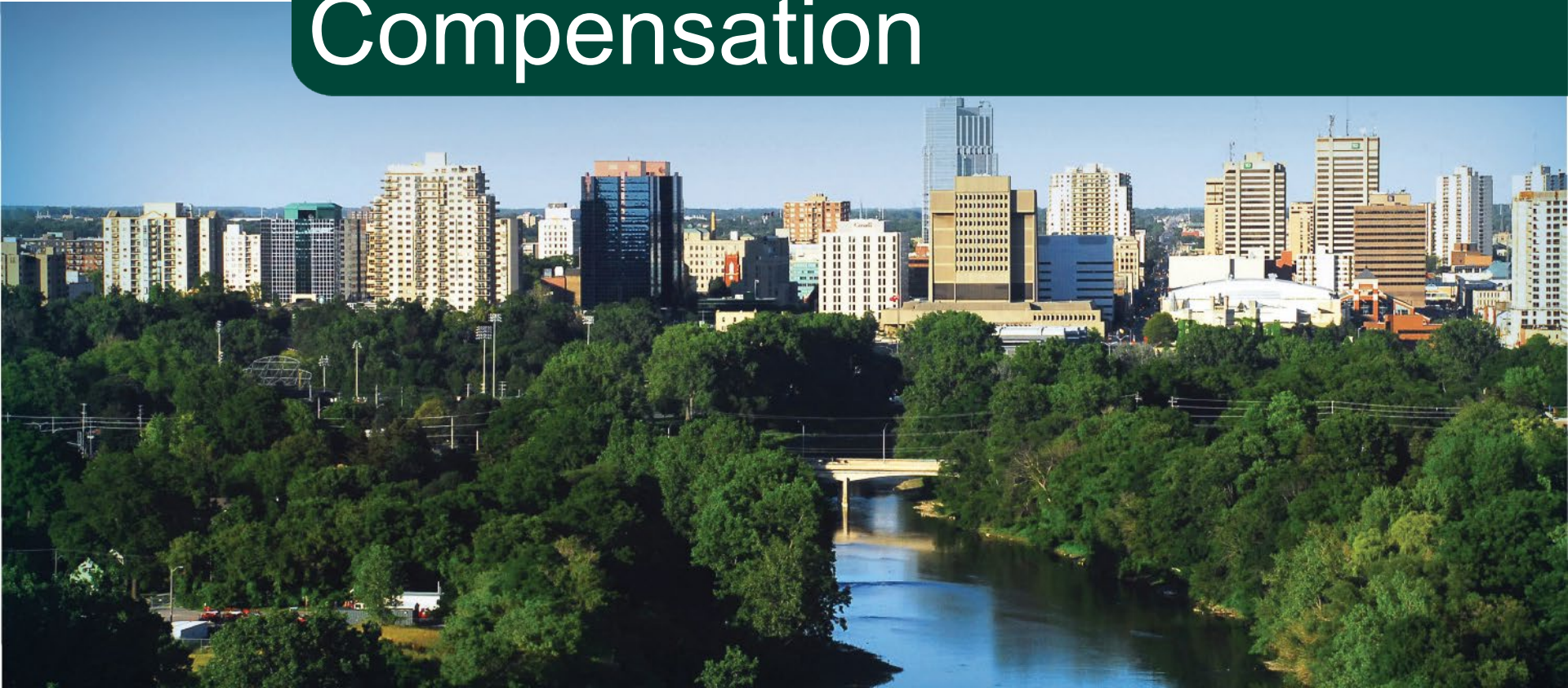




Civic Infrastructure Compensation



Ecological Community Advisory Committee
December 14, 2023



Legislative Framework – Infrastructure

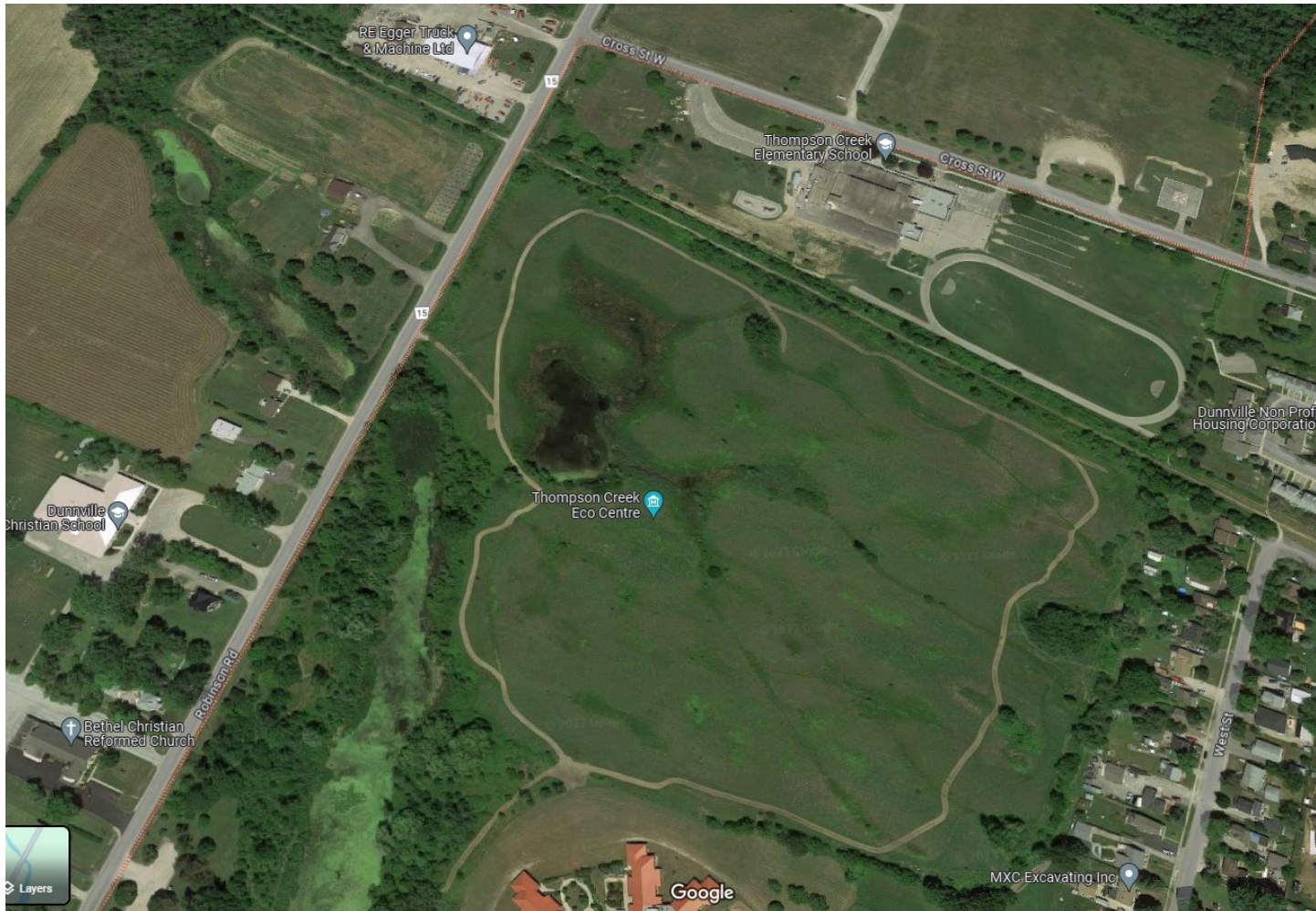
- Endangered Species Act and Fisheries Act permits may allow habitat to be removed/disturbed subject to replacing with similar habitat elsewhere.
- New/expanded infrastructure is **only permitted within features where it is clearly demonstrated through an EA that it is the preferred alternative location (1396_)**
- Specific mitigation and compensatory mitigation measures are required (1400_)
- Mitigation means the replacement of the feature removed on a minimum one-for-one area basis (1401_)
- Compensatory mitigation means additional measures required to address impacts, including additional remediation/restoration and replacement ratios greater than one-for one (1402_)
- Need for compensation area to be designated and zoned to protect replacement feature.



City's Compensation Lands

- Based on historic growth rates and compensation needs, 37-49 acres required over next 10 years and 74-99 acres over next 20 years. Faster levels of growth would accelerate this need.
- Limited Municipal Lands available. Potential sites are either planned for other uses, too small in relation to typical compensation needs, or ill suited for the type.
- Recent compensations have had to be located outside of London – 23.5 acres of grassland habitat created in Dunnville, Haldimand County.
- No municipal lands available to accommodate imminent infrastructure project requirements.

Dunnville Example – Thompson Creek Eco Centre

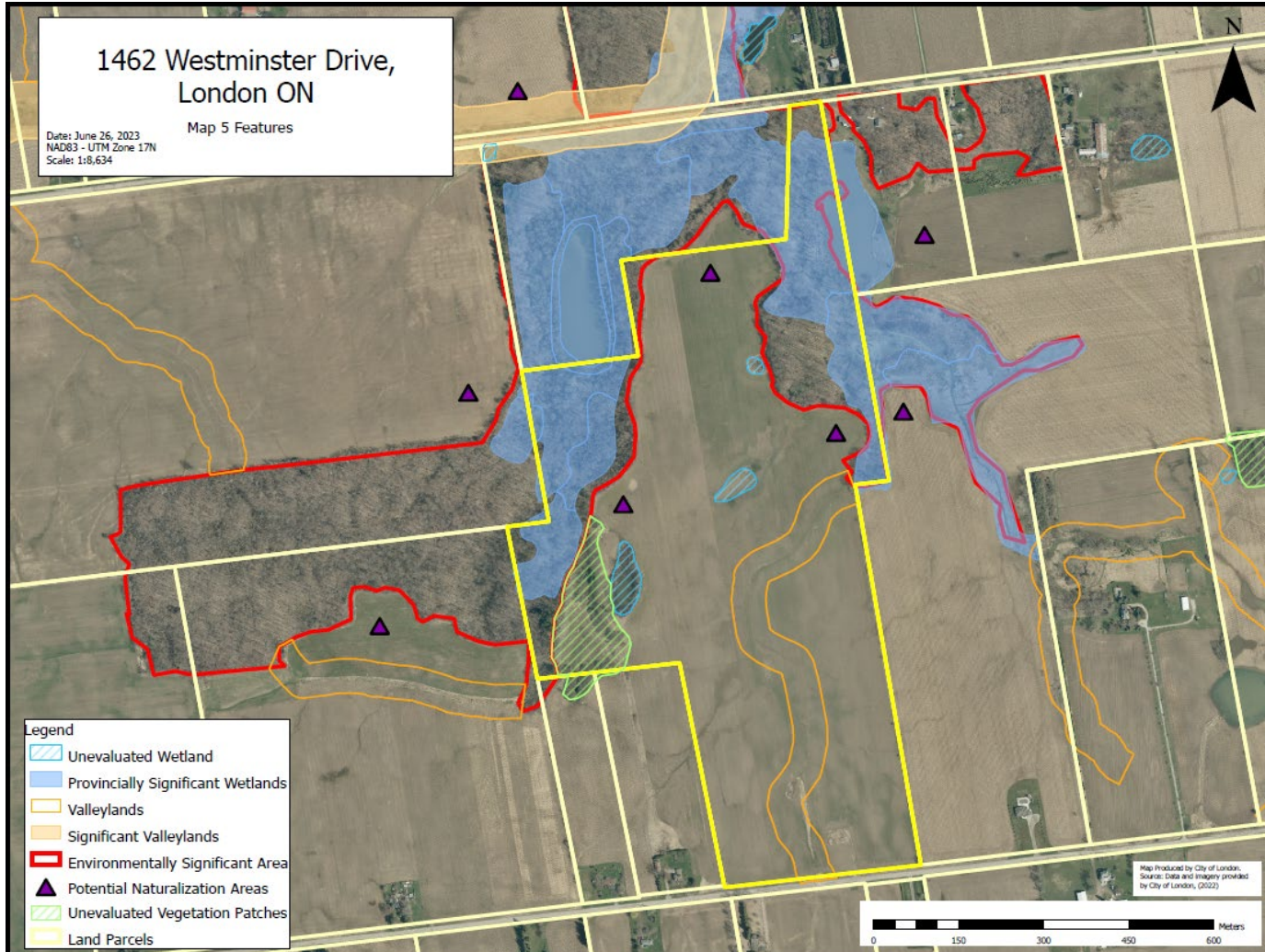




Criteria for Suitable Compensation Lands

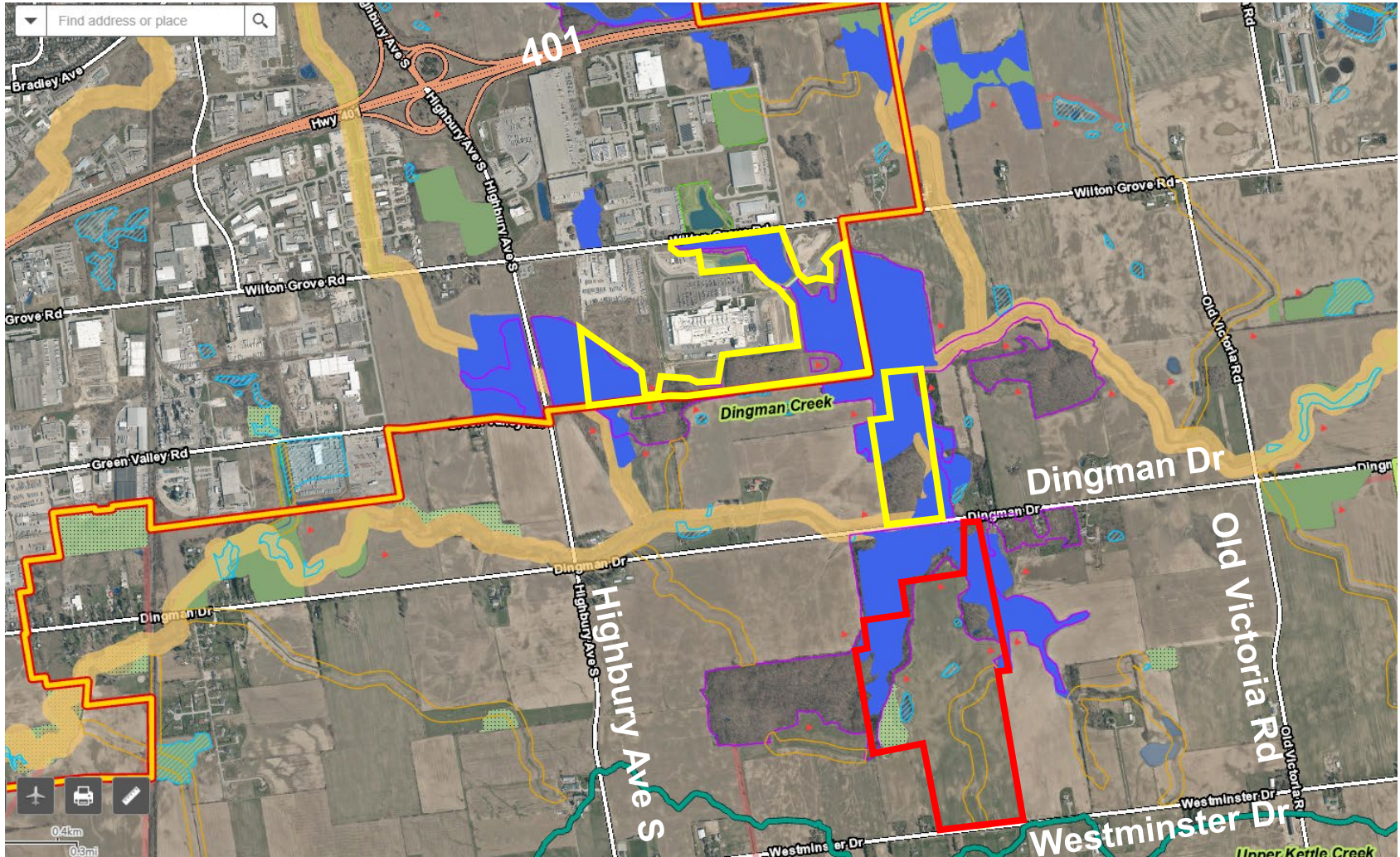
- Located within City of London
- Primarily located outside of existing Natural Heritage Features – ensure No Net Loss
- Adjacent to existing natural features to improve changes of compensation success and strengthen the health of overall natural heritage system
- Have a size able to support various sizes and configurations of compensations
- Suitable to accommodate compensations of various types (wetlands, woodlands, grasslands, etc.)
- Have hydrologic functions – critically important to wetland replacement

1462 Westminster Drive





Westminster Parcel – Area Context





1462 Westminster Drive

- 139-acre parcel located within the City
- 96 acres row cropped; suitable compensation lands
- 43 acres of high priority natural features on-site; part of Tenants Pond ESA and Westminster Wetlands Complex PSW. These will be protected in perpetuity
- Size of cropped portion able to accommodate infrastructure compensations over next 10-20 years
- Topography is suitable for new habitat creation and restoration including several hydrologic features; able to create various forms of compensation features
- Will continue to be farmed with new habitat being created as infrastructure compensations required



Preliminary Next Steps

- Property is being acquired by the City.
- Site management led by Ecology
- Undertake SLSR for existing natural areas
- Undertake Restoration Strategy for row cropped portion to determine future locations, sizes and staging of compensation areas by types
- Intent is to maximize biodiversity, ecological function and support for SAR habitat/SWH
- Compensations would be constructed and monitored by benefiting City service area
- Ecology to assume responsibility once compensation project monitoring is complete; opportunities for long-term monitoring programs of features to determine success
- Opportunities for future management by UTRCA and trails