avoid locating a

wetland near roads where de-icing salts are used or near a golf course where fertilizers are used.

### ***Checklist 3. Conditions for development***

After the decision to create a new wetland is developed, the location determined, the following elements should be discussed with the proponent and included in the conditions of development (checklist 4 includes many details useful to this section):

1. **Timeline.** Timing is critical and there needs to be an agreed upon timeline with consideration of the development timelines, stabilization period, timing of species transfers (see below for additional information).
2. **An accepted report on baseline conditions:** including any direct sampling required such tadpole counts, “mucking about in the muck for turtles” – (it is also acceptable to assume such wildlife is present so that no in wetland sampling will be required).
3. **Width of buffer and composition of buffer vegetation** (see additional details below).
4. **Transfer protocols for wildlife and plants (terrestrial and aquatic).**
5. **Agreed to indicators of successful relocation.**
6. **Pre-construction requirements.** Development buildout requirements including but not limited to customized erosion and sedimentation controls and monitoring of the site, timing of species transfers (e.g., waiting for aquatic vegetation to be established), avoiding the establishment of invasive species including but not limited to phragmites and goldfish.
7. **Post construction compliance /adaptive monitoring.** This should include, but not be limited to duration, frequency, and reporting.
8. **Amount of any holdbacks or securities.** These are required to ensure successful implementation of the relocation of the wetland.
9. **There should be a requirement that any changes to the timeline or development phasing be subject to approval of the City.**
10. **Other conditions based on the preliminary work noted in previous steps may be required by the City.**

### ***Checklist 4. Planning and Construction of the New Wetland Site***

Planning and careful construction is critical to the success of the wetland and should include the following considerations:

1. **The construction of the new wetland site must be undertaken by a person with experience who has the required wetland knowledge base.** Ducks Unlimited may be a useful resource. See <https://storymaps.arcgis.com/stories/c6d9fdf598b246dfbb21feca516fa6d4>
2. **Considerations during the design phase should be based on the information and knowledge reported in stage 1.**
3. **Relocate the organic salvaged marsh surface (or SMS) from the impacted wetland to the new wetland.** The SMS contains a seed bank of marsh vegetation that could prove immensely beneficial to establishing a healthy and ecologically diverse wetland. SMS provides suitable chemical substrate for wetland seed germination and survival, as well as moist physical substrate (Hunt et al., 1996).

4. **Remove perimeter soil from new wetland site before spreading the excavated soil.**  
This new site perimeter soil should be removed from the site as it may alter the chemistry of the transferred wetland soil.
5. **Use small and lightweight excavation equipment employed during the project and avoid as much of the perimeter area as possible;** a narrow alleyway to the excavation area will help prevent significant soil compaction.
6. **The newly established wetland should be surrounded by a pollinator habitat and other habitat enhancements (ex. nesting boxes, snakes).** For example, strategically placing branches or logs in and around the wetland will provide basking areas for frogs, turtles and ducklings.
7. **Plants for the re-created wetland should be native, fast colonizing and drought resistant to account for fluctuations in weather and climate and should closely resemble those of similar, local wetlands.** Where possible, plants should be transferred from the original wetland to the new location. A variety of submergent and emergent plants should be planted, including a variety of shrubs and trees in the buffer areas to provide habitat for species as well as to ensure that water quality in the wetland is maintained. In the early years, the wetland must be closely monitored to ensure that invasive species are not permitted to colonize the area, particularly *Phragmites*.
8. **The Critical Function Zone (CFZ) is an important factor that should be included in any wetland relocation project.** The CFZ describes non-wetland areas within which biophysical functions and attributes directly related to the wetland occur. This could, for example, be adjacent upland grassland nesting habitat for waterfowl (that use the wetland to raise their broods). The CFZ could also encompass upland nesting habitat for turtles that otherwise occupy the wetland, foraging areas for frogs and dragonflies, or nesting habitat for birds that straddle the wetland-upland ecozone (e.g. Yellow Warbler). A groundwater recharge area that is important for the function of a wetland but located in the adjacent lands could also be considered part of the CFZ.
9. **Relocated wetlands require buffers** -- undisturbed vegetation adjacent to a wetland – to ensure a healthy wetland (Ducks Unlimited Canada (B)). Buffers provide habitat, food, corridors and breeding areas for species while also reducing the harmful effects of nearby development or activities on wetlands. A buffer of 20-50 meters beyond the CFZ will decrease sedimentation and improve water quality, while a buffer that extends beyond 50 meters is best for wildlife and water quality (Ducks Unlimited Canada (B)). The minimum buffer width will depend on the size of the wetland, the purpose of the buffer, the land use of the surround area, the soil type (less permeable soil will require larger buffers) and slope (Ducks Unlimited Canada (B)). For instance, a smaller, deeper, excavated wetland with minimal wildlife or hydrological value could require a buffer of only ten metres, while a wetland where the slope of the land is greater than 5 percent would require a buffer greater than 20 meters (Ducks Unlimited Canada, (B)). All these factors should be considered together when determining the buffer size. The buffer should consist of diverse, multi-layered vegetation, incorporating trees and shrubs. In all instances of created wetlands and their associated buffers, the vegetated buffer areas must be managed and maintained over the long-term to ensure that they are providing the maximum benefit to the wetland (Ducks Unlimited Canada (B)).

10. **Species transfers must be carefully planned and appropriate timelines developed to ensure that relocation of species occurs after the pond has stabilized and is occurring in a “safe” season to avoid interference of breeding species.** Species transfer should not occur until a year has passed since the creation of the new wetland to allow the environment to settle and to ensure that the water quality and nutrients can safely support wildlife. The planning phase should also consider timelines for species moves. For example, as learned from Sarnia 905, establishing appropriate aquatic vegetation ahead of the introduction of other species is critical. Monitoring of the site should confirm ideal conditions before any species transfers take place.
11. **Species transfer should occur slowly.** Species transfer should not occur during a single day or even week, but should be carried out over an extended period of time - and slowly - to ensure minimal negative impact and to increase the possibility of capturing more individuals from the original wetland site. Options for manual transfer for species include baited minnow trapping, dip netting, seine netting and hand picking. Once the individuals are captured, they are transferred to the new wetland in buckets. If insufficient resources are available to do manual transfers of species, other options are possible. For instance, if the new wetland site is sufficiently close to the old one, a trench could be dug from one site to the other to allow species to transfer naturally. Alternatively, the new wetland location could be situated near a stream or other water source to allow species to populate the created wetland on their own.
12. **Timing of the transfer is crucial.** The breeding time of certain species (i.e. the Western Chorus frog) as well as the schedules of burrowing animals (i.e. crayfish) must be accounted for throughout the process.
13. **Wetland relocation plans need to be carefully coordinated with development plans.** This will have to be planned and coordinated with the development construction plans. For example, fences, pathways and landscaping that might impact the new wetland must be completed efficiently to ensure wetland success.
14. **Appropriate signage is in place at the start of wetland construction to prevent invasive species.** Such signage should include education and by-law enforcement with respect to the release of exotic species into wetlands.

#### ***Checklist 5. Monitoring the New Wetland Site***

A recent review done to inform Ontario policy on wetland offsetting, recognized that relocated wetlands can take up to 30 years to fully establish (Maron et al., 2012). With this in mind, long-term monitoring is a critical part of wetland relocation. All wetland relocations must include a monitoring plan which are required to be included in the conditions of development. This recommendation is critical given the lack of evidence that such altered and/or created wetlands recover full functionality and the long lags associated with wetlands’ maturation. Before the monitoring process begins, developers and the City must clearly define what a “successful” relocation or restoration would entail for each *individual* project and outline a clear set of objectives for inclusion in the conditions of development. For example, under Policy 1334, the City may consider the replacement of wetlands rather than in situ protection where the features and functions of the wetland may be provided elsewhere **and would enhance or restore** (highlighting ed.) the Natural Heritage System.

Monitoring plans should be based on:

1. **Defining what a “successful” relocation or restoration would entail for each *individual project and outline a clear set of objectives.*** For instance, even if a site has revegetated, it could be functionally inadequate, and/or the plant composition may differ from the initial targets.
2. **Establishing methods to employ to determine the success of wildlife transfer and establishment.** Monitoring plans include measures of success and failure, and accountability and consequences for failed wetlands based on baseline conditions identified in Section 1.
3. **Monitoring plans that include surveys and measurements identical to those done in section 1 should be done at a minimum 1, 3 and 5 years after the establishment of the wetland and compared to the baseline conditions determined in section 1.**
4. **Monitoring plans that include remediation plans.** For example, if monitoring indicates that certain populations are in decline, additional individuals can be transferred into the compensation wetland (e.g. import tadpoles or broadcast more native seeds).
5. **Monitoring plans that include a rapid detection and rapid response** for problems such as invasive goldfish. Rapid detection may provide an opportunity for citizen science.
6. **Monitoring plans that consider nutrient controls.** For example, yard fertilizers could contribute unwanted nutrient loads to wetlands.

### **References Cited**

Anamaet, E. R., Taylor, J. and Mitsch, W. J. 2005. *Macro-invertebrate diversity and abundance in two created wetlands in Ohio*, In Schiermeier Olentangy River Wetland Research Park Annual Report, 2005. Ohio: Ohio State University, pp. 111-120.

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City of London. *The London Plan*.

Ducks Unlimited Canada. “Southern Ontario wetland conservation analysis”. March 2010 <[www.ducks.ca/assets/2010/10/duc\\_ontariowca\\_optimized.pdf](http://www.ducks.ca/assets/2010/10/duc_ontariowca_optimized.pdf)> (15 April 2018). (A)

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## **905 Sarnia wetland relocation - what went well and didn't go well**

**Prepared by the EEPAC Wetlands Working Group, May, 2022 version**

*From page 8.1 of the Nov 2014 EIS prepared by Stantec: "Given the anthropogenic nature of the pond and surrounding agricultural land use, it is anticipated that the noted function can be replicated and improved upon via the proposed habitat compensation plan. The proposed habitat compensation plan results in a net benefit for the subject lands by providing opportunity for improved native species biodiversity and reducing risk of mortality to woodland breeding amphibians and terrestrial crayfish."*

**The question is, can we say this actually happened? And if not, what can be done to ensure future relocations achieve the hoped for objectives?**

### SIGNIFICANT DATES

JUNE 2014 EIS prepared by Stantec for proponent (Stantec, June 2014)

NOVEMBER 2014 revised EIS prepared following agency input (Stantec, Nov. 2014). No new field work took place.

NOV 2015 NEW POND BUILT

JULY 7-13 2016 TRANSFER

2017, 2018, **2020** MONITORING REPORTS

2020 FENCING COMPLETED, PATHWAY GRADING

2020 CONSTRUCTION DEBRIS MOVED TO BUFFER (CFZ)

2021 GRASS (not pollinator mix) SEEDING OF DISTURBED AREA

2022 PAVED PATHWAY NOT COMPLETE  
VEGETATION PLANTINGS NOT COMPLETE,  
POLLINATOR PLANT BUFFER NOT COMPLETE.

### **The good (with questions)**

The planted marsh plants (cattails and bulrushes) are spreading along the wetland edge.

It demonstrated that a small dug pond can be habitat for a variety of species including some in abundance.

There was time set aside for moving wildlife. However it was insufficient time given the unexpected abundance of biota. Subdivision construction time lines drove the timing of digging to transfer (8 mons). Was this sufficient time to create habitat for the biota from the original wetland?

A monitoring plan was developed and conducted for three years. This appears to be insufficient and a longer period, 1, 5, 10 years should be considered). It is also unclear what if anything found in the monitoring actually triggered any adaptive management as discussed on page 7.6 of Stantec, November 2014. For example, page 7.6 states that "Adaptive management may be triggered by insufficient water levels, vegetation cover and the presence of unacceptable non-native and invasive species." Nothing happened after the goldfish showed up.

The indicators of success indicated in Stantec's revised EIS (Nov 2014) page 7.4 listed the following as what the compensation plan was designed to do (however no detail was provided as to how to measure all criteria and what time frame would be needed to declare success):

- Provide pond habitat that is similar to the dug pond
- Provide enhanced riparian vegetation
- Connect the habitat to other nature features offsite (done, by placing replacement next to city owned Significant Woodland)
- Improve native species diversity

A landscape plan was prepared focussing on establishing "self-sustaining native vegetation assemblies." Page 7-4 also listed a variety of strategies to help establish self-sustaining native vegetation. Page 7-5 recommended "a monitoring and adaptive management plan to control vegetation establishment." However, it is unclear how much of the concept was implemented nor what the warranty period was.

Some of the findings of the Hyde Park Community Plan were referenced in the Scoped EIS but not relied upon.

A net effects table was included in the Nov. 2014 EIS. It is unclear if the positive effects (4 of 5 impacts) expected came to pass. Monitoring should be more closely tied to the expected outcomes and a net effects table prepared for the relocation, with less focus on reporting an inventory vs reporting on achievement of objectives.

The November 2014 EIS included "Habitat Compensation Design Drawings." As EEPAC never received any more detailed information directly, it is unable to comment on the actual habitat compensation plan prepared unless it is the three page concept plan at the end of this document. Whether or not that qualifies as a "compensation plan" is unclear. To date nothing has been planted around the wetland.

### **Additional areas for improvement**

The Scoped EIS (Stantec, June 2014) noted Terrestrial Crayfish chimneys but did not comment on possible abundance in the feature. In fact, Stantec concluded that because the feature was small and the limited number of chimneys, that it would not be SWH. The subsequent EIS (November 2014) focused on the SWH issue, rather than relocation. Therefore, either the SWH criteria are insufficient as a determinate of species richness (likely) or a different approach (sampling?) is required when terrestrial crayfish chimneys are observed.

Scoped EIS determined thru incidental observation that there was no overwintering turtle habitat and no natural turtle nesting habitat. Yet turtles were found in the pond. (BTW, the basking log that was installed is now gone). It appears after the monitoring period, no adaptive management was

contemplated. This should be remedied perhaps by putting a longer warranty period on a re-created wetland.

It would appear that the standard work done in an EIS is insufficient for identifying existing biota in an existing wetland or for creating a new feature.

It also appears that the Marsh Monitoring Protocol is also insufficient for this type of exercise as it only establishes whether or not the habitat meets the SWH criteria for amphibians and determines diversity of species of frogs. It does nothing to identify salamanders or newts or populations of any amphibian species.

No one thought to mention the need for signage such as “No dumping of goldfish” and why

Parks planning work was scheduled after the move which disrupted some of the naturalization work done in the relocation. Further disruption to come as the paved pathway must still be installed, 6 years after the wildlife transfer. Construction timelines determine the pace of the wetland relocation project. This is problematic.

The subdivision fencing was put up after the relocation. This resulted in some residents mowing into the buffer/CFZ.

A fish salvage operation should be assumed to be needed. Stantec Nov 2014 indicated “if fish are present..., a fish salvage may be required prior to dewatering or grading...” The question left unasked is when would fish be noted as present?

Microbial communities play an important role in nutrient recycling. Microbial decomposition is an important factor in creating wetland ecosystems where fauna and flora will establish. Monitoring microbial indicators in response to nutrient loading, pollutants and redox potential is beneficial for wetland ecosystem management. We recall that benthic soil was relocated to 905 Sarnia. If this could be confirmed and implemented in the future relocations that would be good. Also if microbial communities are introduced in re-created wetland their presence could be used to measure wetland health as well.

### **Other**

The location adjacent to a Significant Woodland – were there alternatives?

- Did it change the amount of light vs the original location?
- Should it have been outside the Woodland buffer?

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Consultants

Legend

- SITE BOUNDARY
- - - 15m BUFFER LIMIT
- ⊕ PROPOSED DECIDUOUS WHIPS
- ⊙ PROPOSED CONIFEROUS SAPPLINGS
- ⊗ EXISTING TREE TO REMAIN
- ⊘ PROPOSED SHRUBS
- 1.5m HEIGHT PARK CHAINLINK FENCE
- 1.5m HEIGHT PARK CHAINLINK FENCE C/W CRAYFISH EXCLUSION FENCE
- ▨ ONTARIO NATIVE DRY MEADOW SEED MIX
- ▨ ONTARIO NATIVE DRY MEADOW SEED MIX (ONLY IN AREAS DISTURBED BY CONSTRUCTION)
- BASKING LOG
- ROOTWAD
- TREE PROTECTION FENCE
- EXISTING TREE LINE

Notes

1. DRAWINGS NOT INTENDED FOR CONSTRUCTION.
2. REFER TO SHEET L-2 FOR CONCEPTUAL PLANT LIST AND LANDSCAPE NOTES.
3. REFER TO SHEET L-3 FOR LANDSCAPE DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR EROSION AND SEDIMENT CONTROL PLANS.

1. REVISED PER CoL AND UTRCA COMMENTS	JAC	HS	15.12.01
Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

File Name: 160900761.dwg	EB	HS	EB	15.06.16
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

905 Samia Road Inc.

905 SARNIA ROAD

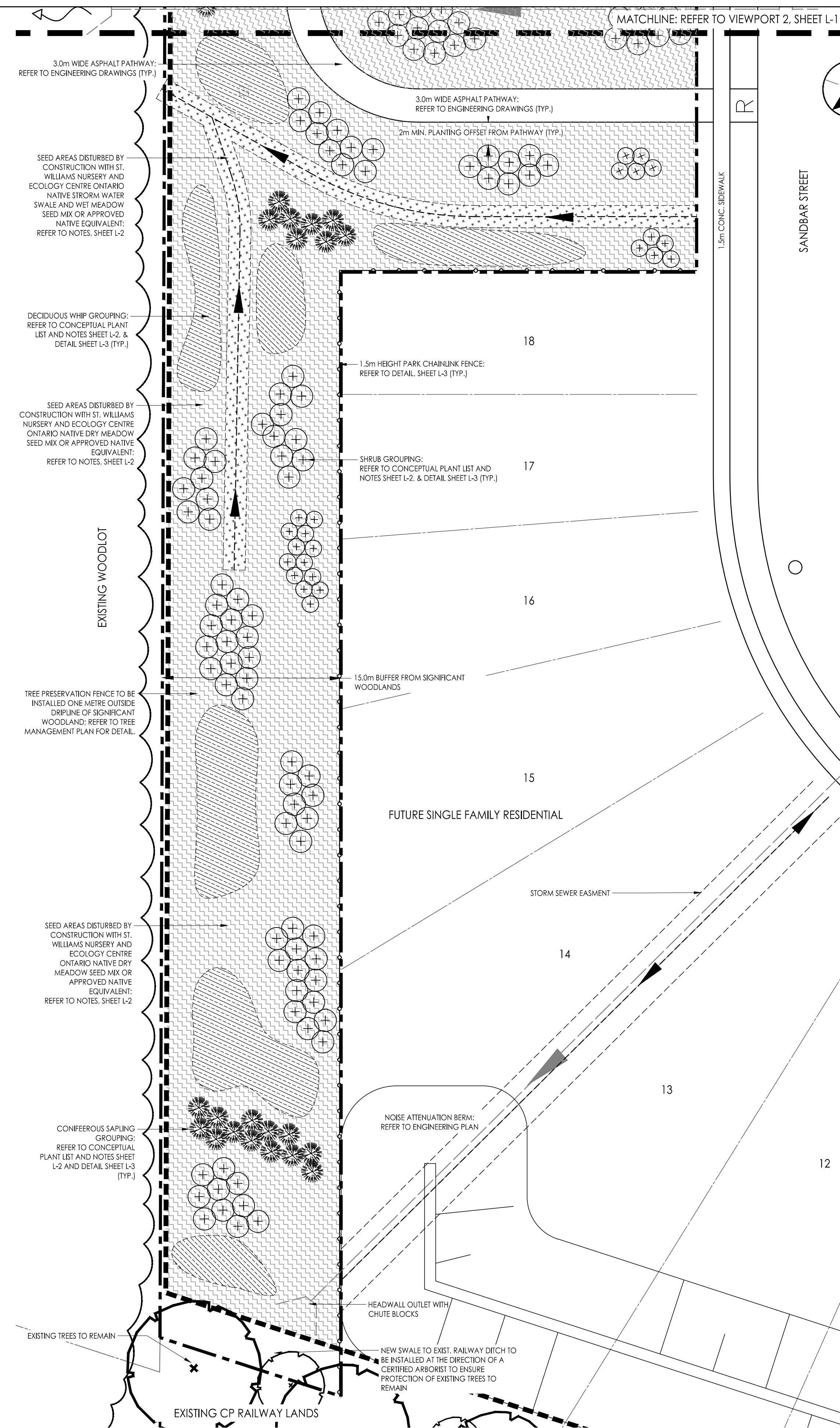
London, ON Canada

Title

CONCEPTUAL HABITAT COMPENSATION PLAN

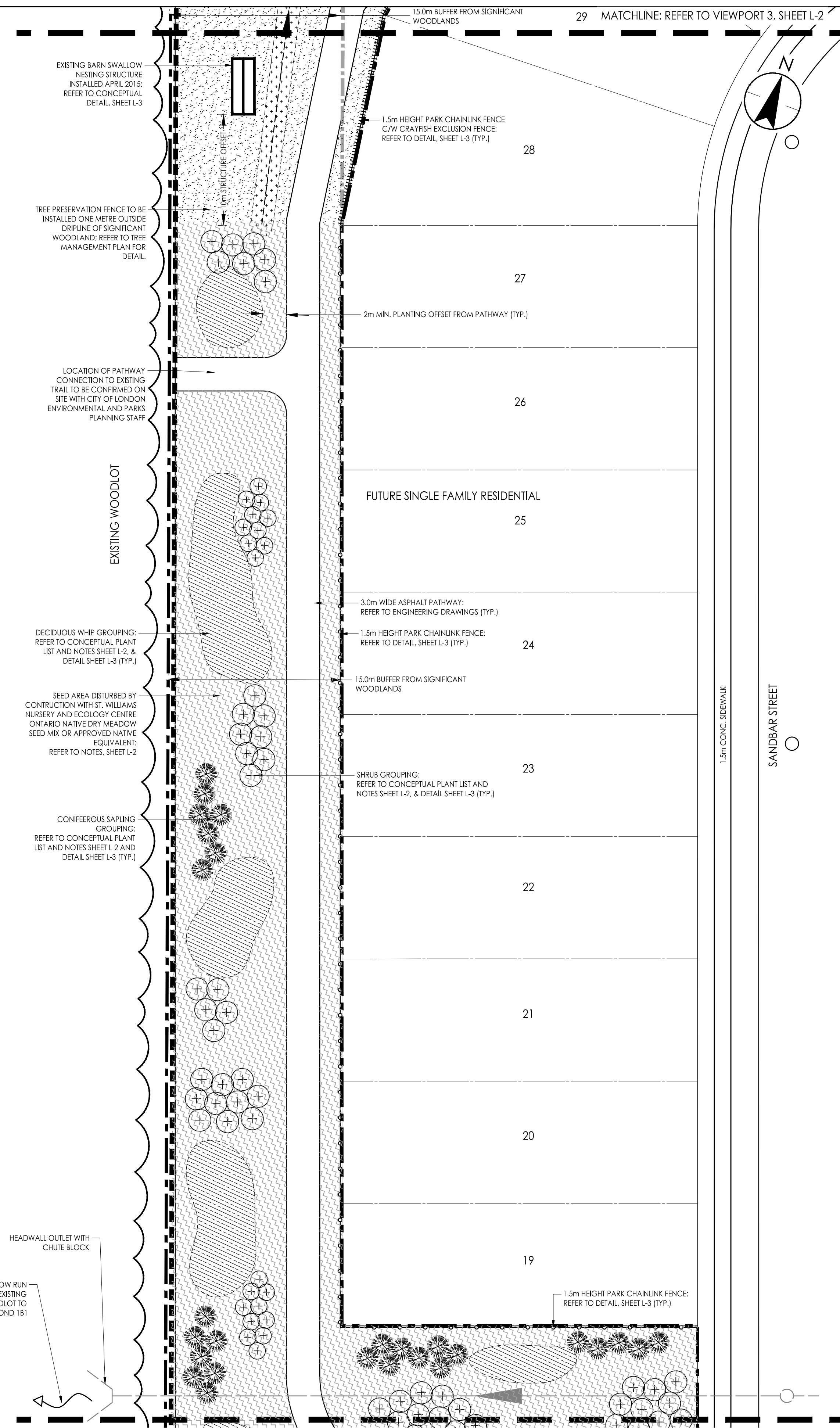
Project No.	Scale	HORZ	1 : 250
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Drawing No.	Sheet	Revision
L-1	1 of 3	1



VIEWPORT 1  
BLOCK 115 BUFFER LANDSCAPE PLAN

SCALE 1:250



VIEWPORT 2  
BLOCK 115 BUFFER LANDSCAPE PLAN

SCALE 1:250

CONCEPTUAL PLANT LIST

Table with 5 columns: Latin Name, Common Name, HT (cm), Size, Spacing (m). It lists plants for Upland, Riparian, and Deciduous Whips categories.

NOTE:

LIMIT OF SEED MIXES TO BE ADJUSTED BY LANDSCAPE ARCHITECT BASED ON PROPOSED WATER LEVELS AND POND GRADING PROVIDED BY ENGINEER DURING DETAILED DESIGN.

BLOCK 116



LANDSCAPE NOTES

PLAN PHASING FOR WILDLIFE TRANSFER

Table with 4 columns: Month, Action, and Description. It outlines a 10-month plan for wildlife transfer from October to April.

TOPSOIL AND SEEDING

Table with 2 columns: Number and Description. It provides 10 detailed notes regarding topsoil handling and seeding procedures.

WOODY SPECIES

Table with 2 columns: Number and Description. It contains 2 notes about the installation and treatment of woody material.

GENERAL PLANTING, MONITORING AND MAINTENANCE

Table with 2 columns: Number and Description. It contains 6 notes regarding planting materials, irrigation, and erosion control.

SPECIES TRANSFER

Table with 2 columns: Number and Description. It contains 4 notes detailing the process of dewatering ponds for species transfer.



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Consultants

Legend

- Legend items: SITE BOUNDARY, 15 METER BUFFER LIMIT, PROPOSED DECIDUOUS WHIPS, PROPOSED CONIFEROUS SAPPLINGS, EXISTING TREE TO REMAIN, PROPOSED SHRUBS, 1.5m HEIGHT PARK CHAINLINK FENCE, 1.5m HEIGHT PARK CHAINLINK FENCE C/W CRAYFISH EXCLUSION FENCE, ONTARIO NATIVE DRY MEADOW SEED MIX, ONTARIO NATIVE STORMWATER, SWALE AND WET MEADOW SEED MIX, ONTARIO NATIVE SHALLOW MARSH SEED MIX, ONTARIO NATIVE AQUATIC SEED MIX (ONLY IN AREAS DISTURBED BY CONSTRUCTION), BASKING LOG, ROOTWAD, BOULDER GROUPING, TREE PROTECTION FENCE, EXISTING TREE LINE.

Notes

- 1. DRAWINGS NOT INTENDED FOR CONSTRUCTION.
2. REFER TO SHEET L-3 FOR LANDSCAPE DETAILS.
3. REFER TO ENGINEERING DRAWINGS FOR EROSION AND SEDIMENT CONTROL PLANS.

Revision

Revision table with columns: No., Revised Per, Co. and UTRCA Comments, JAC, HS, and Date.

Issued

Issued table with columns: No., By, Appd., and Date.

File Name

File Name table with columns: File Name, EB, HS, EB, and Date.

Permit-Seal

Client/Project

905 Samia Road Inc.
905 SARNIA ROAD
London, ON Canada

Title

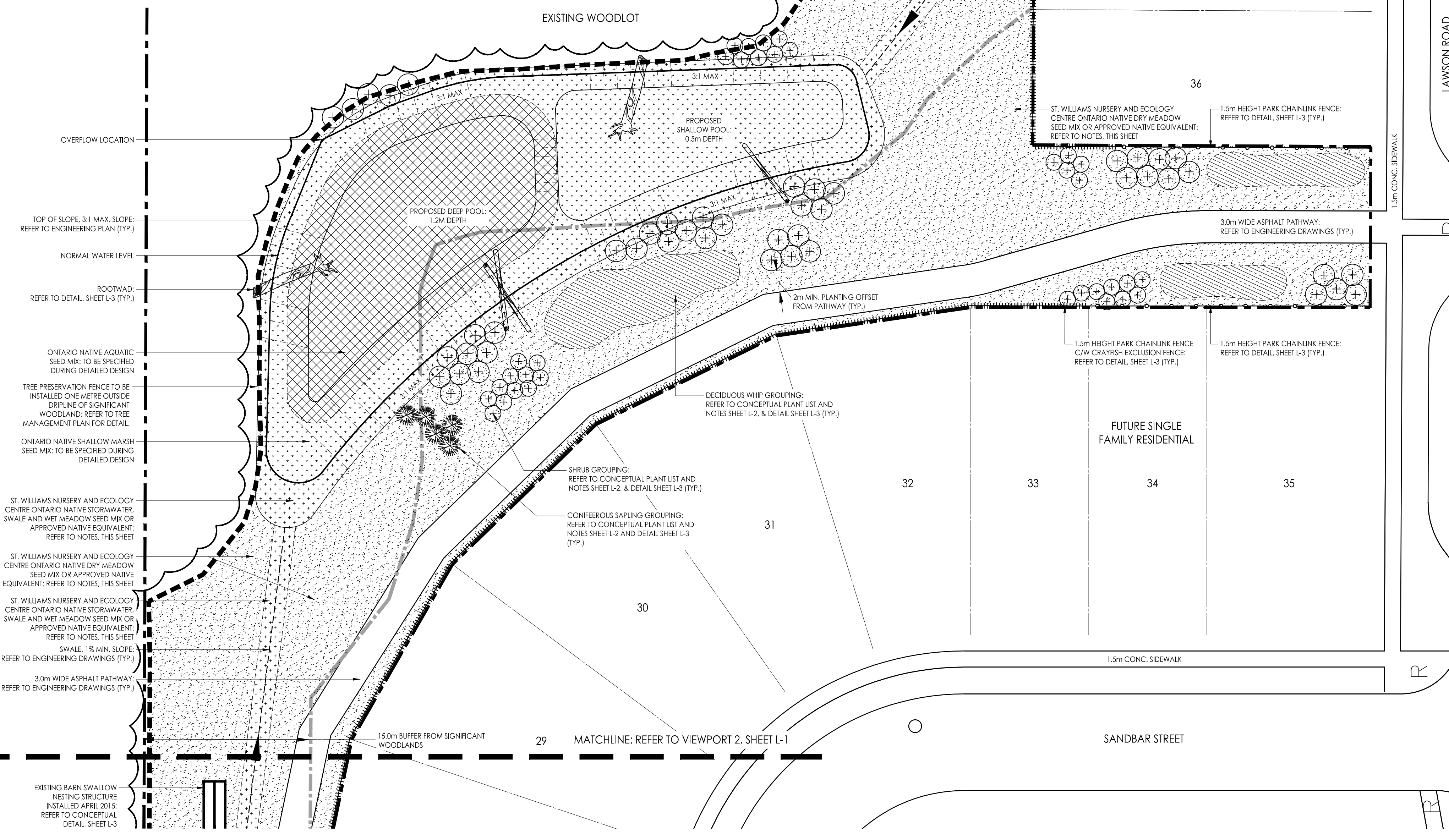
CONCEPTUAL HABITAT COMPENSATION PLAN

Project No. Scale

Project No. and Scale table with values: Project No. 160900761, Scale 1:250.

Drawing No. Sheet Revision

Drawing No. Sheet Revision table with values: Drawing No. L-2, Sheet 2 of 3, Revision 1.



VIEWPORT 3
BLOCK 116 LANDSCAPE PLAN

SCALE 1:250

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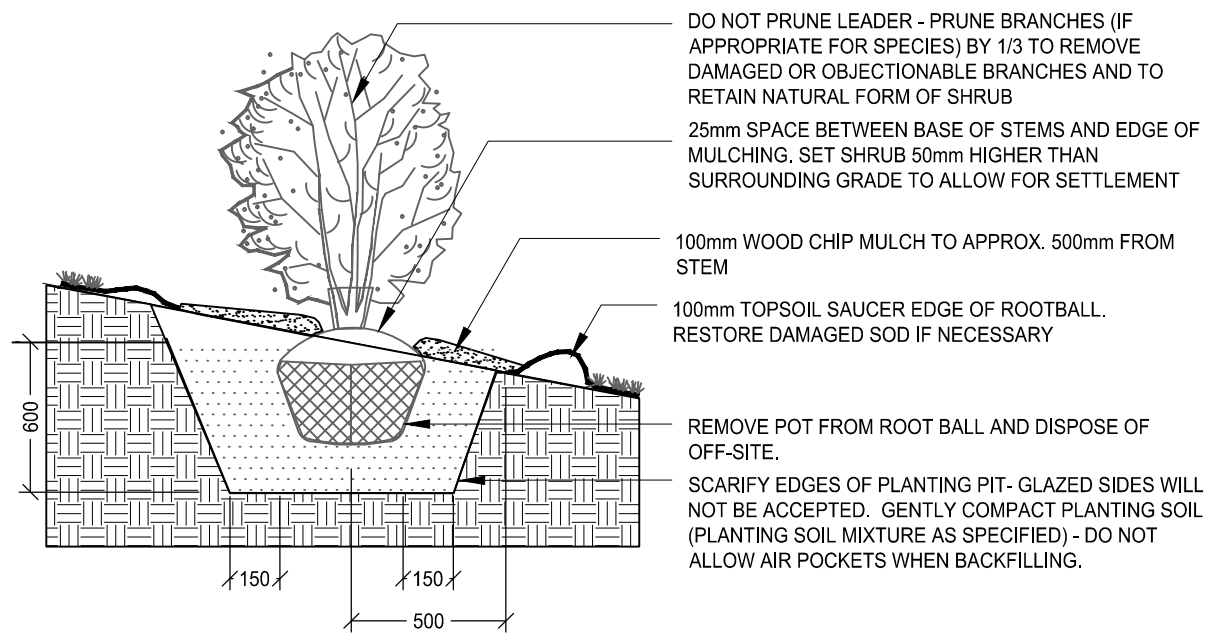
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Consultants

Legend

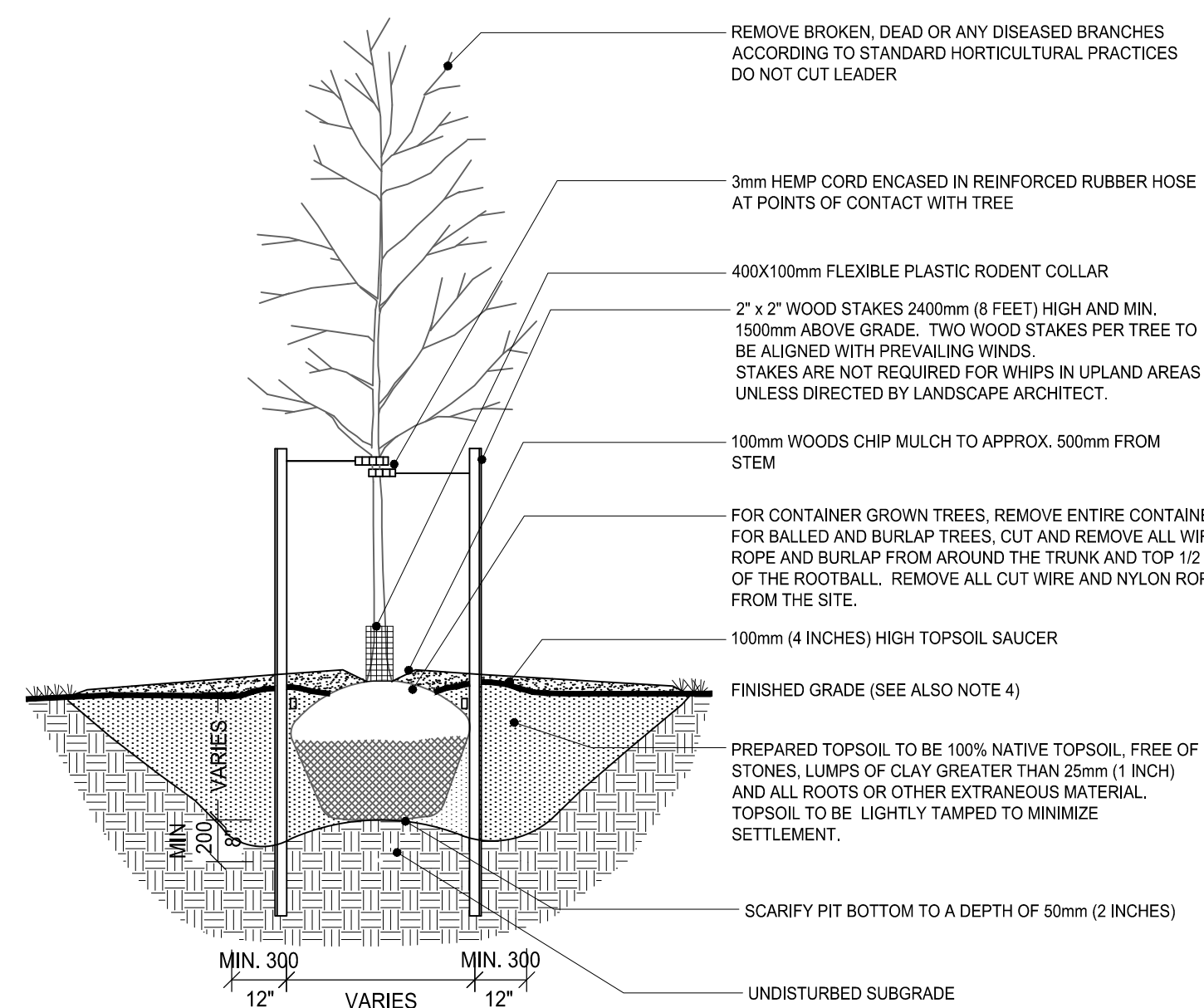
Notes

1. DRAWINGS NOT INTENDED FOR CONSTRUCTION.



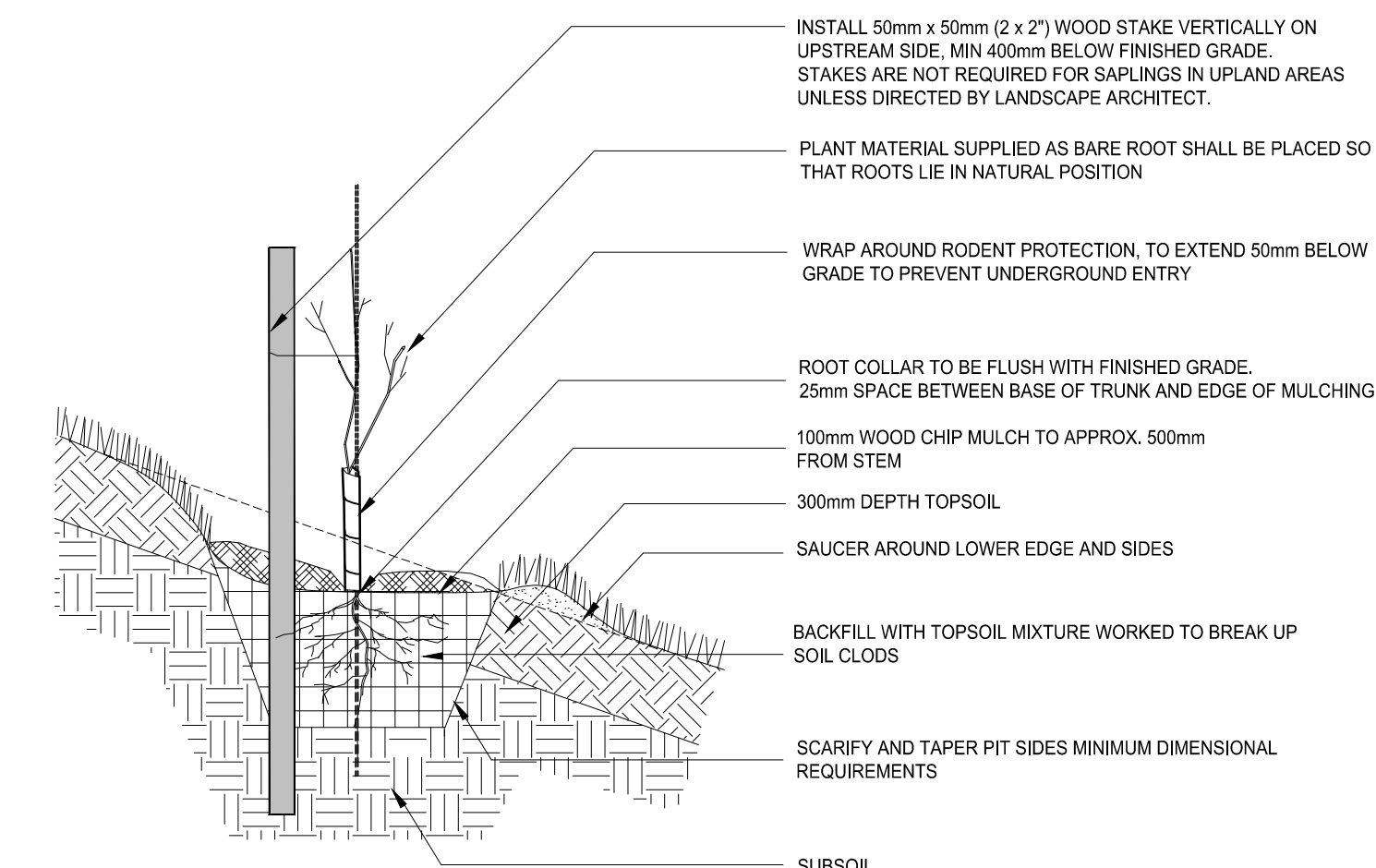
- NOTES:
1. BARE ROOT PLANT MATERIAL WILL NOT BE ACCEPTED.
  2. WATER SOIL WHEN PLANTING PIT IS HALF FULL.

D 1 SHRUB PLANTING DETAIL N.T.S.



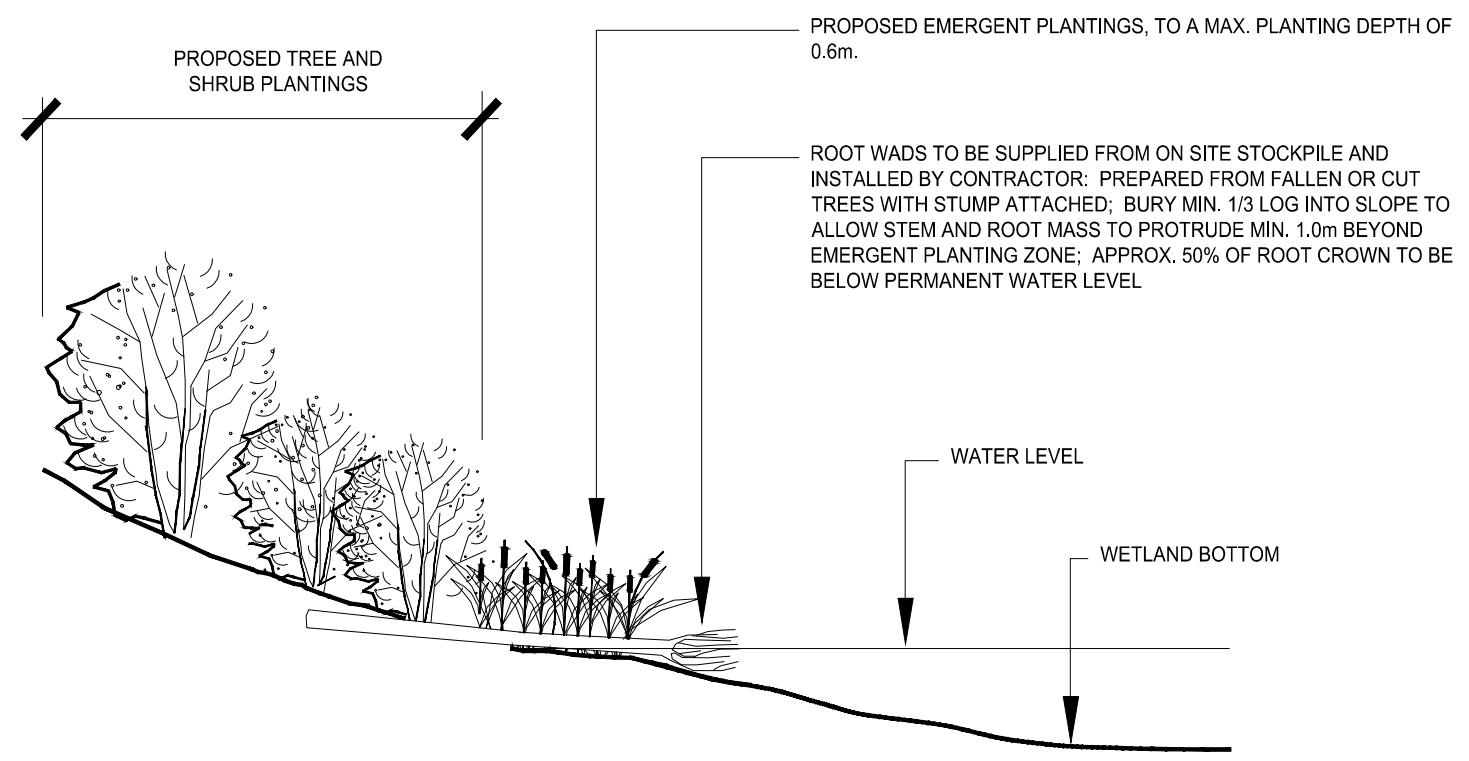
- NOTES:
1. SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
  2. PLANT STOCK MOVED WHILE IN LEAF SHALL BE COVERED WHILE IN TRANSIT OR IN TEMPORARY STORAGE.
  3. PLANT TREE SO THAT NURSERY SOIL LINE MATCHES FINISHED GRADE AFTER SETTLING.
  4. IN WETLAND PLANTING AREAS, ALL TREES TO BE RAISED SUCH THAT THE ROOT COLLAR IS POSITIONED 100 - 150mm ABOVE SURROUNDING GRADE.
  5. LIGHTLY TAMP TOPSOIL WHEN BACKFILLING TO REMOVE AIR POCKETS.
  6. REMOVE ALL NURSERY TAGS, METAL OR PLASTIC.
  7. BARE ROOT PLANT MATERIAL WILL NOT BE ACCEPTED.
  8. STAKES ARE NOT REQUIRED ON WHIPS IN UPLAND AREAS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.

D 2 DECIDUOUS WHIP PLANTING DETAIL N.T.S.



- NOTES:
1. THE TREE ILLUSTRATED DOES NOT REPRESENT ANY PARTICULAR SPECIES OR VARIETY.
  2. NO WEAK GRAFT UNION ACCEPTED.
  3. PLANT TREE SO THAT NURSERY SOIL LINE MATCHES FINISHED GRADE AFTER SETTLING. IN HEAVY CLAY OR POORLY DRAINED SOILS, ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 75-100mm HIGHER THAN SURROUNDING GRADE.
  4. STAKES ARE NOT REQUIRED FOR SAPPLINGS IN UPLAND AREAS UNLESS DIRECTED BY LANDSCAPE ARCHITECT.
  5. BARE ROOT MATERIAL WILL NOT BE ACCEPTED.

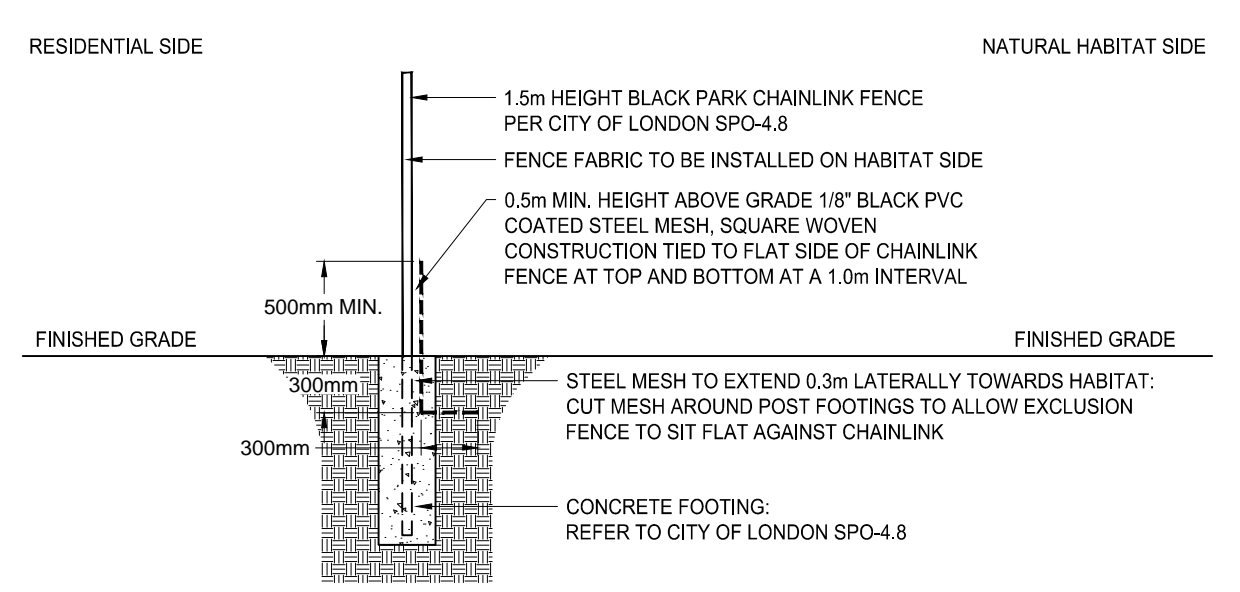
D 3 DECIDUOUS SPALING PLANTING DETAIL N.T.S.



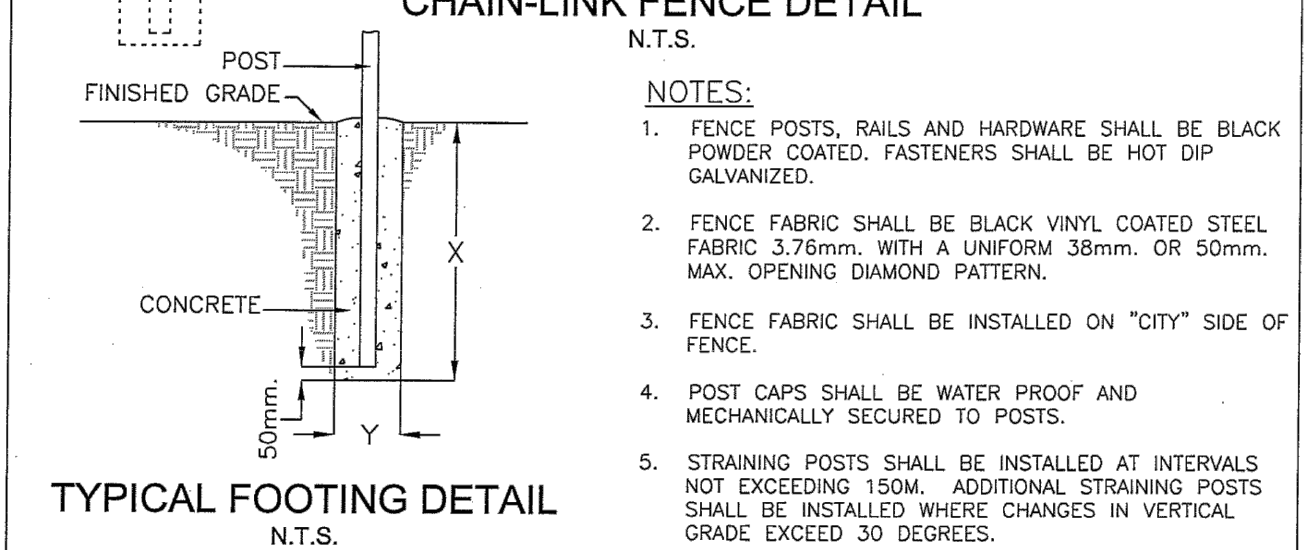
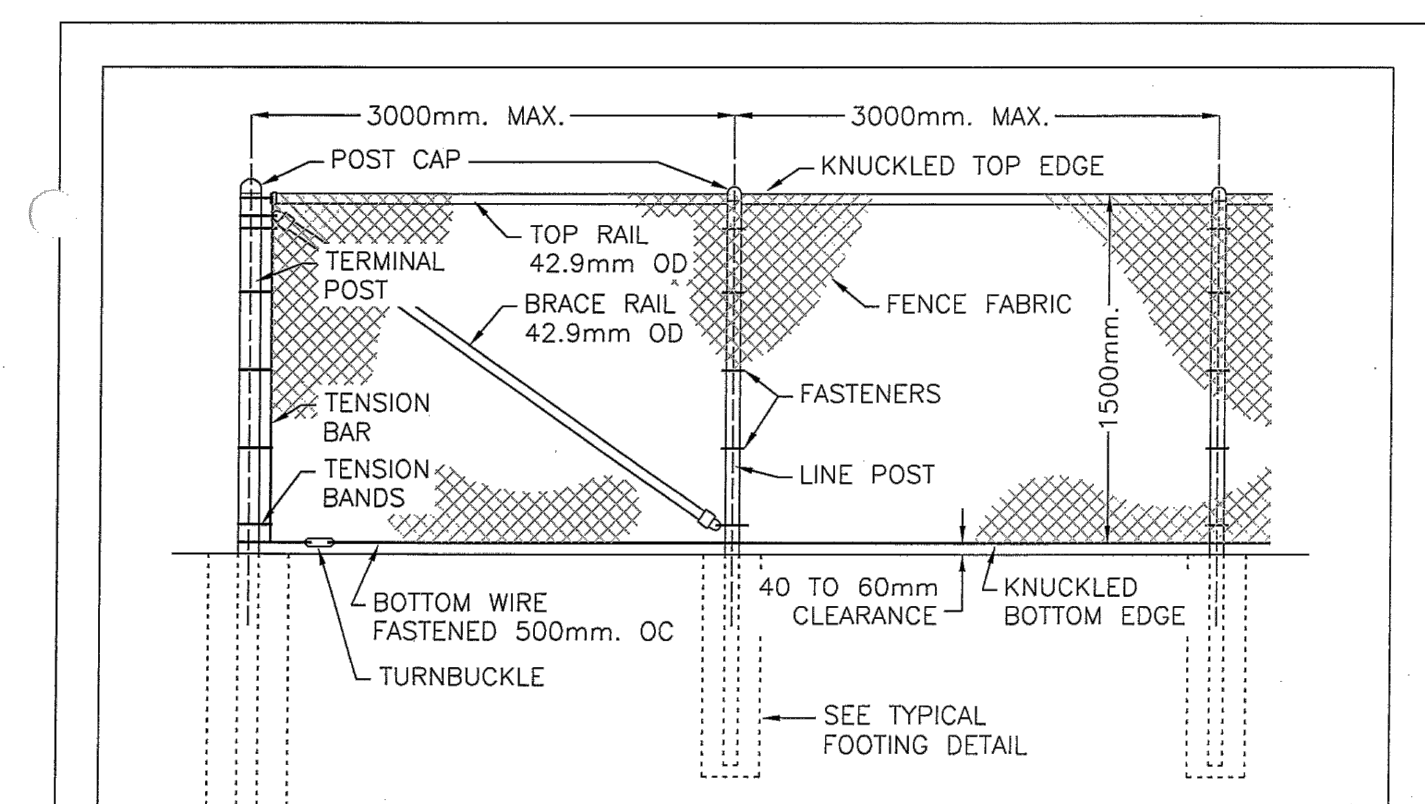
D 4 TYPICAL ROOTWAD DETAIL N.T.S.



D 5 BARN SWALLOW NESTING STRUCTURE INSTALLED APRIL 2015 N.T.S.



D 6 1.5m HEIGHT PARK CHAIN-LINK FENCE WITH CRAYFISH EXCLUSION FENCE DETAIL N.T.S.



POST AND FOOTING DETAILS TABLE (IN mm.)

POST TYPE	POST OD	POST LENGTH	FOOTING DEPTH "X"	FOOTING DIA. "Y"
LINE POST	60.3	2400	915	250
TERMINAL POST	88.9	2900	1370	350

CITY OF LONDON STANDARD DRAWING  
**PARK CHAIN-LINK FENCE**  
DWG SPO - 4.8 DATE 2007 10 16 APPROVED BY PARKS PLANNING AND DESIGN *Lubanyu*

Revision	By	Appd.	YY.MM.DD
1. REVISED PER Col. AND UTRCA COMMENTS	JAC	HS	15.12.01

Issued	By	Appd.	YY.MM.DD

Permit-Seal	EB	HS	EB	15.06.16
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Client/Project  
905 Samia Road Inc.  
905 SARNIA ROAD  
London, ON Canada

Title  
CONCEPTUAL HABITAT COMPENSATION PLAN  
LANDSCAPE DETAILS

Project No. 160900761	Scale AS SHOWN
Drawing No. L-3	Sheet 3 of 3
Revision 1	

## Where do Goldfish come from?

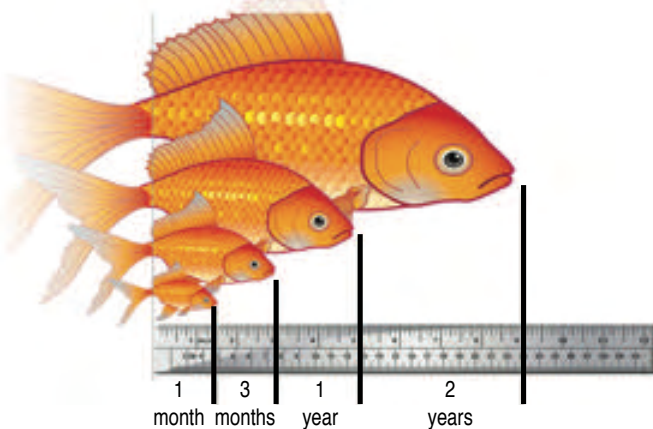
Goldfish are from East Asia and do not belong in nature in North America. When people release Goldfish into bodies of water (ponds, lakes, streams, etc.), they invade and cause major environmental problems.

### Important Goldfish Facts:

- Goldfish can grow to be 30-35 cm (12-14 in) and weigh several pounds.
- Goldfish can live for 30-40 years.
- Goldfish are messy and should not be kept in small containers.
- Adults need large containers with water filtration, oxygen circulation and regular water changes.



### Goldfish Growth Chart



## Frequently Asked Questions

**Q: I don't want or can't take care of my Goldfish anymore. What should I do?**

**A:** Pet fish (alive or dead) should never be released outside or flushed down the drain. Released fish can become invasive and/or transmit diseases. Dead fish can also transmit diseases to wild fish. Live fish may survive being flushed and end up in the wild.

To find a new home for live fish, submit a classified ad or post on social media, offer your fish to a local school, look for a rescue, or ask pet stores if they will take it.

If there are no alternatives, the next option may be to euthanize the fish. Humane methods to kill a Goldfish quickly, painlessly and without stress include using clove oil (10 drops per liter of water) to overdose the fish, or Alka Seltzer (2 tablets per liter of water) to remove oxygen from the water, rendering fish unconscious before they stop breathing. Once these methods appear effective, place your fish in a bag in the freezer overnight to ensure complete euthanasia.

**Q: Where can I find more information?**

**A:** Learn more at these websites:

[www.invasivespeciescentre.ca/goldfish](http://www.invasivespeciescentre.ca/goldfish)  
[www.thamesriver.on.ca](http://www.thamesriver.on.ca)



*Are you shopping for a pet fish?  
Please read this first.*

## Goldfish and the Environment



Prepared by the City of London  
Ecological Community Advisory Committee

## What are Invasive Species?



Garlic Mustard



Norway Maple



Spongy Moth



House Sparrow

*Examples of invasive species introduced to North America by humans.*

An invasive species is an organism that has been introduced to a new area, becomes overpopulated and harms its new environment. In Canada, hundreds of species have been introduced by humans. A subset of these are considered invasive because of their ability to spread, causing harm to other species.

### **Invasive species are bad for the environment because they:**

- compete with *native* species that evolved here, including species at risk of extinction;
- introduce diseases and pests that native species are sensitive to;
- alter and deplete habitats and ecosystems;
- multiply quickly and can be expensive and difficult to manage.

### **Common ways that invasive species spread in the environment include: ‘**

- dumping yard waste, plant cuttings, other organic waste in natural areas;
- gardening with/planting invasive species next to natural areas;
- on shoes, clothing and equipment;
- dumping or flushing exotic pets like Goldfish.

## Goldfish infestation is a growing problem in London



Goldfish infestations currently occur in the Thames River, Westminster Ponds, Sifton Bog, The Coves and other waterways.

### **Dumped or flushed Goldfish harm native species by:**

- growing and multiplying quickly;
- eating other fish species' eggs and young;
- eating plants and animals native species feed on;
- stirring up mud, causing cloudy water that disturbs native fish and destroys their habitat.



### **Released or flushed Goldfish:**

- may be hunted and eaten by predators;
- may be killed by freezing, pollution or removal by conservation management.

## Before you buy, consider alternatives to Goldfish



*15" Goldfish recovered from Lake Ontario. Photo: Fisheries and Oceans Canada*

### **Other types of fish or amphibians are easier to keep as aquarium pets:**



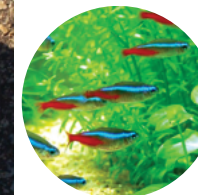
#### **Betta fish**

Live 2-5 years  
Remain small, low-mess  
Solitary (easier to keep alone)



#### **Freshwater tropical fish like Guppy, Danio, Tetra, Platy**

Live 1-5 years  
Most remain small in size  
Thrive in most water conditions  
May require a water heater  
Social (best kept in groups)



#### **African dwarf frogs**

Live up to 5 years  
Remain small  
Breathe air from water's surface  
Social (best kept in groups)



**From:** [McBride, Michelle](#)  
**To:** [Lysynski, Heather](#); [Edwards, Kevin](#)  
**Subject:** RE: ECAC meeting agenda item  
**Date:** Friday, June 10, 2022 1:18:02 PM  
**Attachments:** [image001.png](#)

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Hello,

I forwarded the brochure to our City Veterinarian and she has responded with the following:

The pamphlet has some great information about goldfish and how they are detrimental to the environment but I have concerns about the recommended methods of euthanasia.

Anesthetizing with clove oil, freezing, and Alka Seltzer are NOT considered humane, these recommendations should be changed to the humane methods recommended by the AVMA. The American Veterinary Medical Association recognises two humane methods for fish euthanasia – decapitation and MS-222. However, decapitation and pithing is technically challenging and rather unsightly, so I can only recommend MS-222.

I've copied the information below from this website - <https://companion-animals.extension.org/humane-methods-of-euthanasia-for-fish/> authored by Dr. Chen and Dr. Sharma. Please let me know if they would like any additional information.

## Humane Methods of Euthanasia for Fish

Euthanasia is a common procedure offered for dogs, cats, rabbits, and other pets that are frequent patients to veterinary clinics. However, when it comes to fish, little information is readily available regarding the possibility of euthanasia.

Owners must conduct their own research, typically by visiting fish forums, fish websites, and other sources to acquire information. Although these sources can provide some answers, the information is not always accurate and may represent only the opinions of other fish owners. Fortunately, the *AVMA Guidelines for the Euthanasia of Animals* report published in 2007, accessible online at [http://www.avma.org/issues/animal\\_welfare/euthanasia.pdf](http://www.avma.org/issues/animal_welfare/euthanasia.pdf), reviewed and recognized humane methods of animal and fish euthanasia.

Listed below are some of the more practical and AVMA-recognized methods of euthanizing fish.

### Methods

The American Veterinary Medical Association (AVMA) recognizes two humane methods of euthanasia for fish: use of **tricaine methanesulfonate**, commonly referred to as **TMS** or **MS-222**, and **decapitation**.

- TMS is a white, powdered muscle relaxant that is mixed directly into the water. The AVMA suggests that larger fish be flushed on the undersides of the gills with TMS. TMS is acidic and needs to be buffered with sodium bicarbonate (baking soda) in the aquarium to maintain a neutral pH level. Without being buffered, the acidity of the compound can burn the fish and cause unnecessary distress. TMS can be purchased as is or as part of a product specifically made for fish euthanasia.
- Decapitation is also deemed humane as long as it is followed by **pithing**, which is the destruction of the brain. After decapitation, insert a probe into the head and swish it around to destroy the central nervous system. Similar to a lobotomy, pithing is done because, unlike mammals, fish can remain conscious after decapitation due to their unique physiology. Cranial concussion, or stunning, prior to decapitation and/or pithing is also recommended. However, since this method requires skill and precision that might be challenging.

Some methods of euthanasia commonly discussed by fish owners include the use of clove oil, freezing, and carbon dioxide. None of these are recommended. Freezing has been shown not to induce loss of consciousness, so it may still cause distress to the animal. Carbon dioxide in water causes acidity in the water, and has been banned as a method of euthanasia in aquaculture in most countries because of the negative impact it has on fish welfare.

Based on the recognized methods of fish euthanasia, the simplest and most effective method is the use of TMS. Decapitation and pithing is a cost-effective, but potentially more challenging, method. Freezing and carbon dioxide use should be used only as a last resort. Effective euthanasia can reduce a beloved fish's prolonged suffering.

*Pauline Chen and Daniela Sharma, Ph.D. – Rutgers University*

Thanks,

**Tracy Satchell, DVM, MS (Shelter Medicine) [she/her]**



Veterinarian, Manager, Animal Services  
Municipal Compliance  
Planning and Economic Development  
City of London



**Michelle McBride, RVT**  
Animal Welfare Coordinator  
Municipal Compliance - Planning and Economic Development  
City of London

3-1021 Wonderland Rd South, London ON N6K 3V1

P: 519.661.CITY (2489) x 7368

[mmcbride@london.ca](mailto:mmcbride@london.ca)    [www.london.ca](http://www.london.ca)

As part of our ongoing efforts to stop the spread of COVID-19, the City of London has made changes to many City services. Visit our [website for the latest information about City service and COVID-19](#).

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**From:** Brendon Samuels <[bsamuel2@uwo.ca](mailto:bsamuel2@uwo.ca)>  
**Sent:** Thursday, June 2, 2022 3:35 PM  
**To:** Lysynski, Heather <[hlysynsk@London.ca](mailto:hlysynsk@London.ca)>  
**Cc:** s.levin s.levin <[s.levin@sympatico.ca](mailto:s.levin@sympatico.ca)>  
**Subject:** [EXTERNAL] ECAC meeting agenda item

Hi Heather,

Sandy asked me to email you about adding an item to the next ECAC meeting agenda. This is a carryover from the previous EEPAC meeting, related to the education pamphlet about Goldfish and the environment. A few changes have been made to reflect feedback from the group at the last meeting.

I am no longer a member of this committee (but am a member of ESACAC) so I'm not sure if

the procedure is different in this case. I will not be attending ECAC meetings regularly moving forward, but can attend meetings on an as-needed basis if there is an item up for discussion that could use my input.

I am sharing this now so that staff have an opportunity to review the current draft of the pamphlet and pass it along to Corporate Communications for feedback. I have not heard anything back from City staff outside of the last EEPAC meeting.

Thank you,

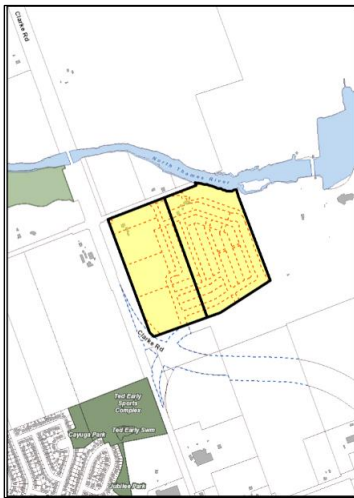
Brendon



# NOTICE OF PLANNING APPLICATION

## Revisions to Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

### 2331 Kilally Road and 1588 Clarke Road



**File: 39T-20502 / OZ-9244**

**Applicant: Sifton Properties Limited**

#### What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- A residential subdivision consisting of low density single detached dwellings, medium density cluster dwellings, street townhouse dwellings, low-rise apartment buildings, neighbourhood facilities, parks, open spaces, multi-use pathways and stormwater management facility; served by seven (7) public streets.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 21, 2022**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

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

File: 39T-20502 / OZ-9244

[london.ca/planapps](https://london.ca/planapps)

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

Councillor Mohamed Salih

msalih@london.ca

519-661-2489 ext. 4003

**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: June 13, 2022

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Revisions to Draft Plan of Subdivision

Previous notices were sent out by mail on August 18, 2020 and July 6, 2021 advising of the application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments. Further revisions to the proposed subdivision design have been submitted by the applicant and are summarized as follows:

- Subdivision's internal road network has been modified to include a neighbourhood connector road (Street A) between Kilally Road to the north and an access block for a future road connection to lands to the south;
- Provision of a second public road (Street B) connection to Kilally Road to the north, and a temporary construction access and future temporary right-in/right-out access to the south;
- Stormwater Management (SWM) block has shifted back towards the middle of the site, with the proposed size and location generally aligning with the SWM block shown in the Kilally South, East Basin EA;
- Provision of a dual-zoned, Medium Density Residential / Neighbourhood Facility block to permit either residential uses or possible future elementary school; and,
- Reconfigured parkland and open space blocks.

Consideration of a Draft Plan of Subdivision consisting of 14 low density residential blocks (Blocks 1-14); four (4) medium density residential street townhouse blocks (Blocks 15-18); two (2) medium density residential blocks (Blocks 19-20); one (1) medium density/neighbourhood facility block (Block 21); four (4) park blocks (Blocks 22-25); two (2) blocks for Stormwater Management (SWM) Pond and Sanitary Pump Station (Blocks 26-27); three (3) road widening and reserve blocks (Blocks 28-30); one (1) public road access block (Block 31); one (1) open space buffer block (Block 32); and one (1) open space block (Block 33), served by a neighbourhood connector and several neighbourhood streets (Streets A, B, C, D, E, F & G). (please refer to attached draft plan)

## Requested Official Plan Amendments

### Possible Amendments to The London Plan:

- Map 5 – Natural Heritage to revise the limits of the ESA to reflect the findings of the Environmental Impact Study (EIS) completed in support of the proposed Draft Plan of Subdivision application.
- Map 6 – Hazards and Natural Resources to redesignate the Maximum Hazard Line.

## Requested Zoning By-law Amendment

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### **Requested Zoning** (Please refer to attached map)

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve UR4 Zone, an Urban Reserve UR4/Temporary (T-56) Zone, a Holding Urban Reserve (h-2•UR4), and an Open Space OS5 Zone to:

- Residential R1 (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;
- Residential R1 (R1-4) Zone - to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres;
- Residential R1 Special Provision (R1-4(21)) Zone – to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, together with a special provision for a dwelling setback from a high pressure pipeline of 20 metres (minimum);
- Residential R1 (R1-10) Zone – to permit single detached dwellings on lots with a minimum lot area of 925 square metres and minimum lot frontage of 22 metres (Applies to the existing dwelling at 2331 Kilally Road which will remain on its own lot with the draft plan of subdivision);
- Residential R1/Residential R4 Special Provision (R1-1/R4-6(\*)) Zone – to permit single detached dwellings on lots with a minimum lot area of 250 square metres and minimum lot frontage of 9 metres, and to permit street townhouses with a minimum lot area of 145 square metres per unit and a minimum lot frontage of 5.5 metres per unit, together with a special provision for a lot coverage of 50 percent (maximum);

- Residential R5/Residential R6/Residential R7/Residential R8 (R5-7/R6-5/R7•H13•D75/R8-4) Zone – to permit such uses as townhouses and stacked townhouses up to a maximum density of 60 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; senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirements lodges, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 13 metres;
- Residential R5/Residential R6/Residential R7/Residential R8/Neighbourhood Facility (R5-7/R6-5/R7•H13•D75/R8-4/NF) Zone – to permit neighbourhood facilities such as places of worship, elementary schools, and day care centres, in addition to the uses, maximum densities and heights listed above;
- Open Space OS1 Zone – to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests;
- Open Space OS1(3) Special Provision Zone – to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests, together with a special provision for no minimum lot frontage or minimum lot area requirement; and,
- Open Space OS5(3) Special Provision Zone – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots, together with a special provision for no minimum lot frontage or minimum lot area requirement.

An amendment to Subsection 4.21 of the Zoning By-law General Provisions is also requested to amend the street classification of Kilally Road, 200 metres east of Clarke Road, from a 'Proposed Arterial' to 'Local Road', and amend the road allowance limit as measured from the centre line from 18 metres to 10 metres to reflect existing conditions (the steep slopes and vegetation on the north side of Kilally Road will impede any road-widening plans), and to be consistent with the transportation network vision established in The London Plan.

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 in proximity to arterial roads.

An Environmental Impact Study (EIS) report prepared by AECOM, dated March 2020, and an Environmental Impact Study (EIS) Addendum, dated March 2021, were submitted with the application for draft plan of subdivision. The EIS reports are available by contacting the City's Planner listed on the first page of this notice.

## **Planning Policies**

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the "Neighbourhoods" Place Type in The London Plan permitting a range of housing including single detached dwellings, townhouses and low rise apartments; and "Green Space", permitting a range of public and private open space, parks, recreation, floodplain and conservation 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 amend the Official Plan and 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](http://london.ca).

## **See More Information**

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

- contacting the City's Planner listed on the first page of this Notice; or



- viewing the application-specific page at [london.ca/planapps](https://london.ca/planapps).
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner

## **Reply to this Notice of Application**

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

## **Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, Official Plan 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, Planning and Development, 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, Planning and Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [developmentsservices@london.ca](mailto: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 official plan amendment and 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](mailto: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, Planning and Development to the Ontario Land 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 Ontario Land 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 Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, or before the zoning by-law amendment 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 proposed official plan amendment is adopted, or before the zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

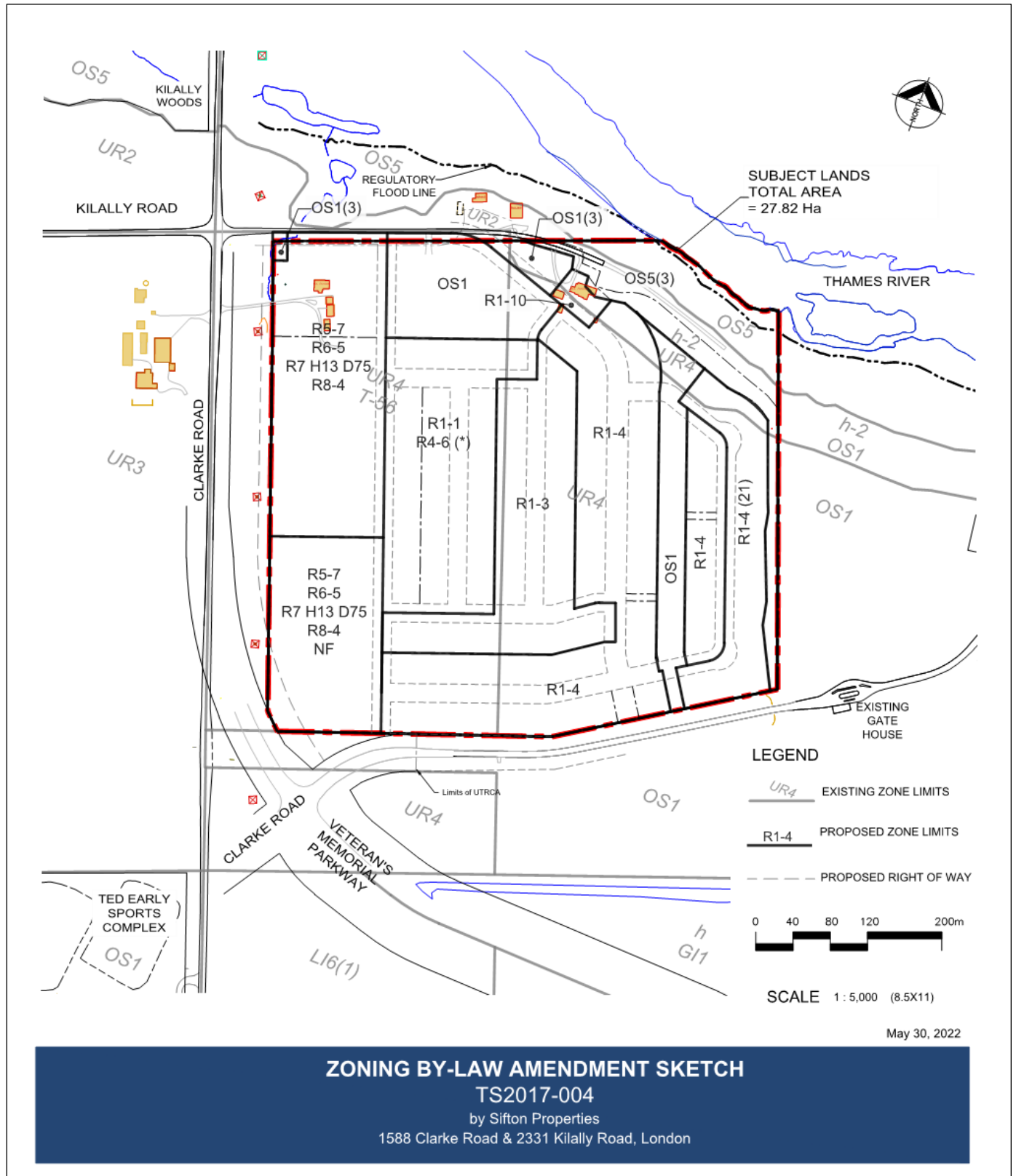
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

## Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990 R.S.O. 1990, c.P.13* and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Michael Schulthess, City Clerk, 519-661-CITY(2489) ext. 4937.

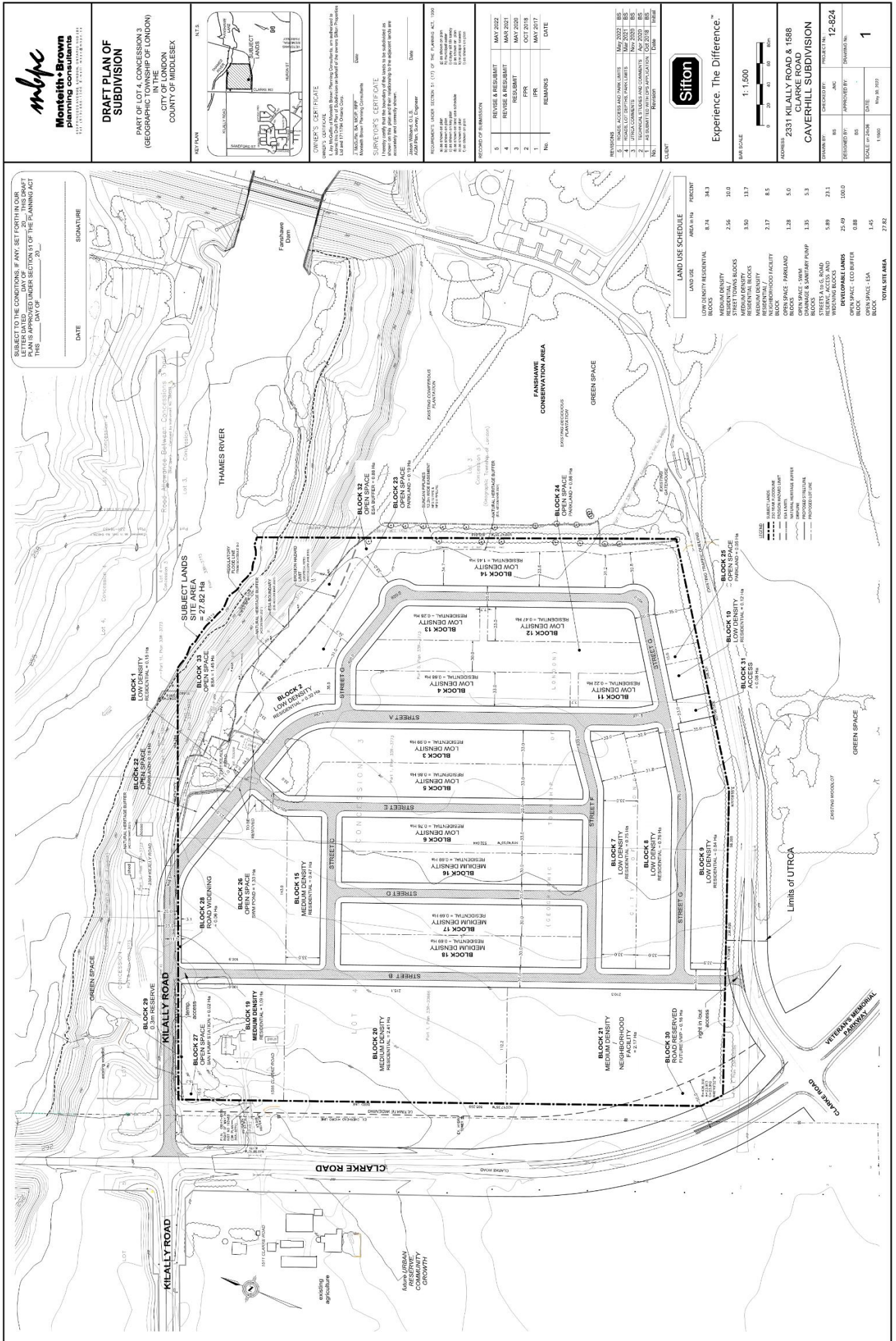
**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [developmentsservices@london.ca](mailto:developmentsservices@london.ca) for more information.**

## Requested Zoning



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

# Requested Draft Plan of Subdivision



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