

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Planning and Economic Development

Subject: Environmental Housekeeping Amendment to the London Plan
File Number: O-9693
Public Participation Meeting

Date: May 22, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 4, 2024, to amend The London Plan, by amending wording to clarify roles and responsibilities, correcting errors and omissions, updating references, and incorporating amendments to The London Plan Map 1 – Place Types, Map 5 – Natural Heritage, and Map 6 – Hazards and Natural Resources as a result past development applications and City projects;

IT BEING NOTED that the above noted amendments are being recommended for the following reasons:

- i) The recommended amendments are consistent with the Provincial Policy Statement, 2020;
- ii) The recommended amendments conform to the general intent of The London Plan, including but not limited to the Environmental Policies;
- iii) The recommended amendments will correct inconsistencies and clarify roles and responsibilities; and
- iv) The recommended amendments will ensure Map 1 – Place Types, Map 5 – Natural Heritage, and Map 6 – Hazards and Natural Resources are up to date.

Executive Summary

Summary of Request

The recommended amendments to The London Plan are of a housekeeping nature. The amendments are intended to correct errors and omissions, clarify roles and responsibilities, update references, including names of provincial ministries and policy documents, and update mapping to reflect Council-approved development applications and City works on City owned lands.

Purpose and the Effect of Recommended Action

The purpose and effect of the amendments are to improve clarity and consistency within the environmental policies and maps of The London Plan. It will reflect changes to provincial ministries, Council's committees, policy documents and legislation. The amendments to Map 1 – Place Types, Map 5 – Natural Heritage and Map 6 – Hazards and Natural Resources will update mapping based on past development applications, and recent City-initiated projects that have resulted in changes.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Climate Action and Sustainable Growth** by ensuring waterways, wetlands, watersheds, and natural areas are protected and enhanced.

Analysis

1.0 Background Information

1.1 Previous Report Related to this Matter

None

1.2 Planning History

The Province of Ontario proposed amendments to several pieces of legislation through Bill 108 (*More Homes, More Choice Act, 2019*), 229 (*Protect, Support and Recover from COVID-19 Act, 2020*) and Bill 23 (*More Homes, Built Faster Act, 2022*), which resulted in changes to the *Conservation Authorities Act* and the *Planning Act*. These recent changes have clarified the roles and responsibilities related to the Conservation Authorities.

2.0 Discussion and Considerations

2.1 Proposal

This amendment will be the third housekeeping amendment to The London Plan since the Plan's approval.

The proposed Official Plan amendment will modify several policies in the Environmental Policies part of The London Plan, as well as update Map 1 – Place Types, Map 5 – Natural Heritage and Map 6 – Hazards and Natural Resources.

The Province of Ontario has changed the name of the ministry responsible for natural heritage to the “Ministry of Natural Resources and Forestry”, and as such, all eighteen instances throughout The London Plan need to be updated. Additional amendments will correct minor errors and omissions, and correct spelling and grammatical errors.

Recent legislative changes by the Province have clarified the role of Conservation Authorities (CA) in reviewing applications in regards to natural hazard management, and limiting commenting on natural heritage considerations, except for wetlands, which continue to be regulated by the conservation authority. Further, the legislative changes clarified the role of the CA as a commenting agency in relation to Planning, rather than a decision-maker, which is the exclusive role of Municipal Council.

The London Plan is ultimately a municipal planning policy document, and while the City may request comments, advice or expertise from the Conservation Authorities, the *Planning Act* related approvals rest with the Municipal Council, including amendments to The London Plan. Conservation Authorities have responsibility for issuing permits under the *Conservation Authorities Act* within regulated areas. Policy changes are required to clarify these roles and responsibilities.

Several subject sites were identified as requiring changes to the natural heritage and/or natural hazards maps of The London Plan. These sites were either previously part of a *Planning Act* application (such as a plan of subdivision or a zoning by-law amendment) where a feature was either identified or removed through an Environmental Impact Study (EIS) but never formally changed through the *Planning Act* process, or, features were identified or refined through a City-initiated project (such as an Environmental Assessment). Most sites are coincident with greenfield development in the north and south areas of the City.

2.2 Requested Amendment

The proposed amendment is divided into six main categories:

1. Amendments that focus on the change from of the “Ministry of Northern Development, Mines, Natural Resources and Forestry” to “Ministry of Natural Resources and Forestry, as amended”. The addition of “as amended” ensures

that any future Ministry name changes will not require a subsequent amendment to The London Plan.

2. Includes amendments to correct minor errors and omissions, and capture spelling and grammatical errors, such as defining the “Ontario Wetlands Evaluation System” before the acronym of ‘OWES’ (Policy 1335), and the spelling of ‘licence’ to ‘license’ in policies 1539 and 1542.1.
3. Amendments that focus on the recent Provincial changes regarding the role of the Conservation Authorities, as a result of the *More Homes, Built Faster Act* (Bill 23). Amendments to policy refine the role of the CA as a commenting agency and focus their mandate on the review of natural and man-made hazards through permits issued under Section 28 of the *Conservation Authorities Act*. The requirements for the CA and Section 28 permits have been removed from several sub-sections and consolidated to a new policy, located at the beginning of the Natural and Human-made Hazards section (Policy 1444A). Individual policies have been, correspondingly, deleted (1450, 1454, 1456.2, 1463.2, 1487, 1490). The term “collaboration” has replaced several instances of “consultation” within policy. This revised language is consistent with the proposed Provincial Planning Statement (2024), which requires “collaboration” between planning authorities and conservation authorities to identify hazardous lands. Other amended policies emphasise the commenting role that the CA’s have regarding *Planning Act* applications.
4. Amendments removing the Ministry of Natural Resources and Forestry (MNRF) as the approval authority for wetland delineation. The MNRF revised role now focuses on reviewing protocol in wetland delineation. Further amendments are proposed as a result of Ontario Regulation 41/24, which reduces the protected zone of interference to 30 metres from all wetlands, regardless of size or function (Policy 1498_).
5. Amendments to remove policy language that is redundant or recurring, such as requiring the need for a zoning by-law amendment to remove a holding provision (Policy 1462_2).
6. Mapping amendments including a total of seventeen (17) amendments to Map 5 – Natural Heritage, two (2) amendments to Map 6 – Hazards and Natural Resources, and nine (9) amendments to Map 1 – Place Types. These sites were either previously part of a *Planning Act* application (such as a plan of subdivision or a zoning by-law amendment) where a feature was either identified or removed through an Environmental Impact Study (EIS) but never formally changed through the *Planning Act* process, or features were identified or refined through a City-initiated project (such as an Environmental Assessment). The properties include:
 - i) 1410 Lawson Drive (39T-08502) – Map 5 – Natural Heritage is amended by adding ‘Significant Woodlands’ and ‘Wetlands’. Map 1 – Place Types is amended from ‘Neighbourhood’ Place Type to ‘Green Space’ Place Type.
 - ii) Meadowlily Environmentally Significant Area (ESA) (OZ-9245/O-7614) – Map 5 is amended by deleting ‘ESA’ on portions of the site and adding ‘ESA’ on others to match the Council-approved Conservation Master Plan. Map 1 – Place Types is amended from ‘Neighbourhood’ Place Type to ‘Green Space’ Place Type.
 - iii) 220 Oriole Lane (39T-17502) - Map 5 – Natural Heritage is amended by adding ‘ESA’ to the southeast of the existing ESA feature. Map 1 – Place Types is amended from ‘Environmental Review’ Place Type to ‘Green Space’ Place Type.
 - iv) 930 Deveron Crescent (39T-12501) - Map 5 – Natural Heritage is amended by adding ‘Significant Woodlands’.
 - v) 2076-2124 Evan Boulevard (39T-92020E) - Map 5 – Natural Heritage is amended by removing ‘Potential ESA’ and adding ‘ESA’. Map 1 – Place Types is amended from ‘Neighbourhood’ Place Type to ‘Green Space’ Place Type.
 - vi) 6019 Hamlyn Street (39T-18504) –
 - a. Map 5 – Natural Heritage is amended by: deleting ‘Unevaluated Vegetation Patches’ along the southern property line and adding ‘Significant Woodlands’ in the same location, by removing

- ‘Unevaluated Wetlands’ and adding ‘Wetlands’, and by removing ‘Potential ESA’ and adding ‘ESA’.
- b. Map 1 – Place Types is amended from ‘Environmental Review’ Place Type to ‘Green Space’ Place Type in several sections, and changing a portion of the site from ‘Neighbourhood’ Place Type to ‘Green Space’ Place Type.
 - vii) 325 Middleton Avenue (formerly 184-186 Exeter Road) (39T-15501) - Map 5 – Natural Heritage is amended by adding ‘Wetlands’. Map 1 – Place Types is amended from ‘Neighbourhood’ Place Type to ‘Green Space’ Place Type.
 - viii) 7395 Silver Creek Crescent (39T-14504) – Map 5 – Natural Heritage is amended by removing ‘ESA’ and adding ‘ESA’ in the west. Map 6 – Hazards and Natural Resources is amended by amending the Floodplain. Map 1 – Place Types is amended from ‘Neighbourhood’ Place Type to ‘Green Space’ Place Type.
 - ix) 3263 Wonderland Road South (OZ-6340, OZ 8590) - Map 5 – Natural Heritage is amended by removing ‘Unevaluated Wetland’.
 - x) 2080 Upperpoint Boulevard (39T-14505) - Map 5 – Natural Heritage is amended by removing ‘Woodland’ and adding ‘Woodland’ to another area on site. 1401 Sunningdale Road West (39T-16504) – Map 5 – Natural Heritage is amended by removing ‘Unevaluated Vegetation Patches’ and adding ‘Significant Woodlands’, and by removing ‘Unevaluated Wetlands’ and adding ‘Wetlands’.
 - x) 1782 Kilally Road (39T-05505) - Map 5 – Natural Heritage is amended by removing portions of ‘ESA’ and adding ‘ESA’ to other parts of the site.
 - xi) 1964 Commissioners Road East (39T-19501) – Map 5 – Natural Heritage is amended by removing ‘Unevaluated Vegetation Patches’ and adding ‘Significant Woodland’.
 - xii) 3901 West Graham Place (Tributary 12 – Environmental Assessment) – Map 6 – Hazards and Natural Resources is amended by amending the Floodplain.

2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received by the Environment Community Advisory Committee (ECAC) and Upper Thames River Conservation Authority (UTRCA) are discussed in Section 4.0 of this report.

Detailed internal and agency comments are included in Appendix “C” of this report.

2.4 Community Engagement (see more detail in Appendix D)

On March 21st, 2024, Notice of Application was sent to forty-two (42) property owners who’s sites were either previously part of a Planning Act application (such as a plan of subdivision or a zoning by-law amendment) but never formally changed through the Planning Act process, or features were identified or refined through a City-initiated project (such as an Environmental Assessment). Notice of Application was also published in the Public Notices and Bidding Opportunities section of The Londoner on March 14th, 2024.

There were 3 responses received leading up to and during the public consultation period. All were seeking clarification of natural heritage feature changes. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

2.5 Policy Context

Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (PPS) directs municipalities to protect natural heritage features and areas for the long term (2.1.1). Specifically, *‘the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where*

possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features’ (2.1.2).

Through Section 3.0 – Protecting Public Health and Safety, *“Mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities, and conservation authorities to work together.”*

The proposed amendments are housekeeping in nature, and are meant to correct inconsistencies and clarify roles and responsibilities. The proposed amendments are consistent with the PPS 2020.

The amendments have also been reviewed with respect to the proposed PPS, 2024 changes. Under the proposed “Vision” section, *“The wise use and management of resources will be encouraged including natural areas, agricultural lands and the Great Lakes while providing attention to appropriate housing supply and public health and safety. Potential risks to public health or safety or of property damage from natural hazards and human-made hazards, including the risks associated with the impacts of climate change will be mitigated. This will require the Province, planning authorities, and conservation authorities to work together.”* Further, Section 5.2, Natural Hazards, states the following *“1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.”* This proposed revised wording is reflected in the housekeeping amendment. Therefore, the proposed amendments are also consistent with the PPS 2024

The London Plan

The Environmental Policies part of The London Plan sets out the goals and objectives for natural heritage features and areas within the City of London. Specifically:

1293_ Protection, management and enhancement of the environment is central to all of the planning that we do. Our Environmental Policies provide direction for:

- 1. The identification, protection, conservation, enhancement, and management of our Natural Heritage System.*
- 2. The minimization of risks associated with Natural and Human-made Hazards.*
- 3. The identification, protection, and conservation of our Natural Resources.*

1294_ As London grows and develops, the policies for the protection, conservation, enhancement, and management of our Natural Heritage System will ensure that future generations will continue to enjoy our natural heritage features and areas of the city. Policies that direct development away from hazard areas will minimize risks to public health, safety, and property from both natural and human-made hazards ...

1295_ Our Environmental Policies will provide clear direction for the long-term protection and conservation of our Natural Heritage System and our Natural Resources and ensure that development is directed away from Natural and Human-made Hazards.

The proposed amendments to The London Plan will maintain the overall purpose and intent, and will more clearly define the roles and responsibilities with respect to the City and Municipal Council’s role in *Planning Act* approvals.

3.0 Financial Impact/Considerations

There are no direct municipal financial expenditures with this application.

4.0 Key Issues and Considerations

4.1 Ecology Community Advisory Committee (ECAC) Comments

The Ecology Community Advisory Committee (ECAC) provided comments that were generally supportive of the housekeeping amendments. ECAC's main concern was with respect to the proposed changes to the natural and man-made hazard policies, while still ensuring that natural heritage features are protected, with an increased emphasis on climate change. The proposed changes do not impact the ability of the City to protect natural heritage features, nor have the changes minimized the risks of climate change. The proposed amendments are housekeeping in nature, and are meant to clarify the roles and responsibilities of Municipal Council and the CA's in matters of natural heritage and natural hazards.

4.2 Upper Thames River Conservation Authority (UTRCA) Comments

The Upper Thames River Conservation Authority (UTRCA) provided comments that reiterated their role under the "Provincial One Window Planning System for Natural Hazards". The UTRCA's role in the development process is comprehensive and coordinates planning and permitting interests. Through the plan review process, they ensure that development applications meet the tests of the *Planning Act*, are consistent with the PPS, conform to municipal planning documents, and with the policies in the UTRCA's Environmental Planning Policy Manual (2006). This approach ensures that the principle of development is established through the *Planning Act* approval process and that a permit application can be issued under Section 28 of the *Conservation Authorities Act* once all of the planning matters have been addressed. The concern is with the proposed changes to The London Plan, the requirements of the CA are not addressed, and there is no mechanism to ensure applications do not proceed through the planning process, where a permit cannot be issued by the Conservation Authority.

As stated in the "proposal" section of the report, the intended nature of these amendments are housekeeping in nature. The amendment does not change the existing process – the City will continue to circulate and solicit comments from the UTRCA on any *Planning Act* related applications that fall within the UTRCA regulation limit. However, the previous Official Plan language appeared to refer to the CA as an approval authority, which is not the case for *Planning Act* related applications. The Approval Authority continues to be Municipal Council, while the CA continues to provide its regulation through the Section 28 permit approvals process, as detailed under the *Conservation Authorities Act*.

As part of this amendment, several instances of "consultation" have been amended to "collaboration", to reflect the new wording as proposed in the PPS 2024. The City will continue to work with the CA and collaborate on matters of natural hazards and wetlands. Municipal Council, however, will continue to make decisions related to *Planning Act* approvals.

4.3 Mapping Changes

The original circulation contained thirty-three (33) features on twenty-six (26) properties.

As a result of the circulation, several properties have been omitted from the proposed changes. Thirteen features, on ten properties were removed from amendments.

In total, sixteen (16) of the features require an amendment to Map 5 – Natural Heritage, two (2) to Map 6 – Hazards and Natural Resources, and nine (9) to Map 1 – Place Types.

Conclusion

The proposed changes will bring the Environmental Policies of The London Plan into conformity with recent updates to legislation introduced by the provincial government, specifically as it relates to the *Planning Act* and the *Conservation Authorities Act*. The

recommended amendments are consistent with the Provincial Policy Statement and conform to the general intent of The London Plan. The recommended amendments will correct inconsistencies and help to clarify changing roles and responsibilities for the City and the Conservation Authorities having jurisdiction.

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Appendix A – Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. C.P.- 1512
A by-law to amend the Official Plan for
the City of London, 2016 relating to the
Housekeeping Amendment.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on June 4, 2024.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON (2016)

1. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To remove references to old terminologies to reflect changes to provincial ministries, Council's committee, policy documents and legislation.
2. To correct errors and omissions identified in the Official Plan, referred to as The London Plan.
3. To clarify roles and responsibilities of municipal government related to natural heritage and natural hazards.
4. To confirm the change in approval authority regarding wetland delineation and protocol procedures.
5. To remove redundant and recurring policies.
6. To update mapping to reflect Council-approved development applications and City works on City owned lands.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands within the City of London.

C. BASIS OF THE AMENDMENT

This Amendment to The London Plan is of a housekeeping nature. This amendment will refine wording in the Plan thereby improving clarity and consistency of existing policies of The London Plan. Map 5 – Natural Heritage is amended resulting from Environmental Impact Assessments/Studies submitted as part of development applications. Map 6 – Hazards and Natural Resources is amended resulting from Environmental Impact Assessments/Studies conducted by the City of London for its infrastructure projects. Map 1 – Place Types is amended to ensure consistency with the amendments on the two Maps.

D. THE AMENDMENT

The London Plan is hereby amended as follows:

1. The Our Challenge part of The London Plan for the City of London is amended by deleting Policy 43_2 and replacing it with the following:

43_2. The identification of the natural hazard lands including riverine flooding and erosion hazards, as shown on Map 6 of this Plan, is not intended to be a precise delineation. The interpretation of the regulated natural hazard lands and the mapping of these features will be approved by City Council, in collaboration with the conservation authority having jurisdiction- Natural hazard lands are further identified on Map 6 as Conservation Authority Regulation Limit. The actual regulated area may differ from the area shown on Map 6, as determined from time to time by the conservation authority having jurisdiction.

2. The Natural Heritage chapter and the Natural and Human-made Hazards chapter of The London Plan for the City of London are amended by deleting Policies 1323, 1325, 1327_1, 1332, 1333, 1335, 1336, 1341, 1354, 1387, 1394, 1408_5, 1539, 1540, 1541, 1542 and replacing them with the following:

1323_ Fish habitat as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Healthy aquatic communities are generally a good indicator of environmental health. The Thames River and London's creeks and streams support a variety of cold water and warm water fisheries; however, these fish habitats are vulnerable to degradation from factors such as channelization, loss of stream bank vegetation, untreated urban runoff, increased sedimentation and changes in the timing, temperature and amount of stormwater entering the watercourse. The harmful alteration, disruption or destruction of fish habitat is generally prohibited under the Fisheries Act. It is the City's intention to encourage improvement of productive capacity of this habitat. The extent and significance of fish habitat shall be determined in consultation with the Ministry of Natural Resources and Forestry, as amended, the conservation authority having jurisdiction over the area, and Fisheries and Oceans Canada. (OPA 78)

1325_ Provincially, species at risk are identified as extirpated, endangered, threatened or special concern on the *Species at Risk* in Ontario list. The Ministry of Natural Resources and Forestry, as amended, administers the Endangered Species Act, to protect and conserve species at risk and their habitats. Guidance for surveying and determining habitat of endangered and threatened species may be provided by the Ministry of Natural Resources and Forestry, as amended. Federally protected aquatic species at risk need to be considered in a planning application. Federal species at risk are those listed under Schedule 1 of the federal *Species at Risk Act* (SARA). The Minister of Fisheries and Oceans administers the Act with respect to aquatic species at risk (fishes and mussels). The location of such waters and habitats is identified on Fisheries and Oceans Canada (DFO) *Aquatic Species at Risk Distribution and Critical Habitat* maps. (OPA 78)

1327_ The habitats of endangered and threatened species have habitat protection under the Endangered Species Act, while special concern species may qualify for habitat protection under significant wildlife habitat criteria, and will be based on an evaluation of the following considerations:

1. The identification and delineation of the presence and extent of habitat of endangered species and threatened species will be confirmed by the Ministry of Natural Resources and Forestry, as amended.

1332_ Development and site alteration shall not be permitted in provincially significant wetlands as identified on Map 5 or determined through environmental studies consistent with the Provincial Policy Statement and in conformity with this Plan. Wetlands evaluated using the Ontario Wetland

Evaluation System are classified on the basis of scores determined through the evaluation. Wetlands meeting the criteria set forth by the Ministry of Natural Resources and Forestry, as amended, shall be accepted by the Ministry of Natural Resources and Forestry, as amended, and shall be mapped as provincially significant wetlands on Map 5 and included in the Green Space Place Type on Map 1. Wetlands can be identified using Ecological Land Classification. Where a wetland is identified through Ecological Land Classification, the significance of the wetland must be evaluated using the Ontario Wetland Evaluation System. (OPA 78)

1333_ For wetlands that are evaluated using the Ontario Wetland Evaluation System (OWES) and confirmed by the City and accepted by the Ministry of Natural Resources and Forestry, as amended, to not be provincially significant, the City of London shall identify the wetland on Map 5 as wetland and include it in the Green Space Place Type on Map 1. (OPA 78)

1335_ Development and site alteration shall not be permitted within and/or adjacent to an unevaluated wetland identified on Map 5 and/or if an Ecological Land Classification determines that a vegetation community is a wetland that has not been evaluated. City Council shall require that the unevaluated wetlands be evaluated by qualified persons in accordance with the Ontario Wetlands Evaluation System (OWES). The OWES evaluation must be accepted by the Ministry of Natural Resources and Forestry, as amended, and circulated to the City. The wetland delineation, illustrated in a Subject Lands Status Report (SLSR) must be approved by the City, in collaboration with the conservation authority having jurisdiction. Map 1 – Place Types and Map 5 – Natural Heritage shall be amended as required to reflect the results of the evaluation. (OPA 78)

1336_ Wetlands and their surrounding areas of interference are subject to the Natural and Human-made Hazards policies of this Plan, and regulation under the *Conservation Authorities Act*.

1341_ The significance of woodlands will be based on an evaluation of the following considerations and the Ministry of Natural Resources and Forestry's, as amended, Natural Heritage Reference Manual:

1. The woodland contains natural features and ecological functions that are important to the environmental quality and integrity of the Natural Heritage System. These include site protection (hydrology and erosion/slope) and landscape integrity (richness, connectivity and distribution).
2. The woodland provides important ecological functions and has an age, size, site quality, diversity of biological communities and associated species that is uncommon for the planning area.
3. The woodland is important for the provision of a balanced distribution of open space amenities and passive recreational opportunities across the urban area.

4. The woodland provides significant habitat for species at risk.
5. The woodland contains distinctive, unusual or high-quality natural communities or landforms.

1354_ The significance of wildlife habitat will be assessed following the processes outlined in the Natural Heritage Reference Manual. Applicants shall evaluate the significance of wildlife habitat using criteria outlined in the Ministry of Natural Resources and Forestry's, as amended, Significant Wildlife Habitat Technical Guide, the Natural Heritage Reference Manual, and associated Ecoregion 7E Criteria Schedule. The following will also be considered:

1. It is an area of habitat where particularly important wildlife species are concentrated or are particularly susceptible to impacts for a specific period of their life cycle. These areas include but are not limited to: seasonal concentration areas; rare vegetation communities; specialized habitat for wildlife; habitat for special concern species; habitat for species of conservation concern; and animal movement corridors.
2. The amount of the specific type of habitat that exists within the context of the ecological region and its representation within other components of the Natural Heritage System. In the City of London, examples of under-represented habitat types include marshes, tall grass prairie and savannah, bog, fen, bluff, shallow aquatic and open aquatic.
3. It is an area of habitat having a high diversity of species that are of value for research, conservation, education and passive recreation opportunities.

1387_ The base map features on Map 5 also identify watercourses/ponds to identify the location of municipal or agricultural drains, intermittent or headwater streams and man-made or natural ponds. These features are identified for information purposes and may be added or removed from the base map without an official plan amendment, to reflect changes over time in drainage patterns and features on the ground. The ecological significance of these drainage features as headwaters, recharge areas and riparian corridors or valleylands, will be addressed as part of a secondary plan, Environmental Assessment and/or environmental impact study process. Through the City's agreement with the Ministry of Natural Resources and Forestry, as amended, additional environmental study and mitigation efforts are required when carrying out works along Municipal Drains under the Drainage Act to protect significant features, functions and wildlife habitat. (OPA 78)

1394_ Works may be required within or adjacent to wetland areas to fulfill the City's responsibilities under the Drainage Act. A protocol approved by the Ministry of Natural Resources and Forestry, as amended, and the Ministry of Agriculture, Food and Rural Affairs will guide the City on how to proceed in such cases in order to help protect significant features, functions and wildlife habitat. Other federal, provincial and municipal regulations may be applicable for

new drainage proposals within wetland areas, and must be considered prior to works proceeding. (OPA 78)

1408_5 Encourage property owners to make use of programs and services provided by the Ministry of Natural Resources and Forestry, as amended, and the conservation authorities for the management of forests and woodlots.

1425_ Where a secondary plan has not been completed the City may require the preparation of a subject lands status report. The work plan for the subject lands status report will be determined in consultation with the City and relevant public agencies.

1539_ For lands identified as extractive industrial areas and aggregate resource areas in Byron, it is the intent of this Plan to minimize the impact of extraction activities upon surrounding land uses. Accordingly, in the Byron Gravel Pits, in addition to conformity with the Natural Resources policies of this Plan, the Ministry of Natural Resources and Forestry, as amended, may be requested, through the license and site plan approval process, to require any or all of the following:

1. The extraction and rehabilitation of extracted areas to be expedited to the extent possible through a phasing sequence on the site plans required by the *Aggregate Resources Act*.
2. The location of stockpiling, screening, mixing, crushing or other processing of materials at the lowest elevations that is reasonably possible.
3. To the extent possible, the use of common, paved entrances and exits as recommended by the City Engineer to be shared by extraction operations.
4. The retention of tree or other vegetative cover within the setback areas to the extent possible.

1540_ The integration of rehabilitation plans for the extraction area will be achieved through the process of both new and replacement site plan approval by the Ministry of Natural Resources and Forestry, as amended. The integrated plans will provide an approximate indication of the rehabilitated landscape including limited peripheral areas that are intended for residential after-use, and the greater portion of the pit that will not be suitable for residential development because of slope or elevation constraints. (OPA 78)

1541_ Since the ultimate use of this area is likely to be open space and recreation, a more detailed level of site planning will have to be undertaken in the future involving the pit operators and land owners, the Ministry of Natural Resources and Forestry, as amended, and the City. The resulting plan and related documentation will indicate:

1. An accurate delineation of the land intended to be rehabilitated as public open space.
2. Accurate contour information indicating the final grading of the rehabilitated areas.
3. The approximate configuration of any ponds to be incorporated in the rehabilitation scheme.

4. Street and trail access to and through the rehabilitated pit area including any required parking facilities.
5. The siting of any recreational facilities proposed for the rehabilitated pit area.
6. A planting scheme to provide for the stabilization of soils and reduced maintenance on rehabilitated slopes, the naturalization of lands at the edge of forest areas, and the creation of a visually attractive landscape suitable for passive recreation pursuits. (OPA 78)

1542_ The development of lands within the vicinity of the extractive industrial areas or aggregate resource areas, as identified on Map 6 for residential uses shall have regard for the mitigation of the noise and dust impact of extraction operations on the proposed residential development. The review of applications for rezoning or plan of subdivision approval will include the following considerations:

1. Prior to a zoning by-law amendment or final approval of a plan of subdivision within 300 metres of lands identified as extractive industrial areas or aggregate resource areas on Map 6, a noise and dust impact study shall be completed and any recommended mitigation measures contained therein will be carried out to the satisfaction of the City of London, the Ministry of the Environment, Conservation and Parks and the Ministry of Natural Resources and Forestry, as amended. Furthermore, the subdivider will notify prospective lot purchasers, in agreements of purchase and sale and in notices registered on title that are binding on successors and assigns to the subdivision lands and in a separate agreement with the City, of the potential for new licenses in the identified aggregate resource area and of the long-term continuation of active aggregate operations in the Byron Gravel Pits and of the noise and dust impacts associated with extraction and related operations.
2. Residential subdivisions will be developed in phases so that the maximum possible separation distance between areas of residential development and extraction operations is maintained. A minimum separation distance of 150 metres between residential development and the maximum extent of extraction activity (this separation distance being measured from the limit of extraction, not the licensed area boundary) will normally be required.

As peripheral portions of the extraction area are rehabilitated, the separation area could shift to reflect any adjusted limits of active extraction operations. Any deviation from the 150 metre norm will be considered only on the basis of studies undertaken by a qualified consultant which demonstrate to the satisfaction of the City of London, the Ministry of the Environment, Conservation and Parks and the Ministry of Natural Resources and Forestry, as amended, that the deviation is satisfactory to protect the residential development from adverse impacts of extraction operations.

3. The Natural and Human-made Hazards chapter of The London Plan for the City of London is amended by adding Policies 1444A and 1444B after 1444, as follows:

1444A_ All natural hazard lands, including riverine flooding and erosion hazards as well as wetlands, including those not identified on Map 5 – Natural Heritage, and the areas of interference surrounding wetlands, are regulated by the conservation authorities having jurisdiction, in accordance with regulations made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires property owners to obtain approval prior to undertaking any development and/or site alteration within these areas, including the placement of fill, grading, construction, alteration to a watercourse and/or interference with a wetland. This regulation is in addition to any requirements outlined by the policies in this London Plan.

1444B The regulation limits are identified on Map 6 to illustrate the lands regulated by the conservation authority having jurisdiction. The regulation limits are subject to refinement, without an amendment to this Plan, to reflect changes that have been enacted by the conservation authority having jurisdiction.

4. The Natural and Human-made Hazards chapter of The London Plan for the City of London is amended by and deleting Policies 1448, 1450, 1452, 1454, 1456, 1458, 1460_2, 1461, 1462_2, 1463, 1485, 1487, 1489, 1490, 1491, 1493, 1497, 1498, 1499, and 1502 and replacing them with the following:

1448_ The Flood Plain policies of this Plan regulate flood plain lands by restricting permitted uses located in the flood plain. The policies are structured around a “one-zone concept” based on the Regulatory Flood Standard. However, in some areas the flood plain is divided into two zones: the floodway, where no development will be permitted; and the flood fringe, where a limited amount of development may be permitted subject to appropriate floodproofing measures to be determined in collaboration with the conservation authority having jurisdiction. An illustration of the one and two-zone flood plain concepts is provided below in Figures 23 and 24

1450_ In addition to the Flood Plain policies of this Plan, all planning and development applications within the flood plain lands are subject to the regulations administered by the appropriate conservation authority pursuant to the *Conservation Authorities Act*.

1452_ Where development is proposed in close proximity to a watercourse where hydraulic and/or hydrologic modeling has not already been undertaken by the City or conservation authority, the applicant may be required to retain a qualified professional to undertake hydraulic and/or hydrologic modeling consistent with the requirements established in the *Technical Guide, River and Stream Systems: Flooding Hazard Limit* (OMNR, 2002) to be reviewed by the City or the conservation authority having jurisdiction. Flooding from watercourses with a drainage area less than 125 hectares is generally considered to be local or municipal flooding and the provisions of this paragraph do not apply.

1454_ The zoning of flood plain lands will reflect the restricted use of these lands, and will prohibit any new development, with the exception of existing uses and minor additions

and/or renovations to existing structures. A permit may be required from the conservation authority having jurisdiction.

1456_ The development of flood plain lands shall also be subject to the following conditions:

1. Construction of buildings or structures within the floodway is prohibited with the exception of buildings or structures associated with essential public infrastructure, flood and erosion control, bank stabilization, and watershed management works. Proposed structures will be evaluated in terms of their potential impact on upstream or downstream development of lands, and any new development will incorporate floodproofing measures in accordance with provincial requirements.
2. Policy Deleted (OPAXX) [*2. All new development or structures within the flood plain will require the approval of the appropriate conservation authority.*]
3. Minor renovations, alterations, or additions to existing buildings may be permitted subject to the approval of the City, in collaboration with the conservation authority having jurisdiction.

1458_ In keeping with provincial policies, the City of London has adopted a two-zone floodway-flood fringe concept to allow infill development and redevelopment of an existing uses for identified areas along the Thames River and its tributaries where the depths and velocities of flooding are generally less severe, or where a flood fringe has been delineated through hydraulic floodway analysis. Flood fringe areas may be identified and added to Map 6 by amendment to this Plan.

1460_2. Flood fringe – the portion of the flood plain between the floodway and the flooding hazard limit where flood depth and velocity are generally less severe. The extent of the flood fringe is defined by depth and velocity parameters as provided for by provincial flood plain management policies. The delineation of the floodway and the flood fringe will be approved by the City in collaboration with the conservation authority having jurisdiction, and may require submission of geodetic survey information and/or a hydraulic floodway analysis by the applicant.

1461_ The precise delineation of the floodway will be approved by the City, in collaboration with the conservation authority having jurisdiction.

1462_2 The flood fringe – the zoning of lands in the flood fringe may utilize a holding zone to provide direction as to future permitted uses and to ensure that conditions of floodproofing and safe access are met or achieved prior to development.

1463_ Unless otherwise provided for under the Special Policy Area policies below, development within the flood plain will be restricted in accordance with the following conditions:

1. The floodway – the development of lands in the floodway will be consistent with the One-Zone Flood Plain policies.

2. The flood fringe – conditional development may occur subject to undertaking any necessary studies, and meeting flood proofing and access requirements.

3. All new development or structures within the flood plain may require a permit from the conservation authority having jurisdiction, in accordance with the *Conservation Authorities Act*.

4. Within the flood plain, minor renovations, alterations, or additions to existing buildings may be permitted subject to the approval of the City in collaboration with the conservation authority having jurisdiction.

1485_ For the purposes of flood plain acquisition, priorities will be established and evaluated on a regular basis according to the risk to public safety and/or for property damage in the case of a major flood event, and the potential contribution to the network of public open space within the city. Priorities for the acquisition of flood plain lands will be established by City Council, in consultation with the conservation authority having jurisdiction.

1487_ Ravines, river valleys, stream corridors, valleylands, unstable slopes and wetlands are hazardous lands which may be subject to erosion and hazardous processes that preclude or restrict land use and development activity. These lands are identified or delineated on Map 6.

1489_ In areas of existing development, uses permitted by an underlying place type may only be developed on lands that are subject to riverine erosion hazards if the following criteria can be addressed to the satisfaction of the City and, in collaboration with the conservation authority having jurisdiction:

1. The riverine erosion hazard can be avoided and new or existing hazards are not created or aggravated.
2. Vehicles and people have a way of entering and exiting the area during times of emergencies.
3. The development does not involve institutional uses, essential emergency services or the storage of hazardous substances, which could pose an unacceptable threat to public safety if damaged or impacted by erosion forces.
4. Permitted uses may also include works required to be undertaken for the creation or maintenance of infrastructure authorized under an Environmental Assessment process, and works required for flood and erosion control and bank stabilization to protect areas of existing development.

1490 Policy deleted. *[All natural hazard lands, including riverine flooding and erosion hazards as well as wetlands and the areas of interference surrounding wetlands are regulated by the respective conservation authorities having jurisdiction, in accordance with regulations made pursuant to Section 28 of the Conservation Authorities Act. This regulation requires property owners to obtain approval prior to undertaking any development and/or site alteration within*

these areas, including the placement of fill, grading, construction, alteration to a watercourse and/or interference with a wetland.]

1491 Policy deleted. *[The regulation limits are identified on Map 6 to illustrate the hazard lands regulated by the conservation authority having jurisdiction. The regulation limits are subject to interpretation and refinement, without an amendment to this Plan, to reflect changes that have been enacted by the conservation authority having jurisdiction.]*

1493_ The riverine erosion hazard limits identified on Map 6 are subject to interpretation and refinement without an amendment to this Plan, on the basis of a technical study prepared in conformity with the Maximum Hazard Line policies of this Plan and completed to the satisfaction of the City, in collaboration with the conservation authority having jurisdiction.

1497 Policy deleted. *[Applicants may be required to obtain the necessary approvals from the conservation authority having jurisdiction for development proposed within steep slopes outside of the riverine erosion hazard limit.]*

1498_ Wetlands and their surrounding areas of interference are subject to regulation under the *Conservation Authorities Act* due to the potential hazards associated with flooding, organic soils and interference with water source/recharge areas. Filling or draining can have an impact on the hydrologic functions of a wetland which, in turn, may influence the flooding and erosion processes in the area. The incremental impact of widespread wetland interference can also have a significant impact on downstream hydrology. The regulation limit also applies to surrounding areas of interference, for a distance of 30 metres around provincially significant wetlands and other wetlands larger than two hectares in size, and 30 metres around wetlands that are less than two hectares in size and not provincially significant.

1499_ Policy deleted (OPA XX) *[Mapping for the wetlands and areas of interference included within the regulation limit, is maintained by the conservation authority having jurisdiction and may be reflected on Map 6 of this Plan as the conservation authority regulation limit for information purposes. Within regulated wetlands and their areas of interference, development or site alteration that is consistent with the underlying place type and zoning may be permitted only if prior approval is received from the conservation authority having jurisdiction, and in accordance with the recommendations of an environmental impact study.]*

1502_ The City shall require that the geotechnical assessment and other technical studies be completed by a qualified professional to its satisfaction, in collaboration with the conservation authority having jurisdiction and other public agencies, prior to the approval of an official plan amendment, zoning by-law amendment, subdivision application, consent to sever, or site plan application.

Amend by deleting the underlined phrase ‘... to its satisfaction, in consultation with the relevant conservation authority and other ...’ and adding the underlined phrase ‘...

to its satisfaction, in consultation with the conservation authority having jurisdiction and other ...’.”

5. Map 5 – Natural Heritage, of The London Plan for the City of London is amended as indicated on “Schedule 1” attached hereto, by:

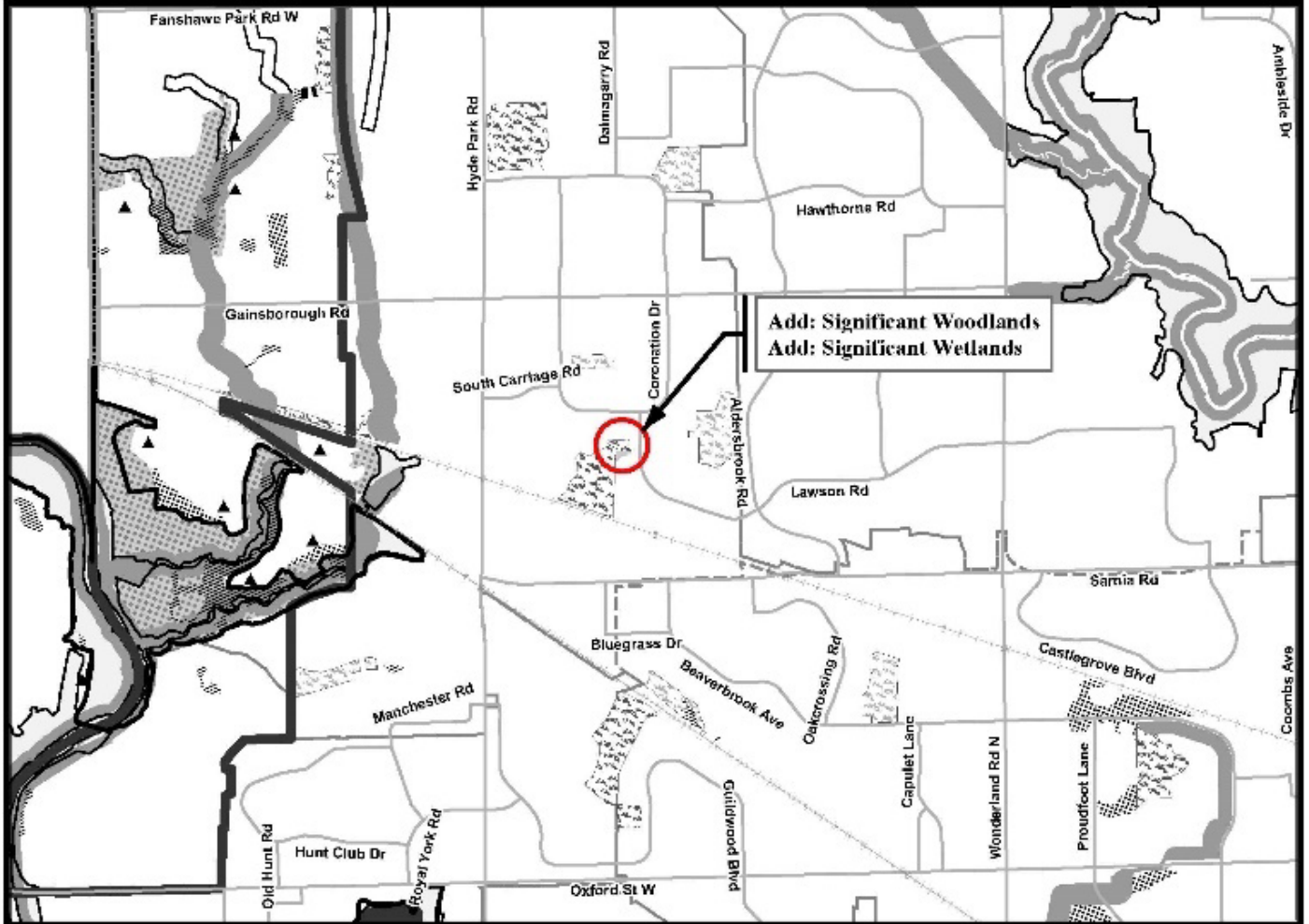
- 1) Adding Significant Woodlands and Significant Wetlands at 1410 Lawson Road.
- 2) Removing Potential ESA and adding ESA Boundary Adjustment to the Meadowlily ESA.
- 3) Adding ESA Boundary Extension at 220 Oriole Drive.
- 4) Adding Significant Woodlands at 930 Deveron Crescent.
- 5) Removing Potential ESA and adding ESA Boundary Adjustment at 2076-2124 Evans Boulevard.
- 6) Removing Unevaluated Vegetation Patches and adding Significant Woodlands at 6019 Hamlyn Street.
- 7) Removing Unevaluated Wetlands and adding Wetlands at 6019 Hamlyn Street.
- 8) Removing Potential ESA and adding ESA at 6019 Hamlyn Street
- 9) Adding Wetlands at 325 Middleton Avenue
- 10) Removing Eastern ESA and adding Western ESA at 7395 Silver Creek Crescent.
- 11) Removing Unevaluated Wetland at 3263 Wonderland Road South.
- 12) Removing Woodland and adding Woodland at 2080 Upperpoint Boulevard.
- 13) Removing Unevaluated Vegetation Patches and adding Significant Woodlands at 401 Sunningdale Road West.
- 14) Removing Unevaluated Wetlands and adding Wetlands at 401 Sunningdale Road West.
- 15) Removing ESA Boundary Adjustment and adding ESA Boundary Adjustment at 1782 Kilally Road.
- 16) Removing Unevaluated Vegetation Patches and adding Significant Woodlands at 1964 Commissioners Road East.

6. Map 6 – Hazards and Natural Resources of The London Plan for the City of London is amended as indicated on “Schedule 2” attached hereto, by:

- 1) Adding Floodplain Adjustment at 7395 Silver Creek Crescent.
- 2) Adding Floodplain Adjustment at 3700 Colonel Talbot Road.

7. Map 1 – Place Types, of The London Plan for the City of London is amended as indicated on “Schedule 3” attached hereto, by:

- 1) Changing the lands at 1410 Lawson Road from Neighbourhood Place Type to Green Space Place Type.
- 2) Changing the lands at Meadowlily ESA from Neighbourhood Place Type to Green Space Place Type.
- 3) Changing the lands at 220 Oriole Drive from Environmental Review Place Type to Green Space Place Type.
- 4) Changing the lands at 2076 Evans Boulevard from Neighbourhood Place Type to Green Space Place Type.
- 5) Changing the lands at 6019 Hamlyn Street from Environmental Review Place Type to Green Space Place Type.
- 6) Changing the lands at 6019 Hamlyn Street from Neighbourhood Place Type to Green Space Place Type.
- 7) Changing the lands at 6019 Hamlyn Street from Environmental Review Place Type to Green Space Place Type.
- 8) Changing the lands at 325 Middleton Avenue from Neighbourhood Place Type to Green Space Place Type.
- 9) 7395 Silver Creek Drive from Neighbourhood Place Type to Green Space Place Type.



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consultation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-1
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

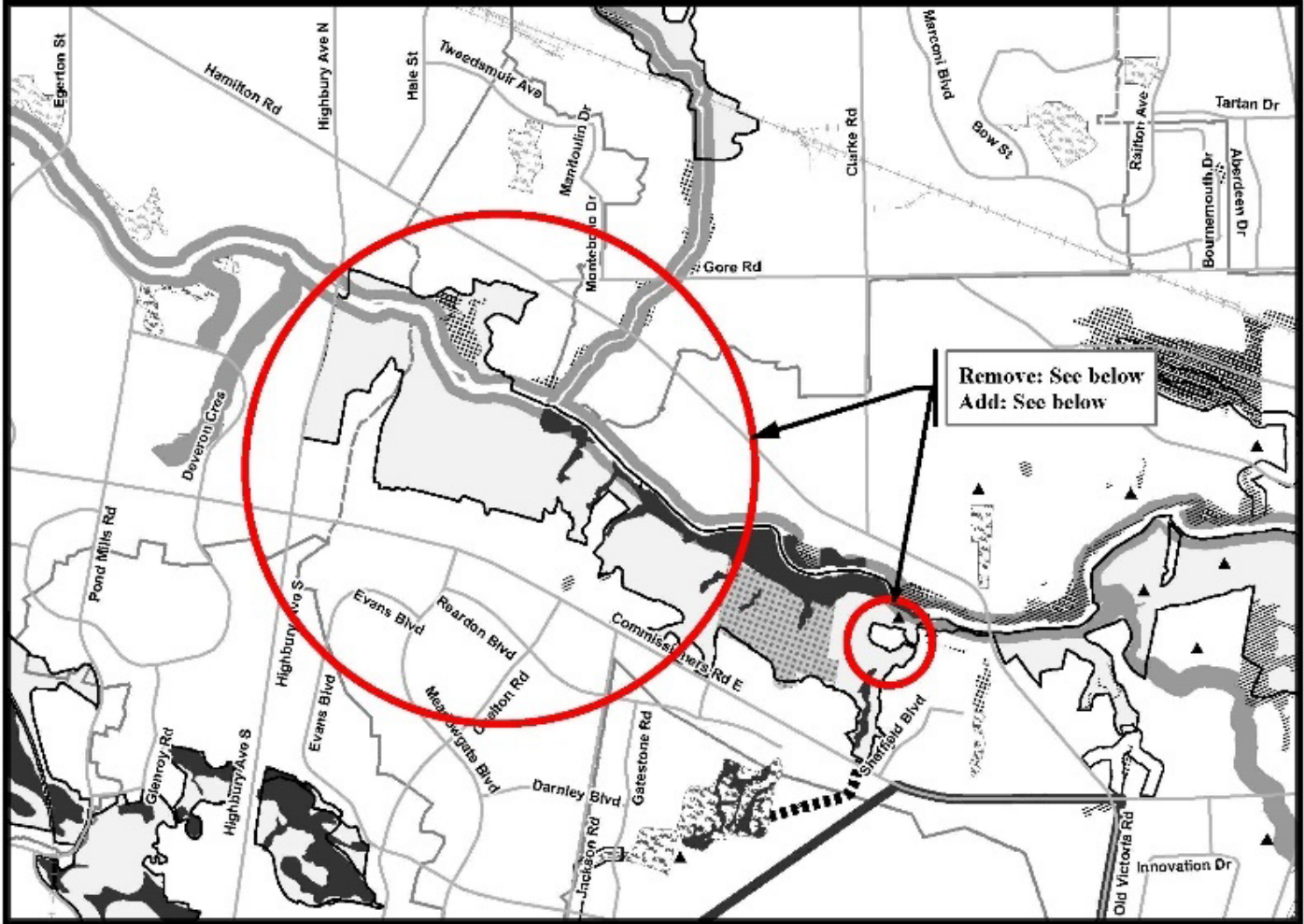


FILE NUMBER: O-9893

PLANNER: SB

TECHNICIAN: JI

DATE: 4/16/2024



REMOVE: ESA boundary adjustment to match previous zoning update
ADD: ESA boundary adjustment to match previous zoning update, significant portions added to the north and east of the current ESA boundary

NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-2
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000



FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 4/22/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-3
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000



FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 4/16/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-4
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

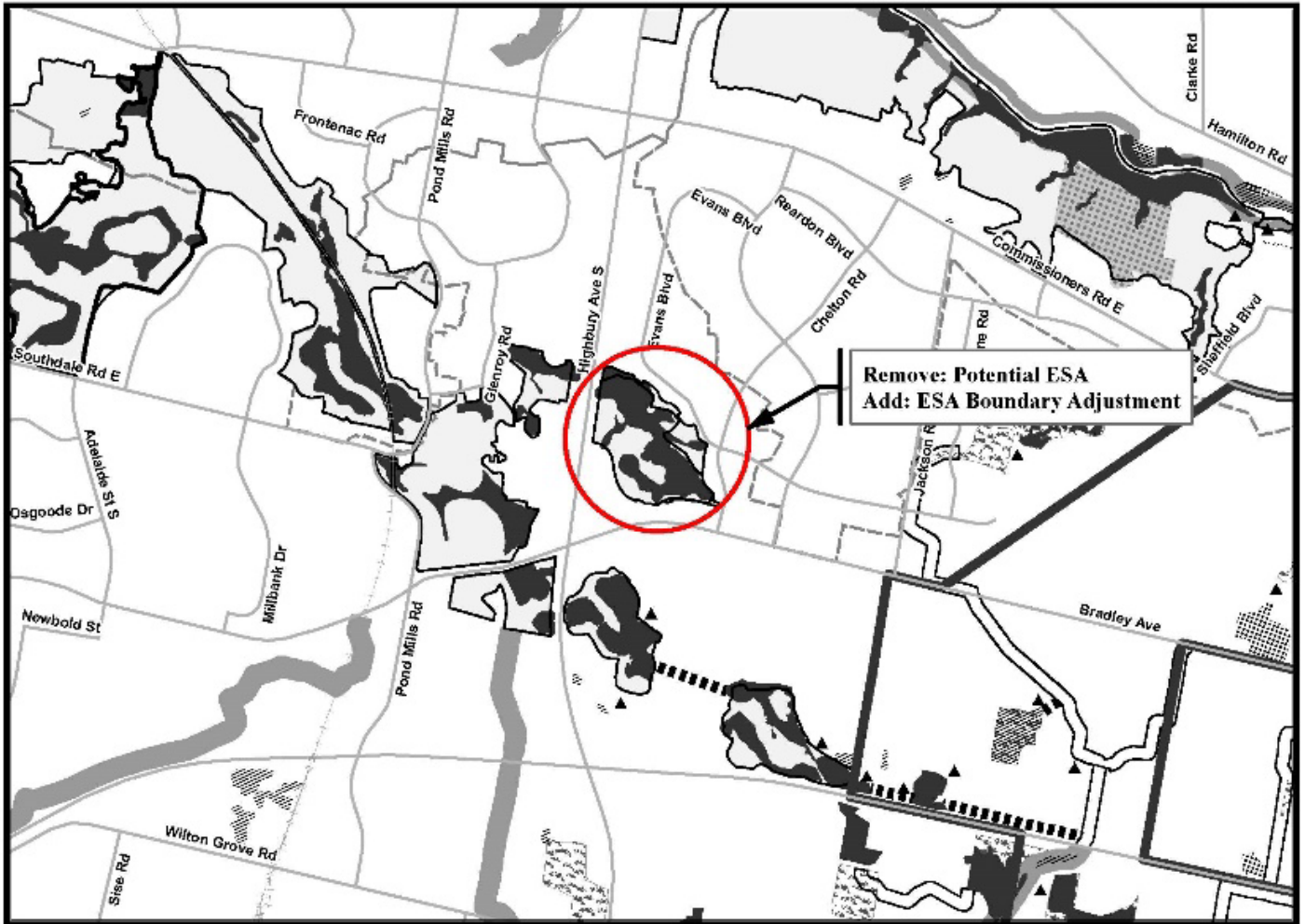


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 4/16/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

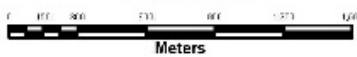
**SCHEDULE 1-5
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

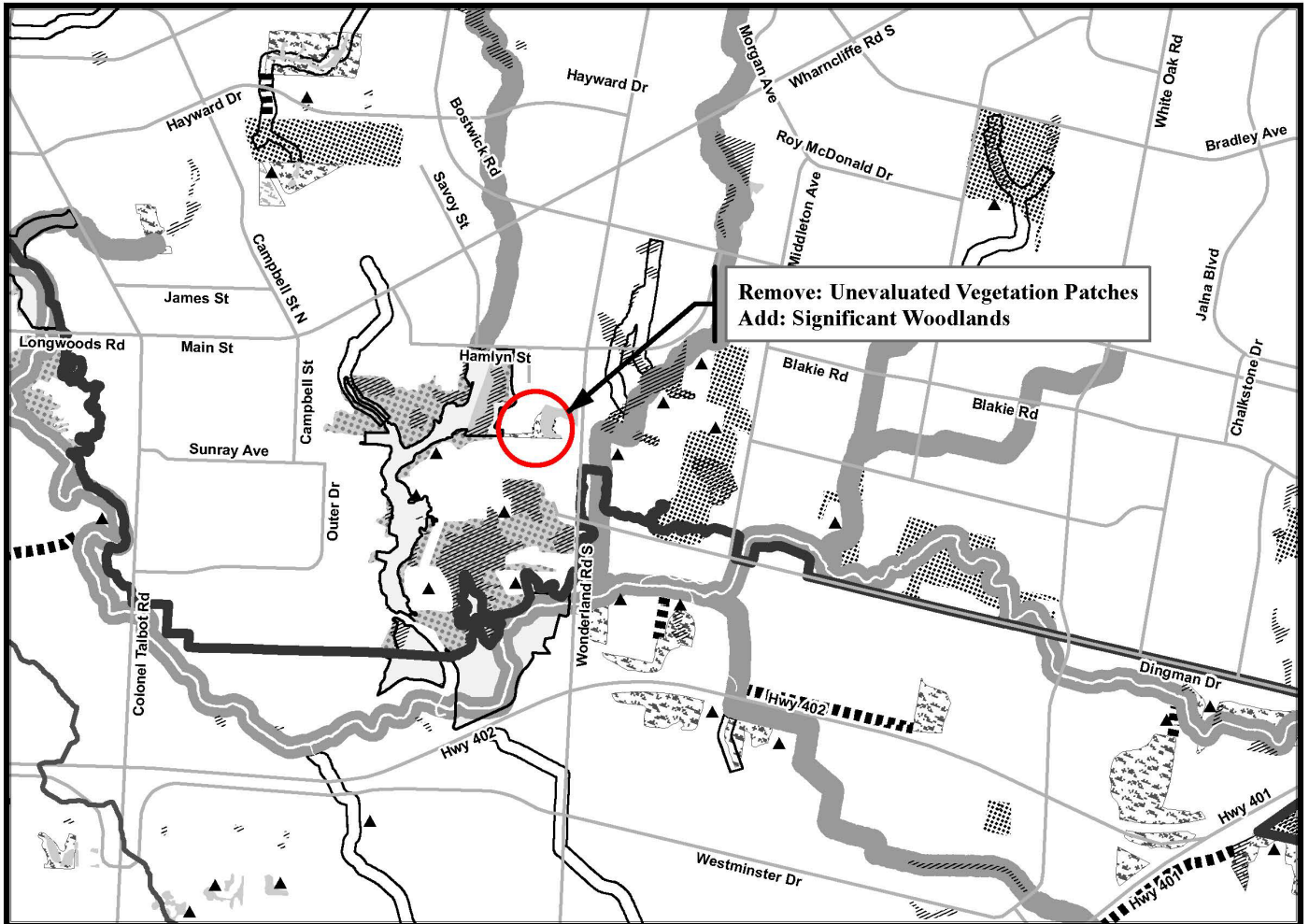


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 4/16/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-6
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

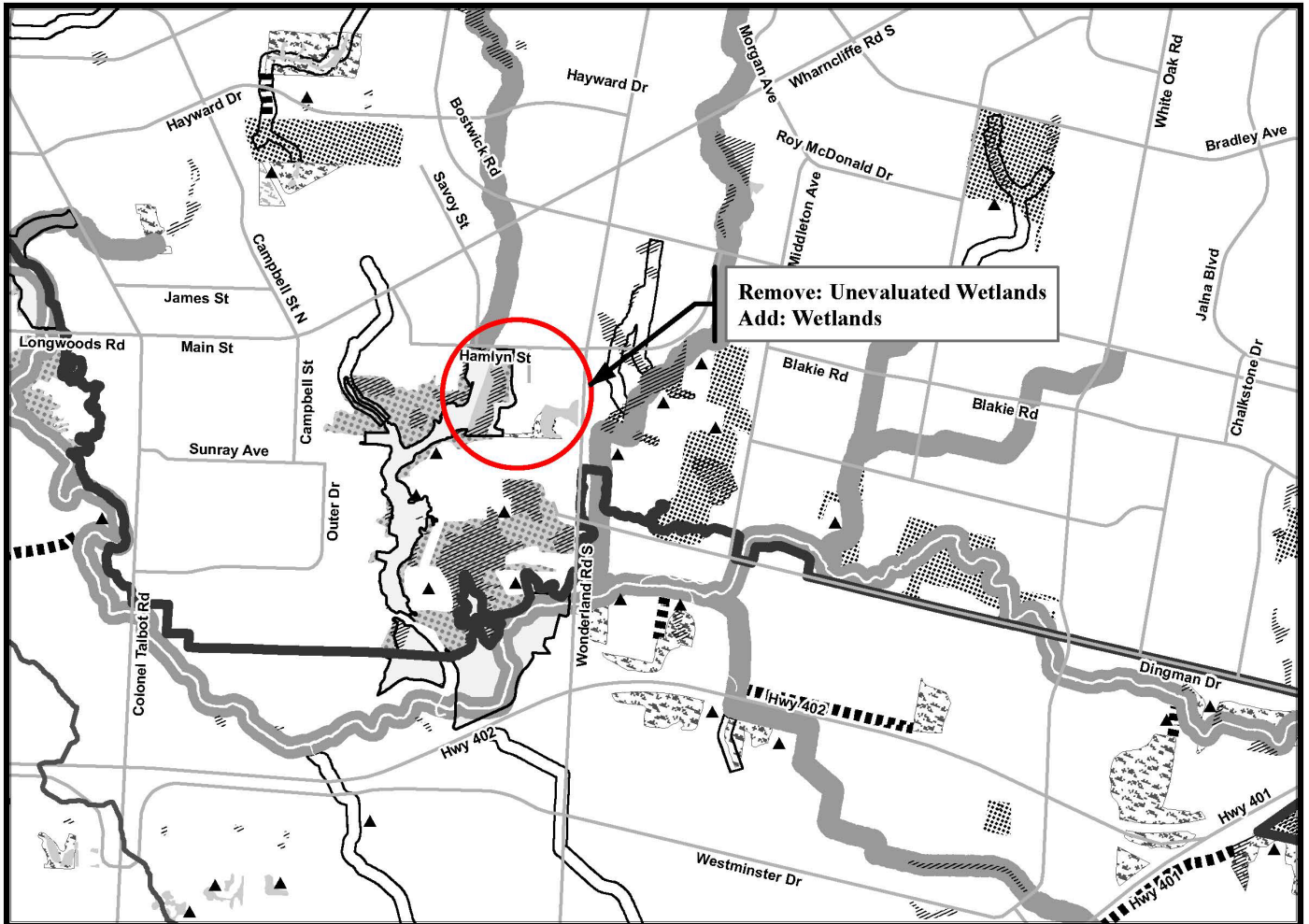


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/7/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-7
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

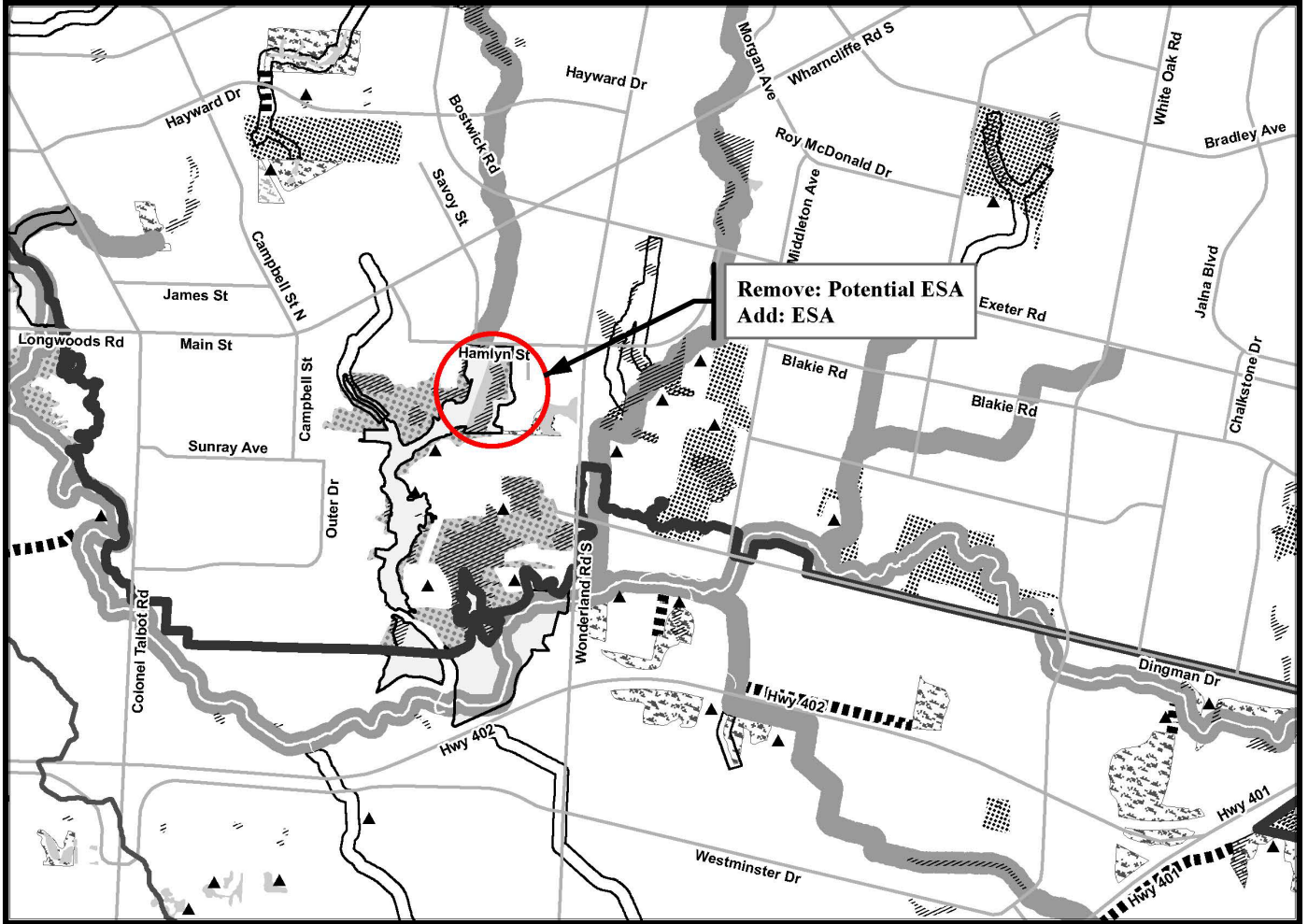


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 4/16/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

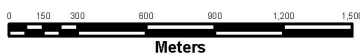
**SCHEDULE 1-8
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000



FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/7/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-9
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

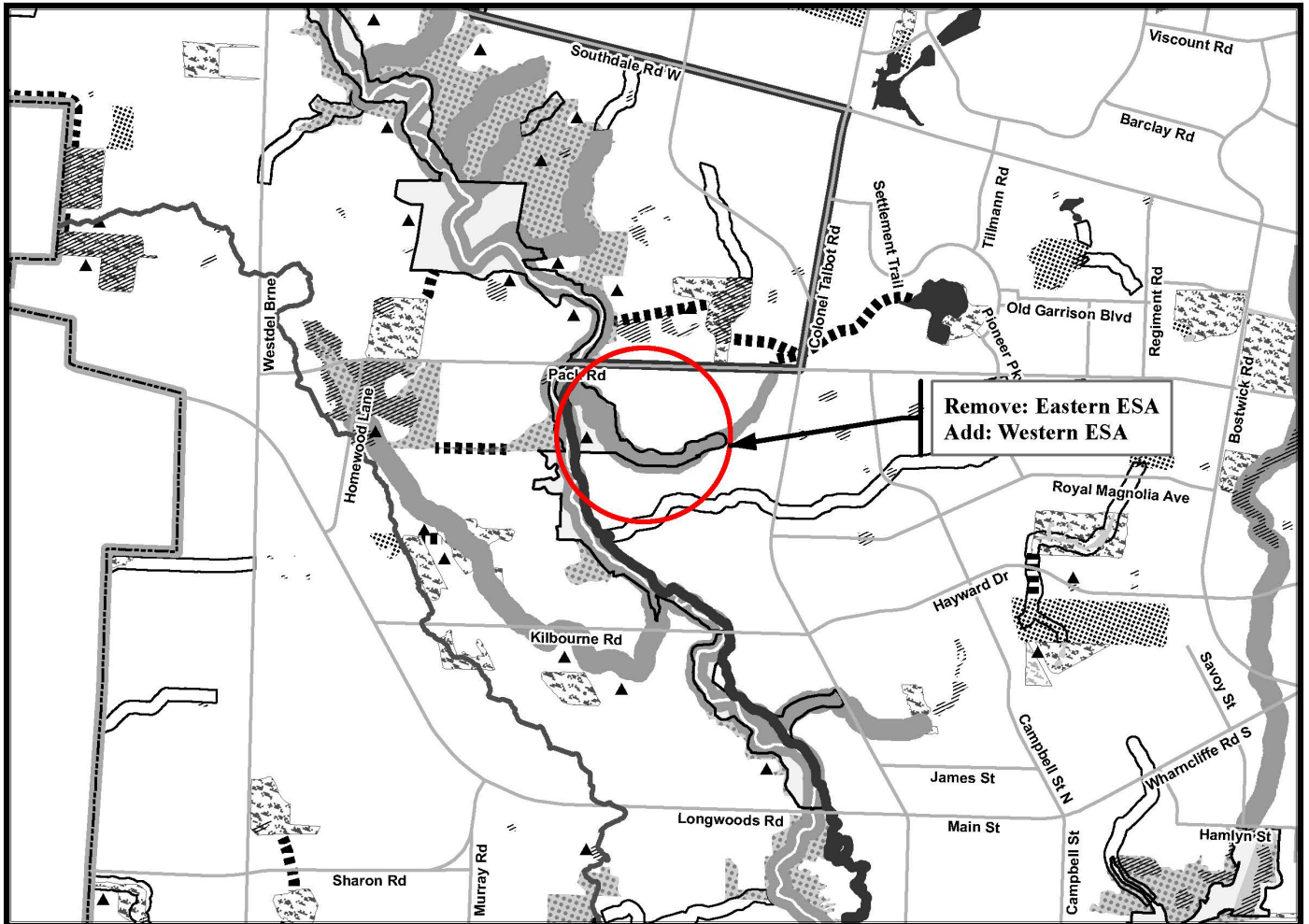


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/7/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-10
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

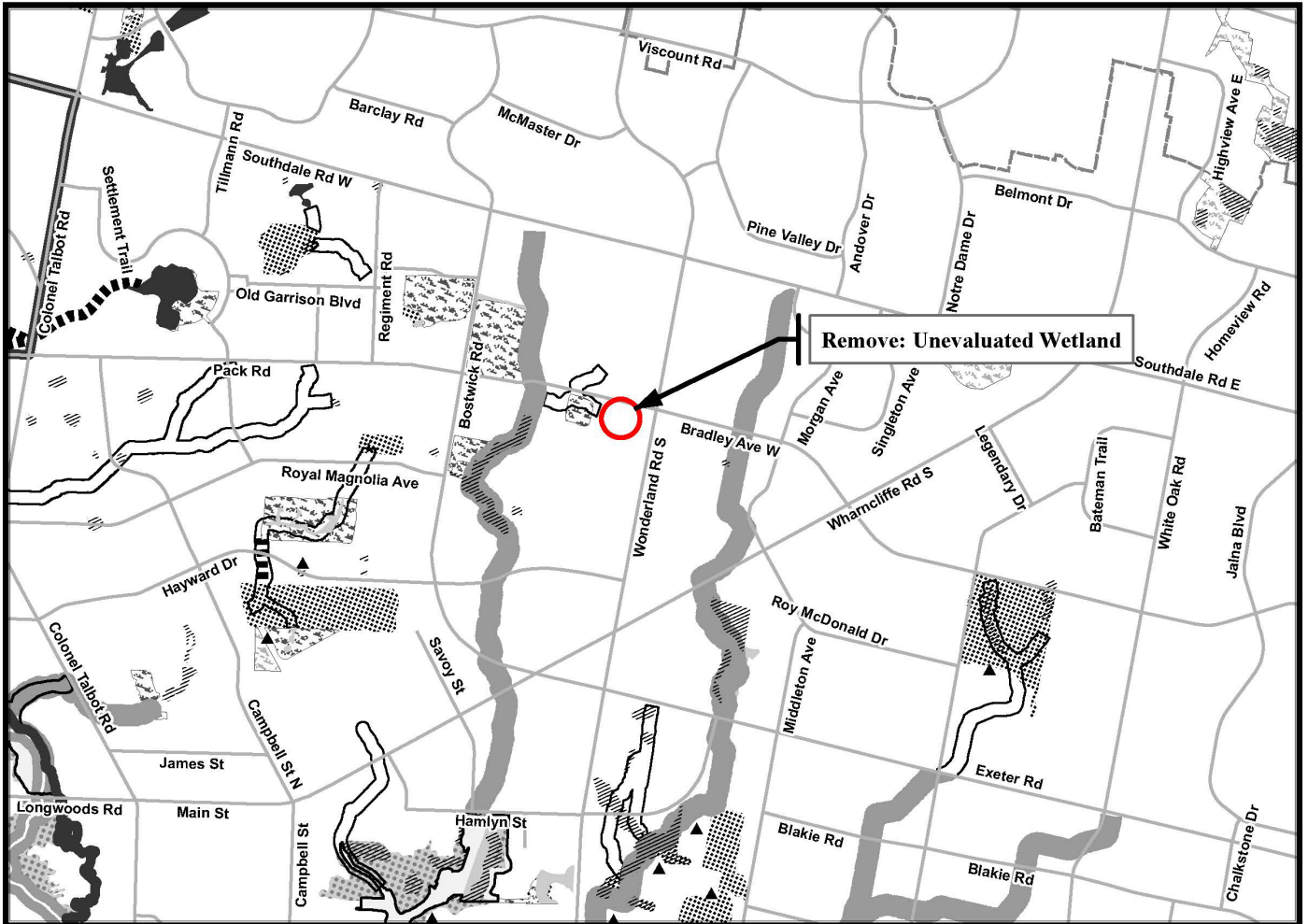


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/7/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-11
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

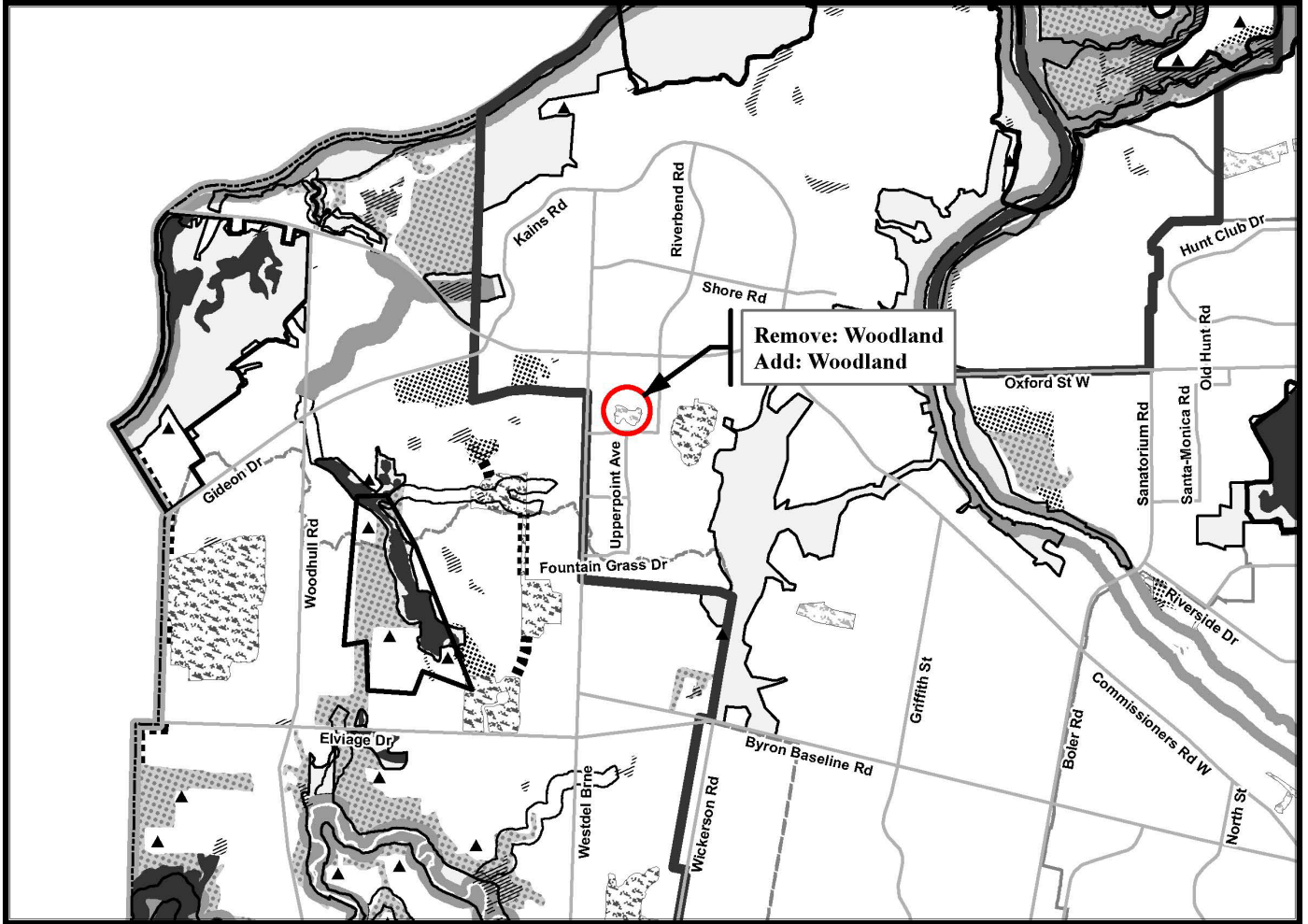


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/7/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

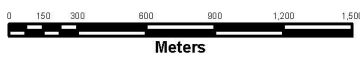
**SCHEDULE 1-12
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

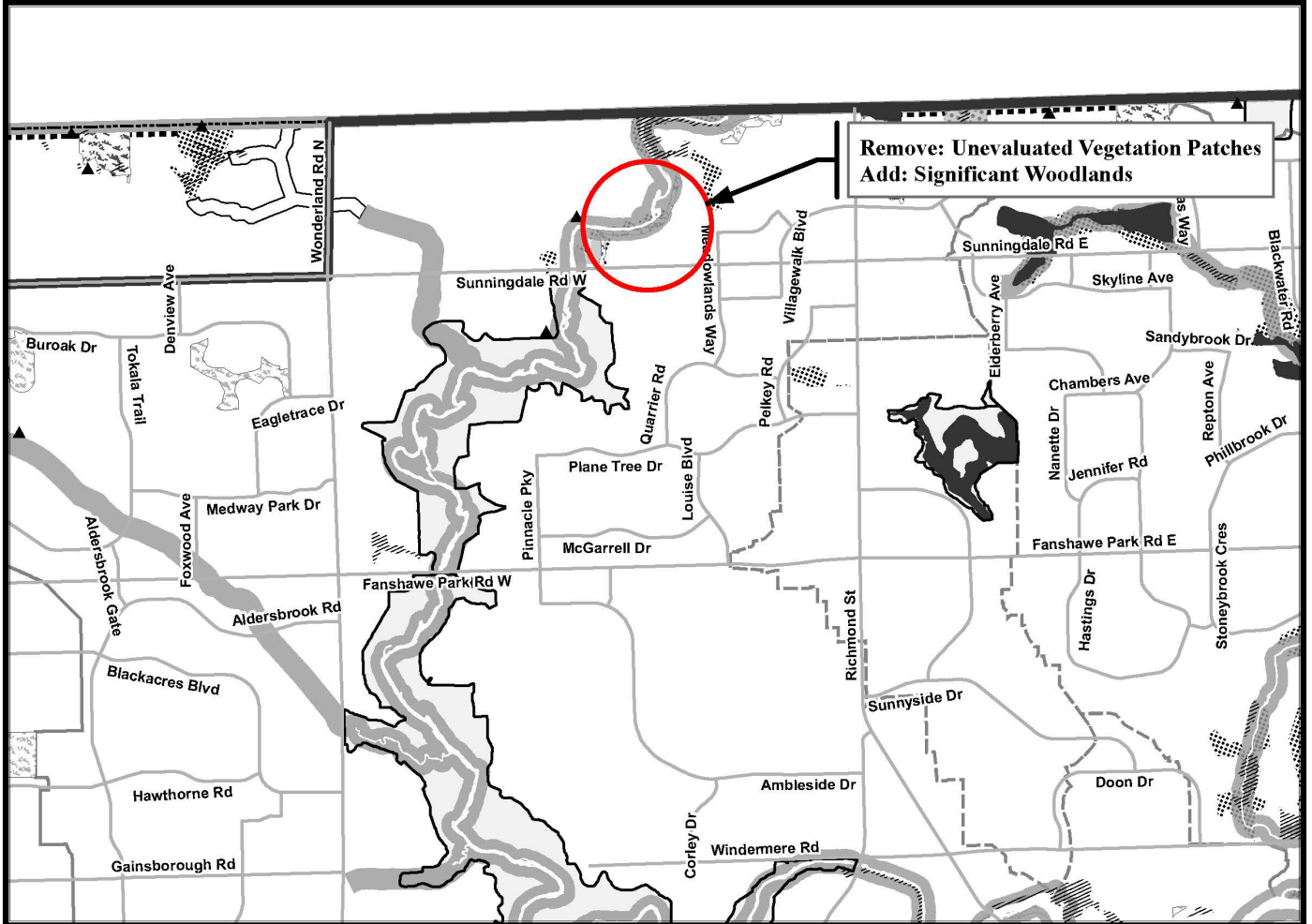


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/7/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-13
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

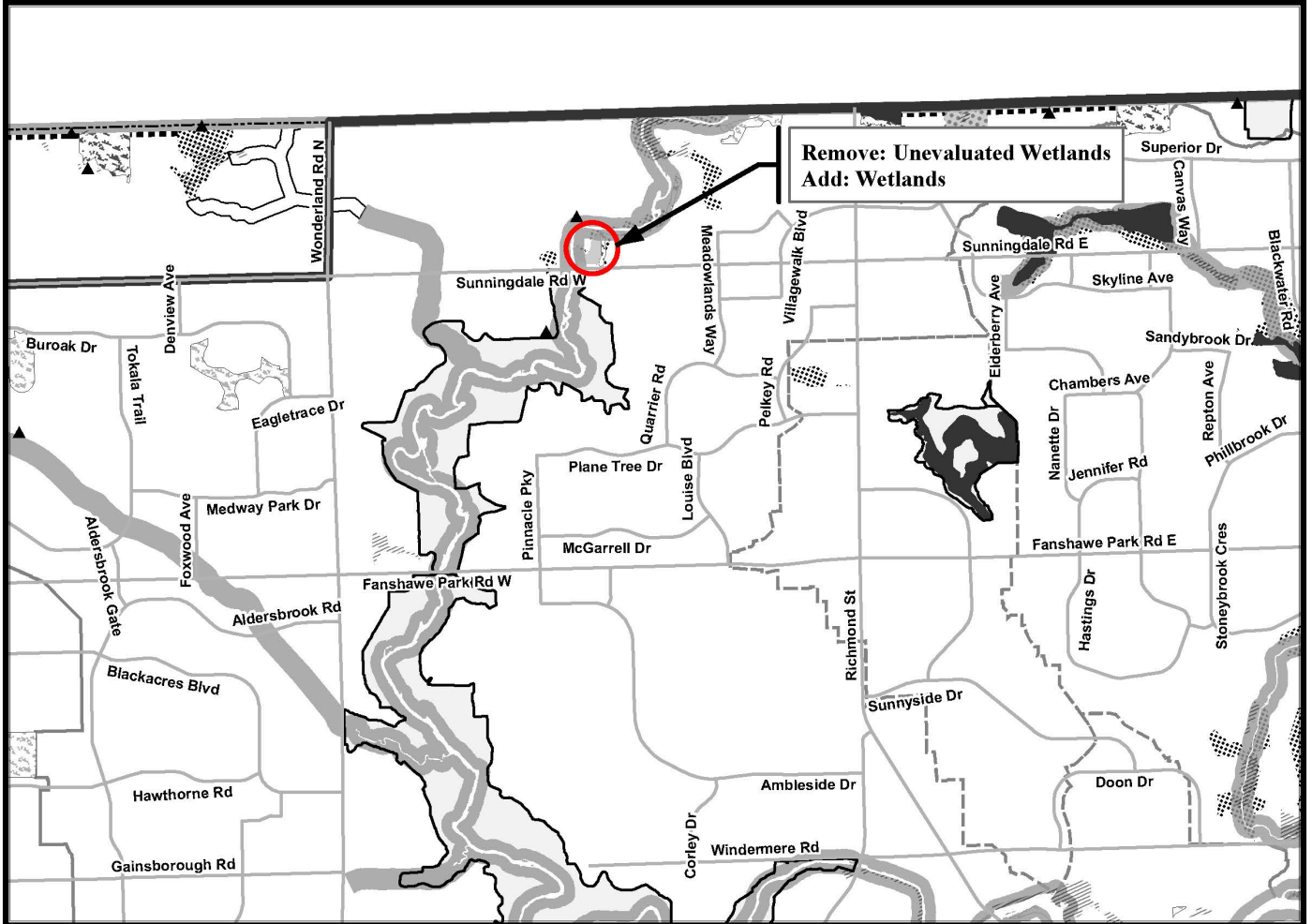


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/7/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-14
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

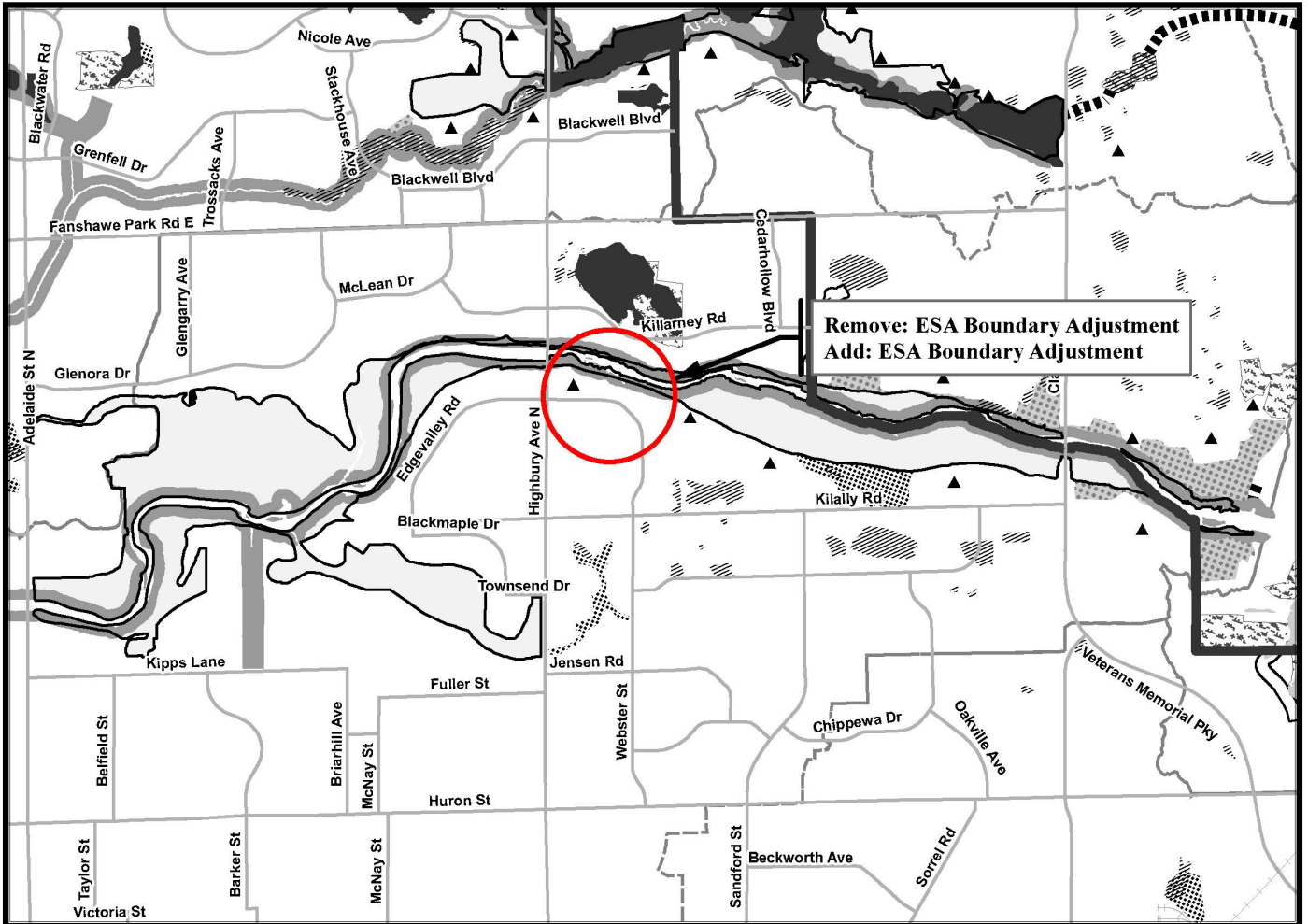


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/7/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-15
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

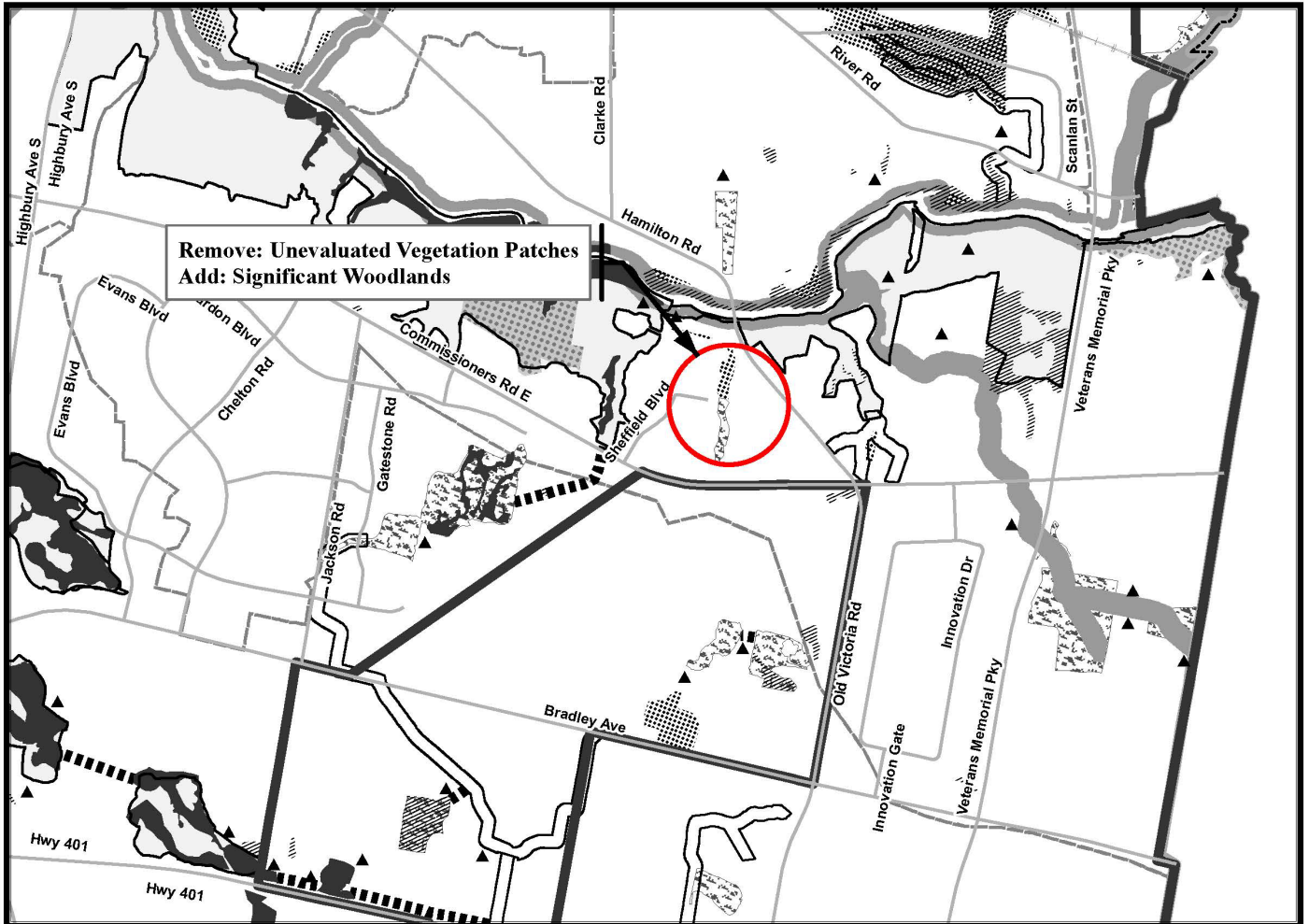


FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 5/8/2024



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

**SCHEDULE 1-16
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000



FILE NUMBER: O-9693

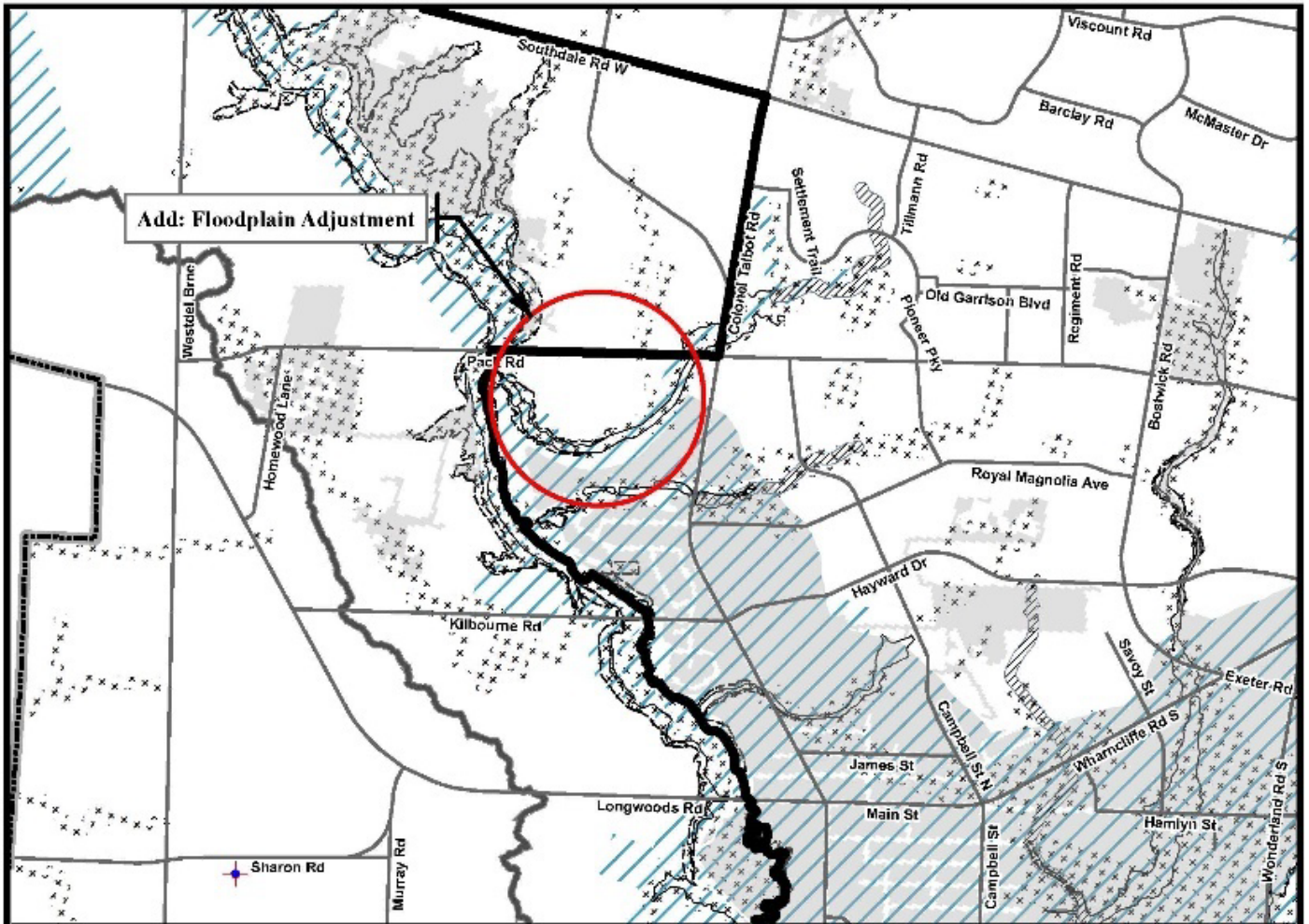
PLANNER: SB

TECHNICIAN: JI

DATE: 5/8/2024

SCHEDULE 2

AMENDMENT NO:



HAZARDS

- Regulatory Flood Line
NOTE 1: Flood lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the City is available from the Upper Thames Conservation Authority.
- Special Policy Areas
- Potential Special Policy Areas
- Riverine Erosion Hazard Limit for Confined Systems
NOTE: Steep Slopes Outside the Riverine Erosion Hazard Limit on the map are approximate. Precise delineation is available from the Conservation Authority having jurisdiction.
- Riverine Erosion Hazard Limit for Unconfined Systems
- Maximum Hazard Line

- Conservation Authority Regulation Limit
 - Abandoned Oil/Gas Wells
- ### NATURAL RESOURCES
- Aggregate Resource Areas
 - Extractive Industrial Areas
 - Wellhead Protection Area
 - Emergency Municipal Water Wells
 - Significant Groundwater Recharge Areas
 - Highly Vulnerable Aquifers

BASE MAP FEATURES

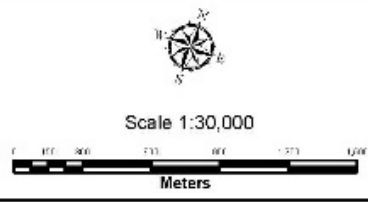
- Streets (see Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds
- Conservation Authority Boundary
- Subwatershed Boundary

This is an excerpt from the Planning Division's working consolidation of Map 5 - Hazards and Natural Resources of the London Plan, with added notations.

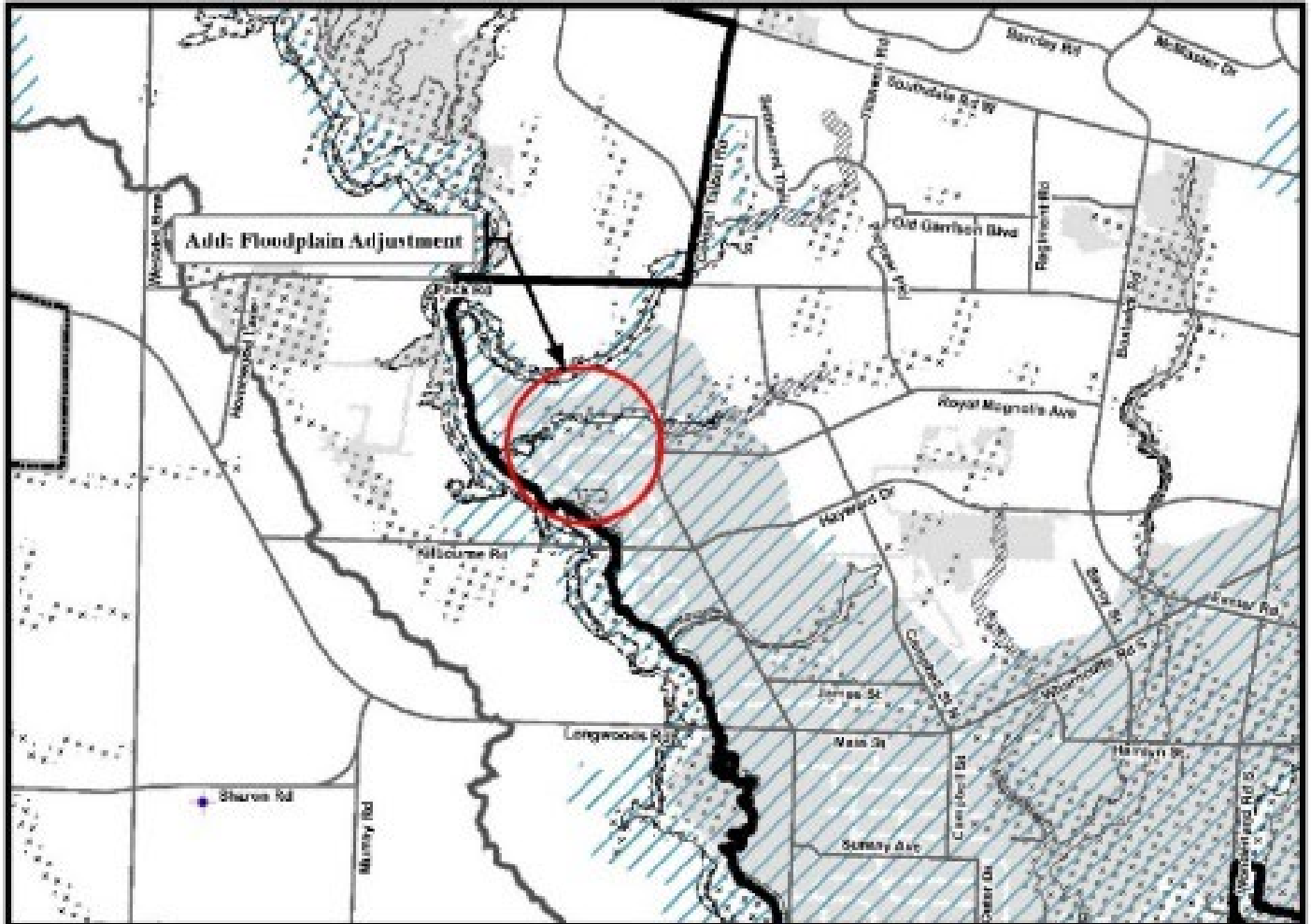
SCHEDULE 2-1 TO

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: O-9693
 PLANNER: SB
 TECHNICIAN: JI
 DATE: 4/18/2024



HAZARDS

- Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood areas requiring a license from the Conservation Authority being jurisdiction.
NOTE 2: Flood Inundation mapping for certain areas of the City is available from the Upper Thames Conservation Authority.
- Special Policy Areas
- Potential Special Policy Areas
- Riverine Erosion Hazard Limit for Confined Systems
NOTE: Shaded Areas Outside the Riverine erosion Hazard Limit on this map are approximate. Further delineation is available from the Conservation Authority for a jurisdiction.
- Riverine Erosion Hazard Limit for Unconfined Systems
- Maximum Hazard Line

- Conservation Authority Regulation Limit
- Abandoned Oil/Gas Wells
- NATURAL RESOURCES**
- Aggregate Resource Areas
- Extractive Industrial Areas
- Wellhead Protection Area
- Emergency Municipal Water Wells
- Significant Groundwater Recharge Areas
- Highly Vulnerable Aquifers

BASE MAP FEATURES

- Streets (see Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds
- Conservation Authority Boundary
- Subwatershed Boundary

This is an excerpt from the Planning Division's working consultation of Map 5 - Hazards and Natural Resources of the London Plan, with added notations.

**SCHEDULE 2-2
TO**

OFFICIAL AMENDMENT NO. _____

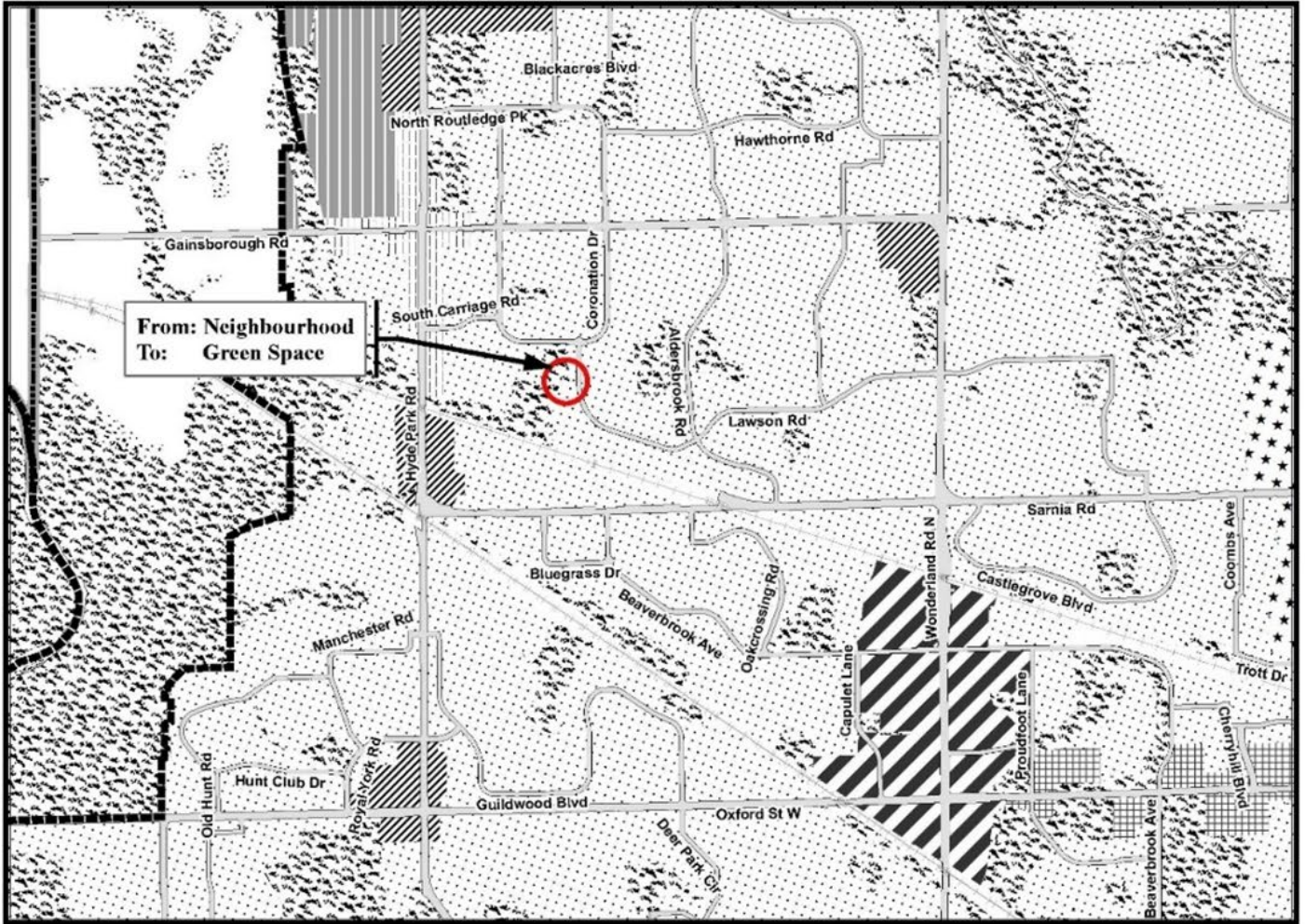
PREPARED BY: Planning & Development



FILE NUMBER: 0-9366
PLANNER: SB
TECHNICIAN: JI
DATE: 4/18/2024

SCHEDULE 3

AMENDMENT NO:

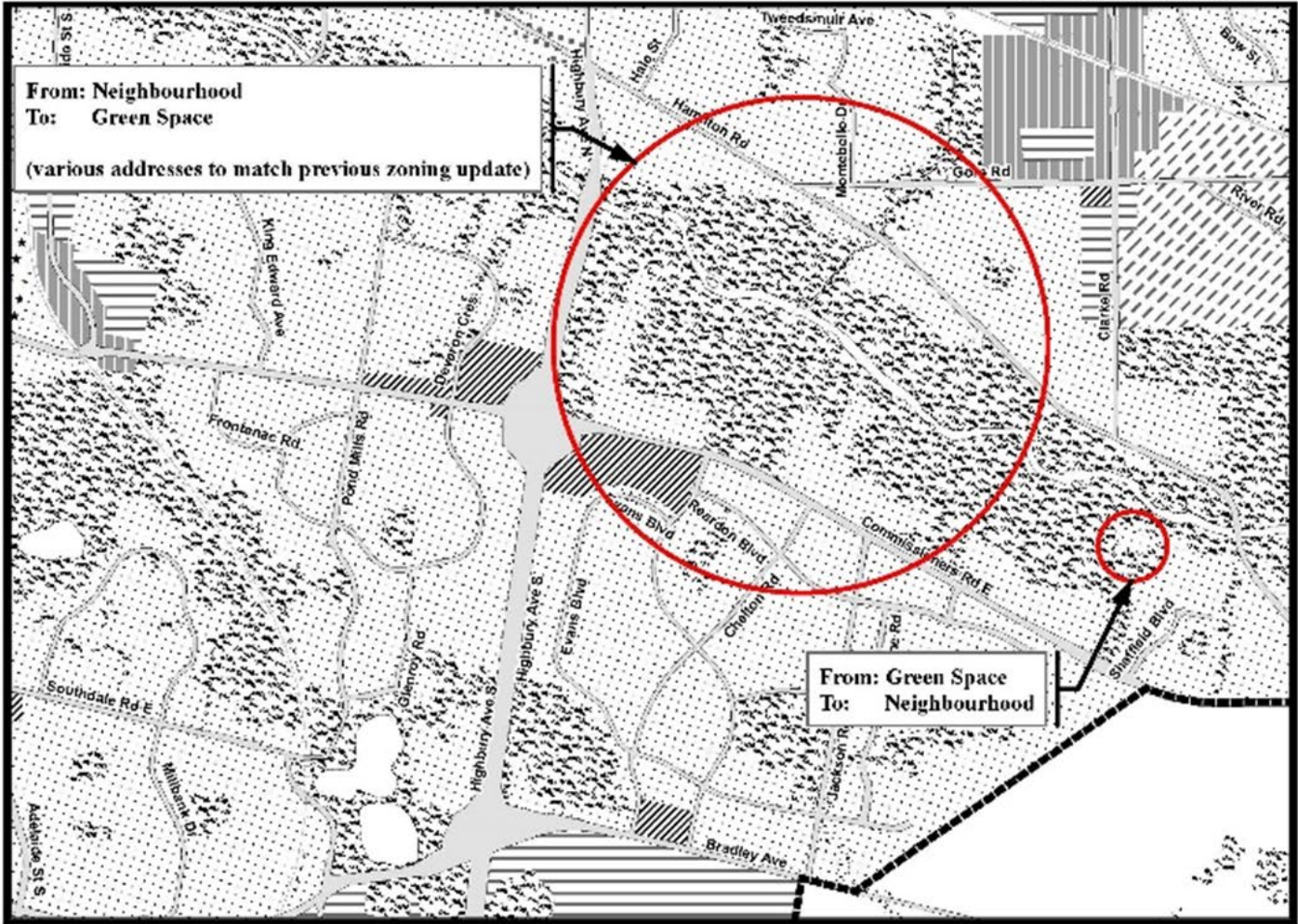


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 3-1 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 150 300 450 600 750 900 Meters</p>	<p>FILE NUMBER: O-9693</p> <p>PLANNER: SB</p> <p>TECHNICIAN: JI</p> <p>DATE: 4/18/2024</p>
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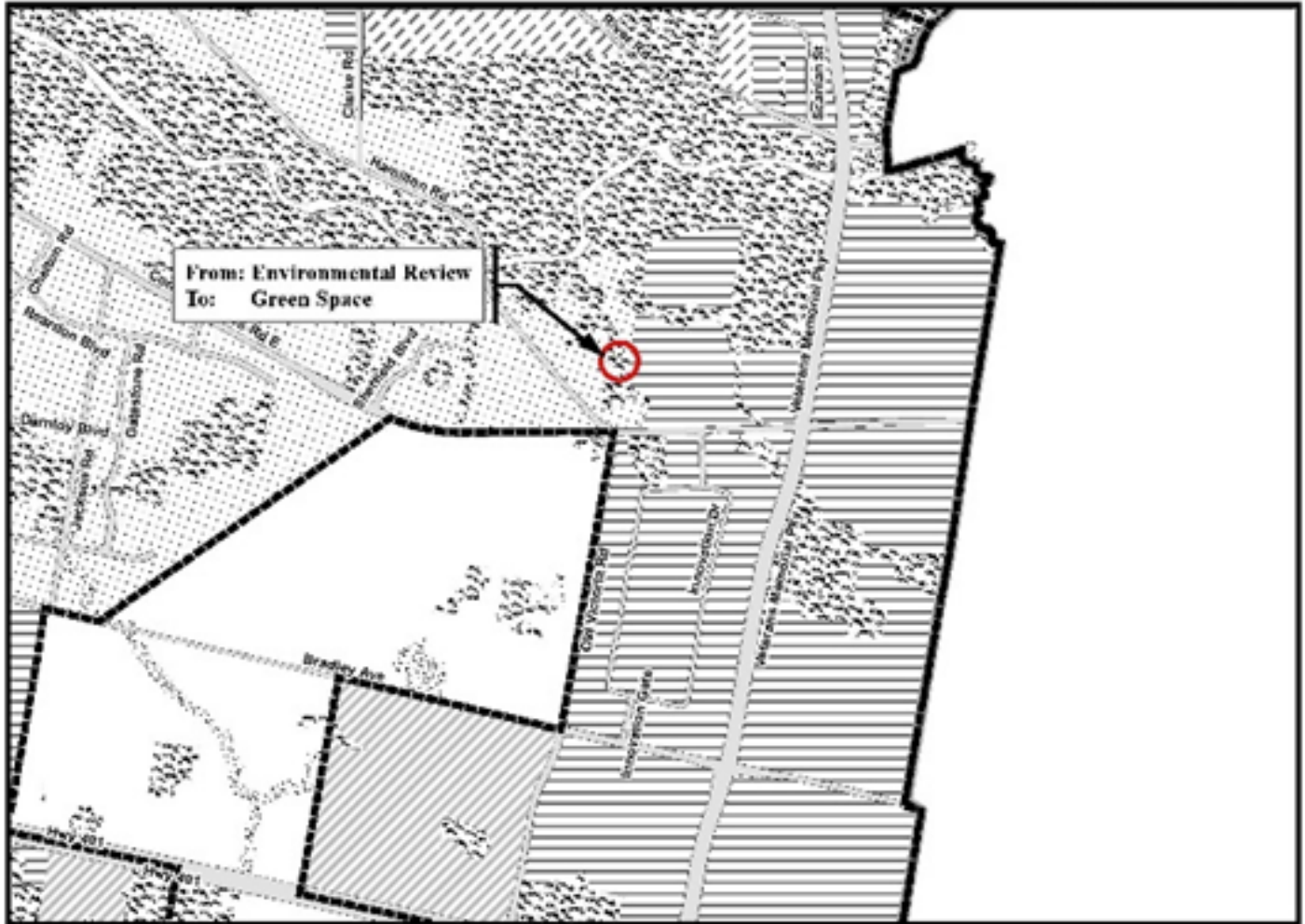


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consultation of Map 1 - Place Types of the London Plan, with added notations

<p>SCHEDULE 3-2 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9693</p> <p>PLANNER: SB</p> <p>TECHNICIAN: JI</p> <p>DATE: 4/25/2024</p>
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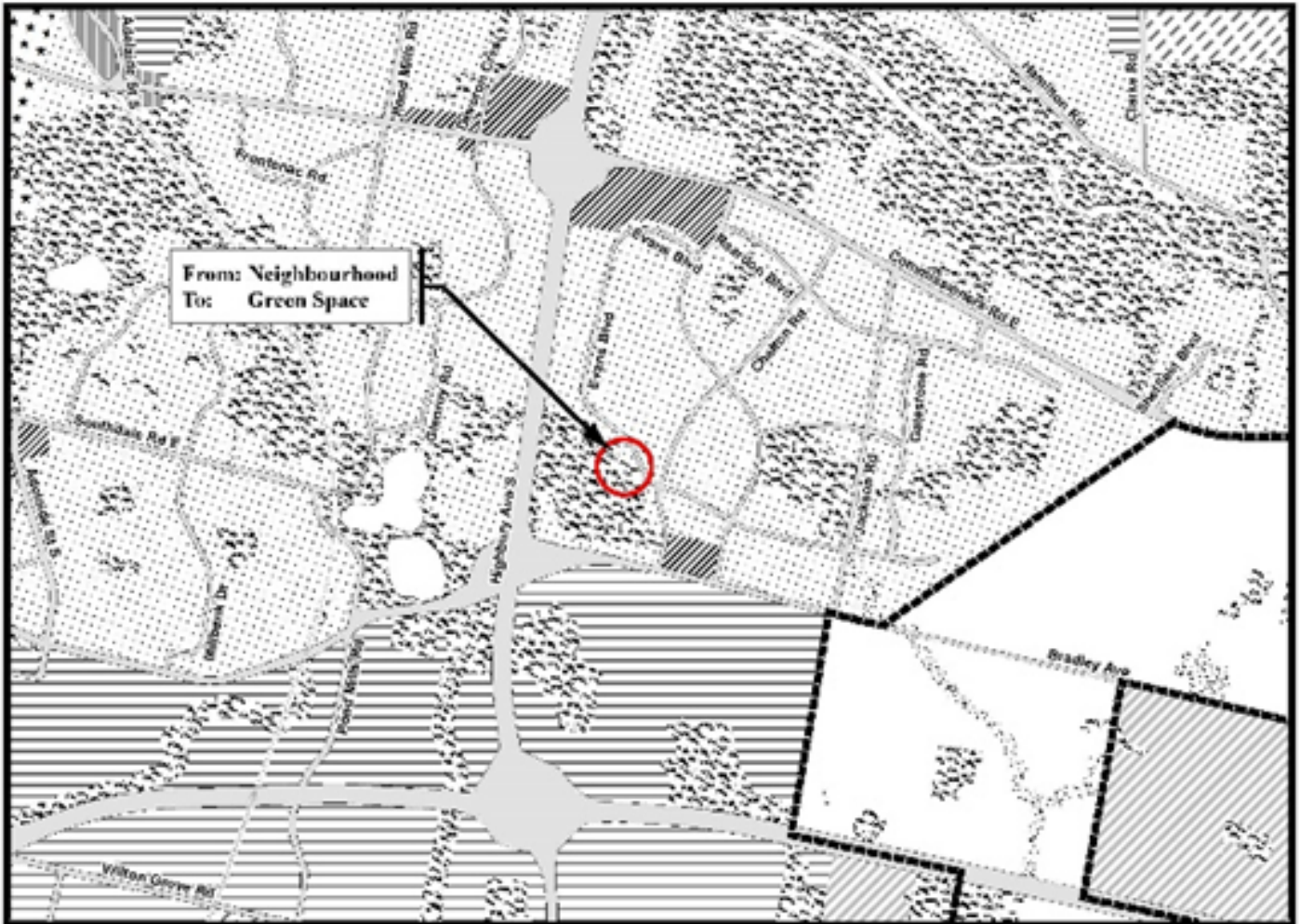


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an extract from the Planning Division's working consideration of Map 1 - Place Types of the London Plan, with added notations

<p align="center">SCHEDULE 3-3 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9693</p> <p>PLANNER: SB</p> <p>TECHNICIAN: JL</p> <p>DATE: 4/18/2024</p>
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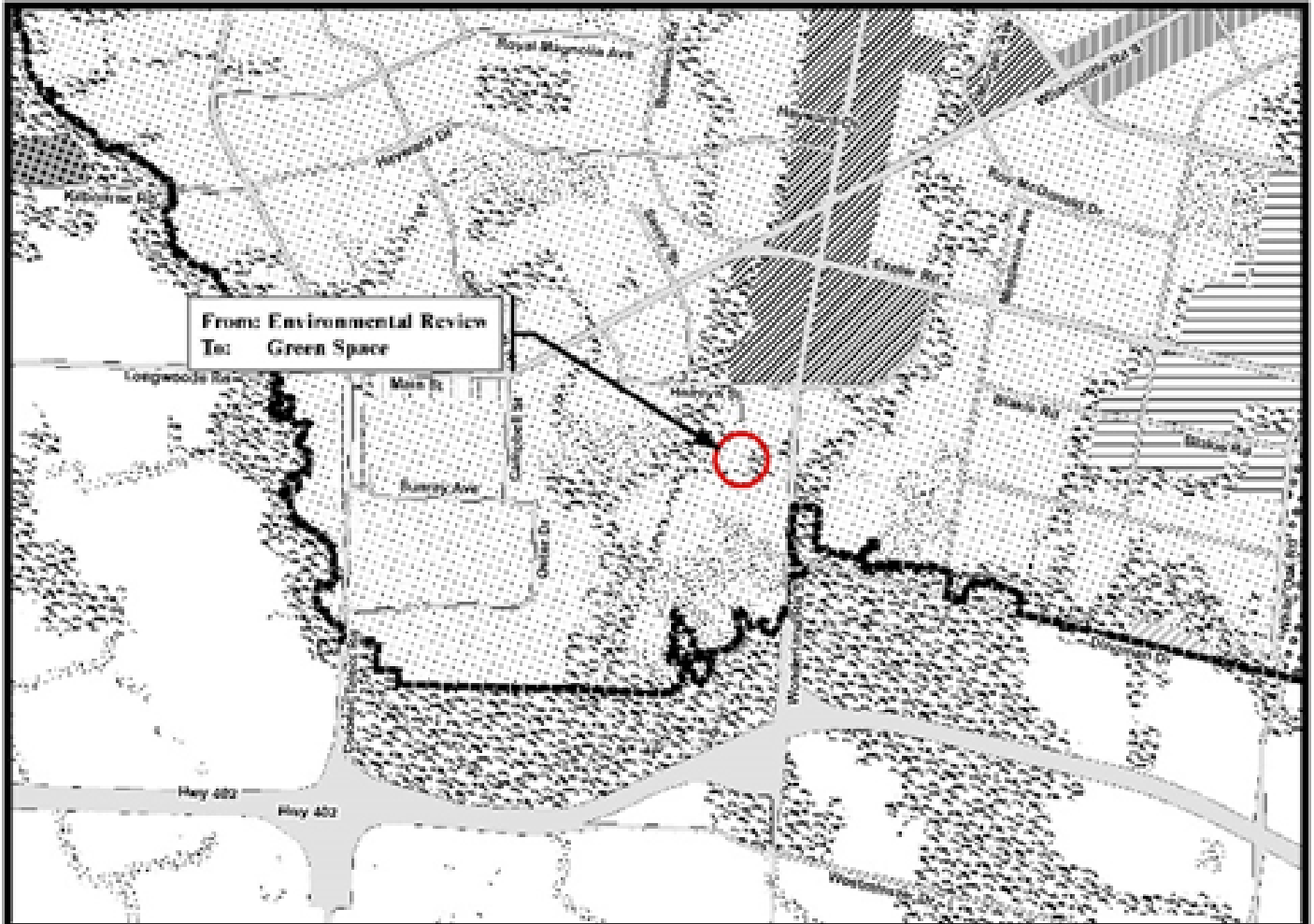


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consultation of Use 1 - (Use Types of the London Plan, 2016-2024) Schedule 3-4.

<p align="center">SCHEDULE 3-4 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p align="center">REPORT BY Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-6603</p> <p>PLANNER: SB</p> <p>TECHNICIAN: JI</p> <p>DATE: 4/18/2024</p>
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Legend

- | | | | | | |
|--|------------------------|--|--------------------------|--|---|
| | Downtown | | Future Community Growth | | Environmental Review |
| | Transit Village | | Heavy Industrial | | Farmland |
| | Shopping Area | | Light Industrial | | Rural Neighbourhood |
| | Rapid Transit Corridor | | Future Industrial Growth | | Waste Management Resource Recovery Area |
| | Urban Corridor | | Commercial Industrial | | Urban Growth Boundary |
| | Main Street | | Institutional | | |
| | Neighbourhood | | Green Space | | |

File is an extract from the Planning Director's working consolidation of Map 7 - Place Types of the London Plan, with added notations

**SCHEDULE 3-5
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000

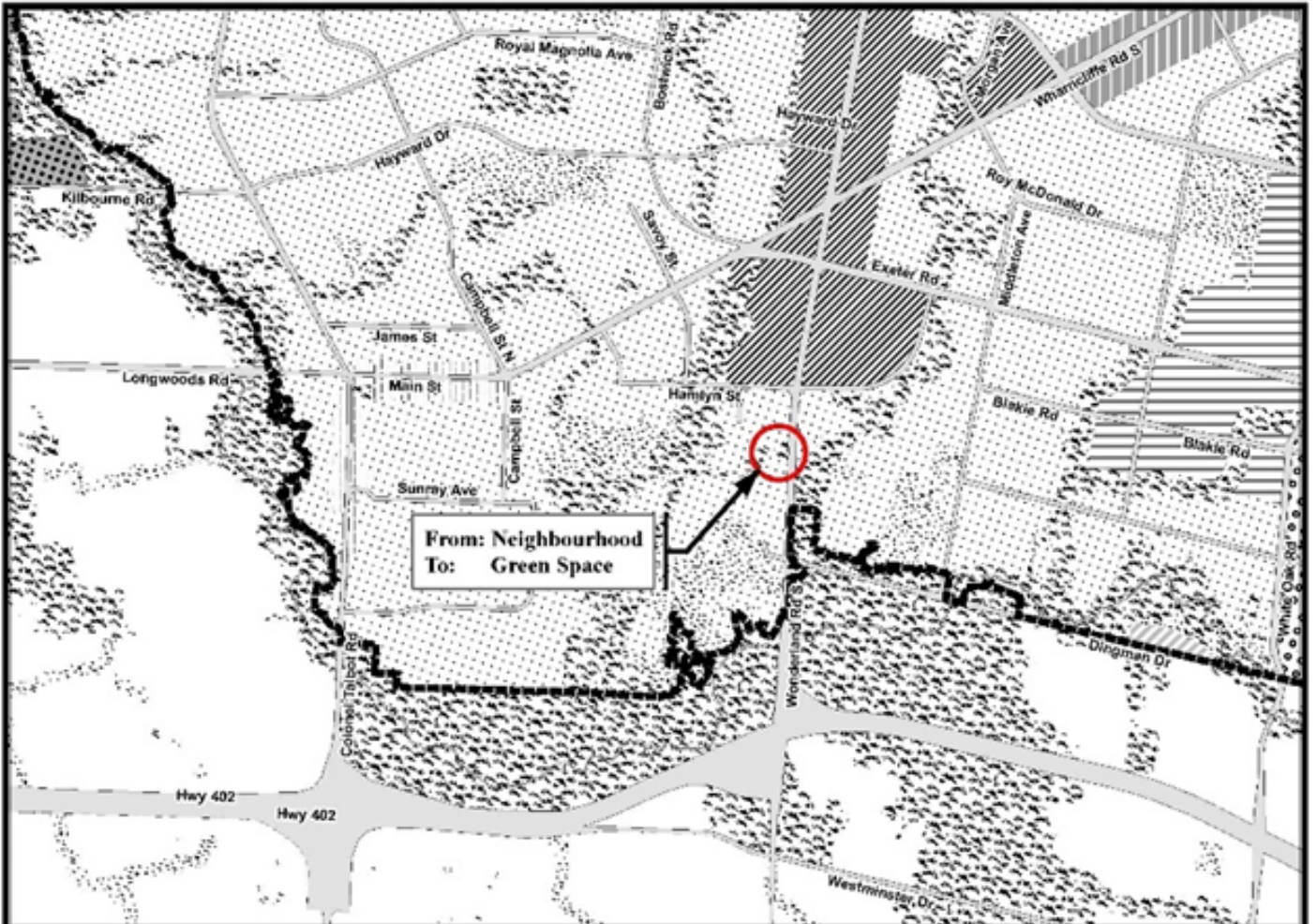


FILE NUMBER: G-0693

PLANNER: SB

TECHNICIAN: JI

DATE: 4/18/2024



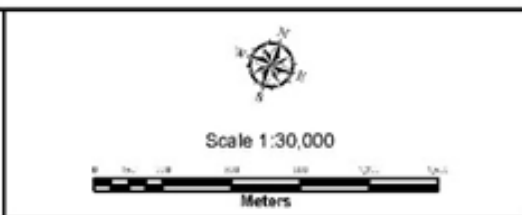
Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

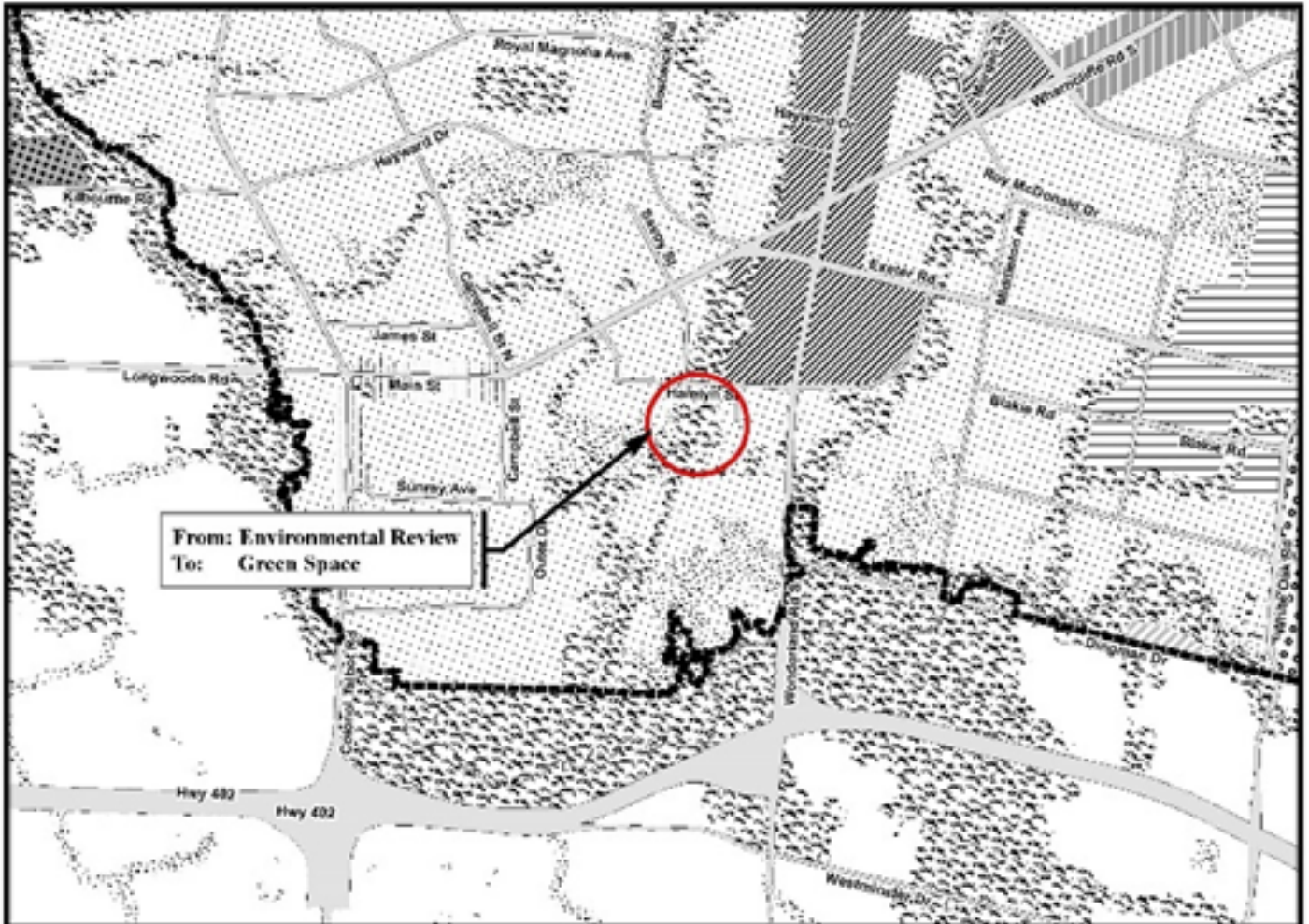
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations

**SCHEDULE 3-6
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9693
PLANNER: SB
TECHNICIAN: JI
DATE: 4/18/2024

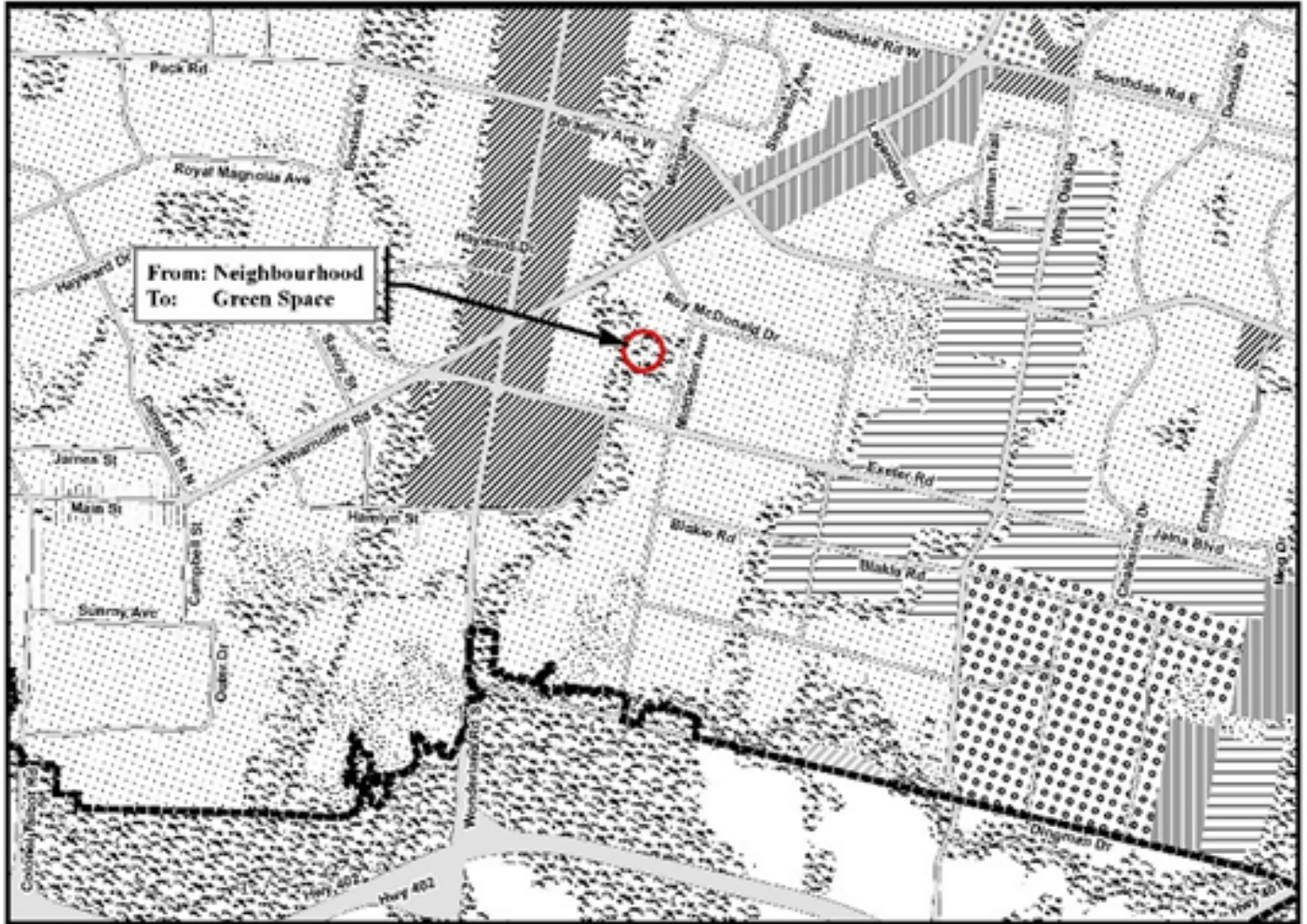


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of table 1 - Place Types of the London Plan, with added notations

<p>SCHEDULE 3-7 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-0693</p> <p>PLANNER: SB</p> <p>TECHNICIAN: JI</p> <p>DATE: 4/18/2024</p>
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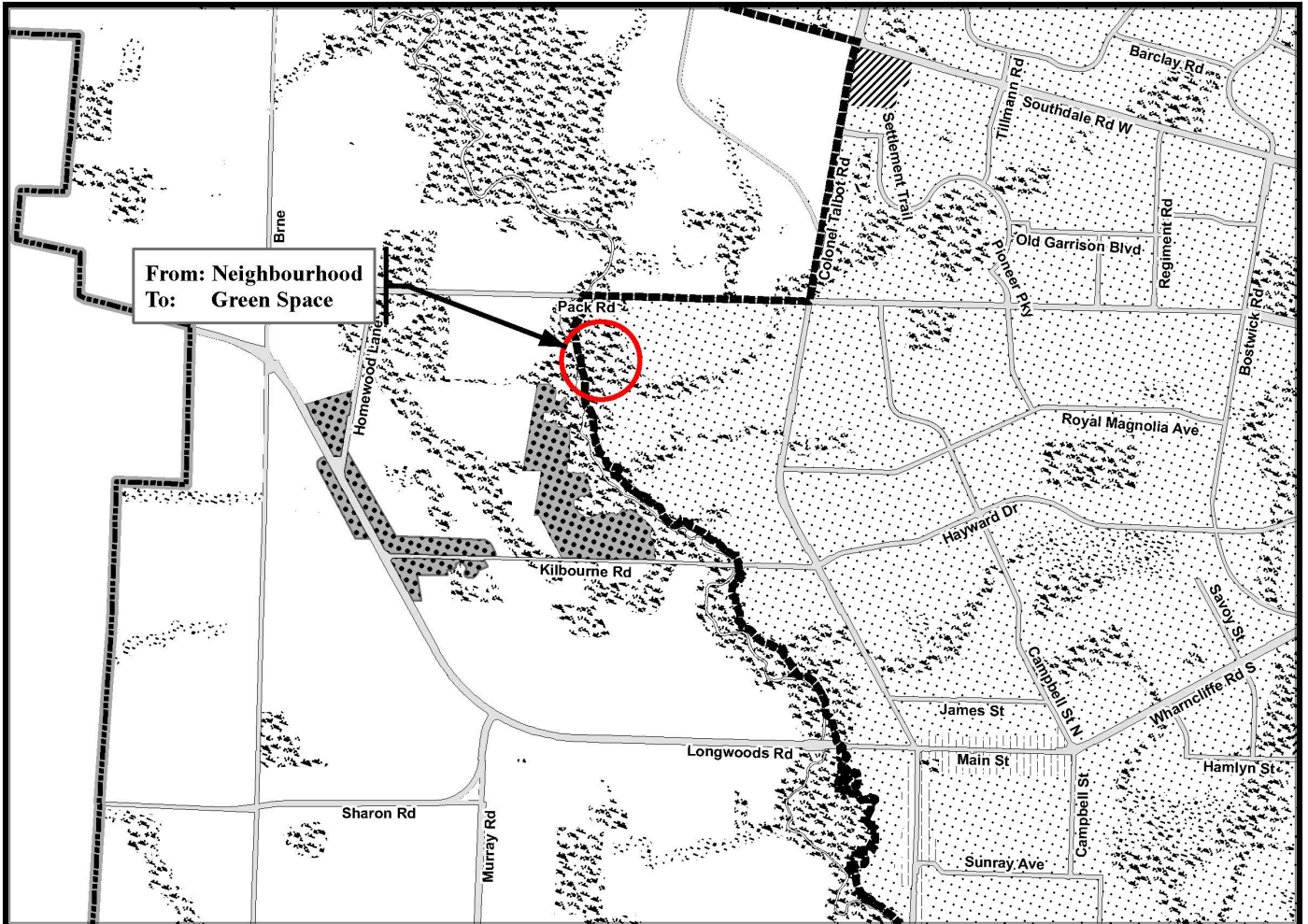


Legend

- | | | | | | |
|--|------------------------|--|--------------------------|--|---|
| | Downtown | | Future Community Growth | | Environmental Review |
| | Transit Village | | Heavy Industrial | | Farmland |
| | Shopping Area | | Light Industrial | | Rural Neighbourhood |
| | Rapid Transit Corridor | | Future Industrial Growth | | Waste Management Resource Recovery Area |
| | Urban Corridor | | Commercial Industrial | | Urban Growth Boundary |
| | Main Street | | Institutional | | |
| | Neighbourhood | | Green Space | | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p align="center">SCHEDULE 3-8 TO OFFICIAL AMENDMENT NO.</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9693</p> <p>PLANNER: SB</p> <p>TECHNICIAN: JI</p> <p>DATE: 4/18/2024</p>
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Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

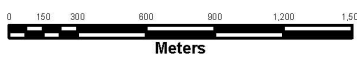
**SCHEDULE 3-9
TO**

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



Scale 1:30,000



FILE NUMBER: O-9693

PLANNER: SB

TECHNICIAN: JI

DATE: 4/18/2024

Appendix B – Proposed Text Amendments With Tracked Changes

Changes are denoted with ~~strike through~~ (for removal), and underlined (for addition).

- 43_ It is intended that the policies of this Plan will allow for a reasonable amount of flexibility through interpretation, provided that such interpretation represents good planning and is consistent with the policies of this Plan and the *Provincial Policy Statement*. In instances where interpretation is needed, the following policies will apply:(...)
 2. The identification of the natural hazard lands including riverine flooding and erosion hazards, as shown on Map 6 of this Plan, is not intended to be a precise delineation. The interpretation of the regulated natural hazard lands and the mapping of these features ~~is the responsibility of~~ will be approved by City Council, in collaboration with the conservation authority having jurisdiction, ~~based on their regulation and mapping which shall prevail.~~ Natural hazard lands are further identified on Map 6 as Conservation Authority Regulation Limit. The actual regulated area may differ from the area shown on Map 6, as determined from time to time by the conservation authority having jurisdiction.
- 1323_ Fish habitat as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Healthy aquatic communities are generally a good indicator of environmental health. The Thames River and London's creeks and streams support a variety of cold water and warm water fisheries; however, these fish habitats are vulnerable to degradation from factors such as channelization, loss of stream bank vegetation, untreated urban runoff, increased sedimentation and changes in the timing, temperature and amount of stormwater entering the watercourse. The harmful alteration, disruption or destruction of fish habitat is generally prohibited under the *Fisheries Act*. It is the City's intention to encourage improvement of productive capacity of this habitat. The extent and significance of fish habitat shall be determined in consultation with the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry,~~ as amended, the conservation authority having jurisdiction over the area, and Fisheries and Oceans Canada. (OPA 78)
- 1325_ Provincially, species at risk are identified as extirpated, endangered, threatened or special concern on the *Species at Risk in Ontario* list. The Ministry of ~~Northern Development, Mines, Natural Resources and Forestry,~~ as amended, administers the *Endangered Species Act*, to protect and conserve species at risk and their habitats. Guidance for surveying and determining habitat of endangered and threatened species may be provided by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry,~~ as amended. Federally protected aquatic species at risk need to be considered in a planning application. Federal species at risk are those listed under Schedule 1 of the federal *Species at Risk Act* (SARA). The Minister of Fisheries and Oceans administers the Act with respect to aquatic species at risk (fishes and mussels). The location of such waters and habitats is identified on Fisheries and Oceans Canada (DFO) *Aquatic Species at Risk Distribution and Critical Habitat* maps. (OPA 78)
- 1327_ The habitats of endangered and threatened species have habitat protection under the *Endangered Species Act*, while special concern species may qualify for habitat protection under significant wildlife habitat criteria, and will be based on an evaluation of the following considerations:

1. The identification and delineation of the presence and extent of habitat of endangered species and threatened species will be confirmed by the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended.
 2. Habitat that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.
 3. Species-specific requirements identified in action plans or recovery plans or management guidelines, or Department of Fisheries and Oceans (DFO) approvals, or through an approved environmental impact study.
- 1332_ Development and site alteration shall not be permitted in provincially significant wetlands as identified on Map 5 or determined through environmental studies consistent with the *Provincial Policy Statement* and in conformity with this Plan. Wetlands evaluated using the *Ontario Wetland Evaluation System* are classified on the basis of scores determined through the evaluation. Wetlands meeting the criteria set forth by the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended, shall be accepted by the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended, and shall be mapped as provincially significant wetlands on Map 5 and included in the Green Space Place Type on Map 1. Wetlands can be identified using Ecological Land Classification. Where a wetland is identified through Ecological Land Classification, the significance of the wetland must be evaluated using the *Ontario Wetland Evaluation System*.
 - 1333_ For wetlands that are evaluated using the *Ontario Wetland Evaluation System (OWES)* and confirmed by the City and accepted by the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended, to not be provincially significant, the City of London shall identify the wetland on Map 5 as wetland and include it in the Green Space Place Type on Map 1.
 - 1335_ Development and site alteration shall not be permitted within and/or adjacent to an unevaluated wetland identified on Map 5 and/or if an Ecological Land Classification determines that a vegetation community is a wetland that has not been evaluated. City Council shall require that the unevaluated wetlands be evaluated by qualified persons in accordance with the Ontario Wetlands Evaluation System (OWES). The OWES evaluation must be ~~approved~~ accepted by the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended, and circulated to the City. The wetland delineation, illustrated in a Subject Lands Status Report (SLSR) must be approved by the City, in collaboration with the conservation authority having jurisdiction. Map 1 – Place Types and Map 5 – Natural Heritage shall be amended as required to reflect the results of the evaluation.
 - 1336_ Wetlands and their surrounding areas of interference are ~~also~~ subject to ~~regulation under the *Conservation Authorities Act* and~~ the Natural and Human-made Hazards policies of this Plan, and regulation under the *Conservation Authorities Act*.
 - 1341_ The significance of woodlands will be based on an evaluation of the following considerations and the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry's, as amended, *Natural Heritage Reference Manual*:
 1. The woodland contains natural features and ecological functions that are important to the environmental quality and integrity of the Natural

Heritage System. These include site protection (hydrology and erosion/slope) and landscape integrity (richness, connectivity and distribution).

2. The woodland provides important ecological functions and has an age, size, site quality, diversity of biological communities and associated species that is uncommon for the planning area.
 3. The woodland is important for the provision of a balanced distribution of open space amenities and passive recreational opportunities across the urban area.
 4. The woodland provides significant habitat for species at risk.
 5. The woodland contains distinctive, unusual or high-quality natural communities or landforms.
- 1354_ The significance of wildlife habitat will be assessed following the processes outlined in the *Natural Heritage Reference Manual*. Applicants shall evaluate the significance of wildlife habitat using criteria outlined in the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry's, as amended, *Significant Wildlife Habitat Technical Guide*, the *Natural Heritage Reference Manual*, and associated Ecoregion 7E Criteria Schedule. The following will also be considered:
 1. It is an area of habitat where particularly important wildlife species are concentrated or are particularly susceptible to impacts for a specific period of their life cycle. These areas include but are not limited to: seasonal concentration areas; rare vegetation communities; specialized habitat for wildlife; habitat for special concern species; habitat for species of conservation concern; and animal movement corridors.
 2. The amount of the specific type of habitat that exists within the context of the ecological region and its representation within other components of the Natural Heritage System. In the City of London, examples of under-represented habitat types include marshes, tall grass prairie and savannah, bog, fen, bluff, shallow aquatic and open aquatic.
 3. It is an area of habitat having a high diversity of species that are of value for research, conservation, education and passive recreation opportunities.
 - 1387_ The base map features on Map 5 also identify watercourses/ponds to identify the location of municipal or agricultural drains, intermittent or headwater streams and man-made or natural ponds. These features are identified for information purposes and may be added or removed from the base map without an official plan amendment, to reflect changes over time in drainage patterns and features on the ground. The ecological significance of these drainage features as headwaters, recharge areas and riparian corridors or valleylands, will be addressed as part of a secondary plan, Environmental Assessment and/or environmental impact study process. Through the City's agreement with the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended, additional environmental study and mitigation efforts are required when carrying out works along Municipal Drains under the *Drainage Act* to protect significant features, functions and wildlife habitat.
 - 1394_ Works may be required within or adjacent to wetland areas to fulfill the City's responsibilities under the *Drainage Act*. A protocol approved by the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended, and the Ministry of Agriculture, Food and Rural Affairs will guide the City on how to proceed in

such cases in order to help protect significant features, functions and wildlife habitat. Other federal, provincial and municipal regulations may be applicable for new drainage proposals within wetland areas, and must be considered prior to works proceeding.

- 1408_ Where natural heritage areas are privately-owned, the City will encourage individual property owners to provide for their protection and conservation. In this regard, the City may use all of the following techniques:
 1. Stewardship agreements.
 2. Conservation easements.
 3. Programs to inform property owners of stewardship options available to protect or rehabilitate natural features and ecological functions.
 4. Encourage the establishment of land trusts and the utilization of existing land trusts, as well as other mechanisms to purchase land and to rehabilitate, create or conserve natural heritage areas.
 5. Encourage property owners to make use of programs and services provided by the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended, and the conservation authorities for the management of forests and woodlots.
 6. Modification of property tax assessment and/or facilitation of the Provincial Conservation Land Tax Incentive Program or the Managed Forest Tax Incentive Program.
 7. Where privately-owned lands abut public lands, the City will provide signage or property demarcation to indicate the limits of publicly-owned lands.
 8. Any other suitable techniques.
- 1444A All natural hazard lands, including riverine flooding and erosion hazards as well as wetlands, including those not identified on Map 5 – Natural Heritage, and the areas of interference surrounding wetlands, are regulated by the conservation authorities having jurisdiction, in accordance with regulations made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires property owners to obtain approval prior to undertaking any development and/or site alteration within these areas, including the placement of fill, grading, construction, alteration to a watercourse and/or interference with a wetland. This regulation is in addition to any requirements outlined by the policies in this London Plan.
- 1444B The regulation limits are identified on Map 6 to illustrate the lands regulated by the conservation authority having jurisdiction. The regulation limits are subject to refinement, without an amendment to this Plan, to reflect changes that have been enacted by the conservation authority having jurisdiction.
- 1448_ The Flood Plain policies of this Plan regulate flood plain lands by restricting permitted uses located in the flood plain. The policies are structured around a “one-zone concept” based on the Regulatory Flood Standard. However, in some areas the flood plain is divided into two zones: the floodway, where no development will be permitted; and the flood fringe, where a limited amount of development may be permitted subject to appropriate floodproofing measures ~~and approvals from~~ to be determined in collaboration with the conservation authority having jurisdiction. An illustration of the one and two-zone flood plain concepts is provided below in Figures 23 and 24.

- 1450_ In addition to the Flood Plain policies of this Plan, all flood plain lands are subject to the regulations administered by the conservation authority having jurisdiction pursuant to the *Conservation Authorities Act*. ~~Under these regulations, development and site alteration is prohibited unless prior written consent has been received from the conservation authority.~~
- 1452_ ~~Where a property owner is proposing to develop~~ development is proposed in close proximity to a watercourse where a flood line study has not been completed hydraulic and/or hydrologic modeling has not already been undertaken by the City or conservation authority, the property owner applicant may be required to retain a qualified professional to undertake a detailed flood line study hydraulic and/or hydrologic modeling consistent with the requirements established in the *Technical Guide, River and Stream Systems: Flooding Hazard Limit* (OMNR, 2002) to be reviewed by the City or the conservation authority having jurisdiction. Flooding from watercourses with a drainage area less than 125 hectares is generally considered to be local or municipal flooding and the provisions of this paragraph do not apply.
 1. ~~The flood plain within London, as identified on Map 6, will be based on the Regulatory Flood Standard of the conservation authority having jurisdiction.~~
 2. ~~The precise delineation of the flood plain is shown on flood plain mapping available through the conservation authority having jurisdiction.~~
 3. ~~Flood plain mapping has not been prepared for the Sharon Creek subwatershed. Any proposal for development within, or partly within, regulated areas in the Sharon Creek subwatershed, as identified on Map 6, will be required to fulfill the requirements of the conservation authority having jurisdiction and applicants may be required to undertake studies necessary to delineate flood prone lands.~~
- 1454_ The zoning of flood plain lands will reflect the restricted use of these lands, and will prohibit any new development, with the exception of existing uses and minor additions and/or renovations to existing structures. ~~A permit may be required from the appropriate conservation authority and floodproofing may be required.~~ A permit may be required from the conservation authority having jurisdiction.
- 1456_ The development of flood plain lands shall also be subject to the following conditions:
 1. Construction of buildings or structures within the floodway is prohibited with the exception of buildings or structures associated with essential public infrastructure, flood and erosion control, bank stabilization, and watershed management works. Proposed structures will be evaluated in terms of their potential impact on upstream or downstream development of lands, and any new development will incorporate floodproofing measures in accordance with provincial requirements.
 2. ~~All new development or structures within the flood plain will require the approval of the appropriate conservation authority.~~
 3. Minor renovations, alterations, or additions to existing buildings may be permitted subject to the approval of the City in ~~cooperation~~ collaboration with the ~~appropriate~~ conservation authority having jurisdiction.

- 1458_ In keeping with provincial policies, the City of London ~~and the Upper Thames River Conservation Authority have~~ has adopted a two-zone floodway-flood fringe concept to allow infill development and redevelopment of an existing use for identified areas along the Thames River and its tributaries where ~~there is a significant difference between the One Hundred Year Flood Standard and the Regulatory Flood Standard~~ the depths and velocities of flooding are generally less severe, or where a flood fringe has been delineated through hydraulic floodway analysis. Flood fringe areas may be identified ~~and delineated by the Upper Thames River Conservation Authority~~ and added to Map 6 by amendment to this Plan.
- 1460_ Under the two-zone concept, the floodway and the flood fringe shall be defined as follows:
 1. Floodway - the contiguous inner portion of the flood plain, representing the area required for the safe passage of flood flow and/or the area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. In some circumstances the floodway may be further delineated by depth and velocity parameters as provided for by provincial flood plain management policies.
 2. Flood fringe - the portion of the flood plain between the floodway and the flooding hazard limit. ~~Flood~~ where flood depth and velocity are generally less severe ~~in this portion of the flood plain.~~ The extent of the flood fringe is defined by depth and velocity parameters as provided for by provincial flood plain management policies. The delineation of the floodway and the flood fringe ~~areas by the Upper Thames River Conservation Authority~~ will be approved by the City in collaboration with the conservation authority having jurisdiction, and may require submission of geodetic survey information and/or a hydraulic floodway analysis by the applicant.
- 1461_ The precise delineation of the floodway ~~is the responsibility of~~ will be approved by the City, in collaboration with the conservation authority having jurisdiction.
- 1462_ The zoning of flood plain lands shall be subject to the following conditions:
 1. The floodway - the zoning of lands in the floodway will be consistent with the One-Zone Flood Plain policies, and will prohibit development and site alteration.
 2. The flood fringe - the zoning of lands in the flood fringe may utilize a holding zone to provide direction as to future permitted uses and to ensure that conditions of floodproofing and safe access are met or achieved prior to development. ~~The Zoning By-Law will be amended to remove the holding symbol when the requirements of the Upper Thames River Conservation Authority with respect to floodproofing, and the provision of dry access to the proposed development, have been satisfied.~~
- 1463_ Unless otherwise provided for under the Special Policy Area policies below, development within the flood plain will be restricted in accordance with the following conditions:
 1. The floodway - the development of lands in the floodway will be consistent with the One-Zone Flood Plain policies.
 2. The flood fringe - conditional development may occur subject to undertaking any necessary studies, and meeting flood proofing and access

requirements ~~and obtaining the approval of the Upper Thames River Conservation Authority.~~

3. All new development or structures within the flood plain ~~may~~ will require a permit from the conservation authority having jurisdiction in accordance with the *Conservation Authorities Act*. ~~the approval of the Upper Thames River Conservation Authority.~~
 4. Within the flood plain, minor renovations, alterations, or additions to existing buildings may be permitted subject to the approval of the City in ~~cooperation~~ collaboration with the ~~Upper Thames River Conservation Authority~~ conservation authority having jurisdiction.
- 1485_ For the purposes of flood plain acquisition, priorities will be established and evaluated on a regular basis according to the risk to public safety and/or for property damage in the case of a major flood event, and the potential contribution to the network of public open space within the city. Priorities for the acquisition of flood plain lands will be established by City Council in ~~cooperation~~ consultation with the ~~appropriate~~ conservation authority having jurisdiction.
 - 1487_ Ravines, river valleys, stream corridors, valleylands, unstable slopes and wetlands are hazardous lands which may be subject to erosion and hazardous processes that preclude or restrict land use and development activity. These lands are identified or delineated on Map 6. ~~In addition to satisfying the policies in this section, all site alteration, land use and development activity within the applicable regulation limit will be subject to review and approval by the conservation authority having jurisdiction.~~
 - 1489_ In areas of existing development, uses permitted by an underlying place type may only be developed on lands that are subject to riverine erosion hazards if the following criteria can be addressed to the satisfaction of the City, in collaboration with ~~and~~ the conservation authority having jurisdiction:
 1. The riverine erosion hazard can be avoided and new or existing hazards are not created or aggravated.
 2. Vehicles and people have a way of entering and exiting the area during times of emergencies.
 3. The development does not involve institutional uses, essential emergency services or the storage of hazardous substances, which could pose an unacceptable threat to public safety if damaged or impacted by erosion forces.
 4. Permitted uses may also include works required to be undertaken for the creation or maintenance of infrastructure authorized under an Environmental Assessment process, and works required for flood and erosion control and bank stabilization to protect areas of existing development.
 - ~~1490_ All natural hazard lands, including riverine flooding and erosion hazards as well as wetlands and the areas of interference surrounding wetlands are regulated by the respective conservation authorities having jurisdiction, in accordance with regulations made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires property owners to obtain approval prior to undertaking any development and/or site alteration within these areas, including the placement of fill, grading, construction, alteration to a watercourse and/or interference with a wetland. (Policy deleted)~~

- ~~1491_ The regulation limits are identified on Map 6 to illustrate the hazard lands regulated by the conservation authority having jurisdiction. The regulation limits are subject to interpretation and refinement, without an amendment to this Plan, to reflect changes that have been enacted by the conservation authority having jurisdiction. (Policy deleted)~~
- 1493_ The boundaries and alignment of the riverine erosion hazard limit shall be determined by the conservation authority having jurisdiction. The riverine erosion hazard limits identified on Map 6 are subject to interpretation and refinement without an amendment to this Plan, on the basis of a technical study prepared in conformity with the Maximum Hazard Line policies of this Plan and completed to the satisfaction of the City, and in collaboration with the conservation authority having jurisdiction.
- ~~1497_ Applicants may be required to obtain the necessary approvals from the conservation authority having jurisdiction for development proposed within steep slopes outside of the riverine erosion hazard limit. (Policy deleted)~~
- 1498_ Wetlands and their surrounding areas of interference are subject to regulation under the *Conservation Authorities Act* due to the potential hazards associated with flooding, organic soils and interference with water source/recharge areas. Filling or draining can have an impact on the hydrologic functions of a wetland which, in turn, may influence the flooding and erosion processes in the area. The incremental impact of widespread wetland interference can also have a significant impact on downstream hydrology. The regulation limit also applies to surrounding areas of interference, for a distance of ~~420~~ 30 metres around provincially significant wetlands and other wetlands larger than two hectares in size, and 30 metres around wetlands that are less than two hectares in size and not provincially significant.
- ~~1499_ Mapping for the wetlands and areas of interference included within the regulation limit, is maintained by the conservation authority having jurisdiction and may be reflected on Map 6 of this Plan as the conservation authority regulation limit for information purposes. Within regulated wetlands and their areas of interference, development or site alteration that is consistent with the underlying place type and zoning may be permitted only if prior approval is received from the conservation authority having jurisdiction, and in accordance with the recommendations of an environmental impact study. (Policy deleted)~~
- 1502_ The City shall require that the geotechnical assessment and other technical studies be completed by a qualified professional to its satisfaction, in ~~consultation~~ collaboration with the ~~relevant~~ conservation authority having jurisdiction and other public agencies, prior to the approval of an official plan amendment, zoning by-law amendment, subdivision application, consent to sever, or site plan application.
- 1539_ For lands identified as extractive industrial areas and aggregate resource areas in Byron, it is the intent of this Plan to minimize the impact of extraction activities upon surrounding land uses. Accordingly, in the Byron Gravel Pits, in addition to conformity with the Natural Resources policies of this Plan, the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry, as amended,~~ may be requested, through the ~~licence~~ license and site plan approval process, to require any or all of the following:

 1. The extraction and rehabilitation of extracted areas to be expedited to the extent possible through a phasing sequence on the site plans required by the *Aggregate Resources Act*.

2. The location of stockpiling, screening, mixing, crushing or other processing of materials at the lowest elevations that is reasonably possible.
 3. To the extent possible, the use of common, paved entrances and exits as recommended by the City Engineer to be shared by extraction operations.
 4. The retention of tree or other vegetative cover within the setback areas to the extent possible.
- 1540_ The integration of rehabilitation plans for the extraction area will be achieved through the process of both new and replacement site plan approval by the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~, as amended. The integrated plans will provide an approximate indication of the rehabilitated landscape including limited peripheral areas that are intended for residential after-use, and the greater portion of the pit that will not be suitable for residential development because of slope or elevation constraints. (OPA 78)
 - 1541_ Since the ultimate use of this area is likely to be open space and recreation, a more detailed level of site planning will have to be undertaken in the future involving the pit operators and land owners, the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~, as amended, and the City. The resulting plan and related documentation will indicate:
 1. An accurate delineation of the land intended to be rehabilitated as public open space.
 2. Accurate contour information indicating the final grading of the rehabilitated areas.
 3. The approximate configuration of any ponds to be incorporated in the rehabilitation scheme.
 4. Street and trail access to and through the rehabilitated pit area including any required parking facilities.
 5. The siting of any recreational facilities proposed for the rehabilitated pit area.
 6. A planting scheme to provide for the stabilization of soils and reduced maintenance on rehabilitated slopes, the naturalization of lands at the edge of forest areas, and the creation of a visually attractive landscape suitable for passive recreation pursuits. (OPA 78)
 - 1542_ The development of lands within the vicinity of the extractive industrial areas or aggregate resource areas, as identified on Map 6 for residential uses shall have regard for the mitigation of the noise and dust impact of extraction operations on the proposed residential development. The review of applications for rezoning or plan of subdivision approval will include the following considerations:
 1. Prior to a zoning by-law amendment or final approval of a plan of subdivision within 300 metres of lands identified as extractive industrial areas or aggregate resource areas on Map 6, a noise and dust impact study shall be completed and any recommended mitigation measures contained therein will be carried out to the satisfaction of the City of London, the Ministry of the Environment, Conservation and Parks and the Ministry of ~~Northern Development, Mines, Natural Resources and Forestry~~, as amended. Furthermore, the subdivider will notify prospective lot purchasers, in agreements of purchase and sale and in notices registered

on title that are binding on successors and assigns to the subdivision lands and in a separate agreement with the City, of the potential for new ~~licences~~ licenses in the identified aggregate resource area and of the long-term continuation of active aggregate operations in the Byron Gravel Pits and of the noise and dust impacts associated with extraction and related operations.

2. Residential subdivisions will be developed in phases so that the maximum possible separation distance between areas of residential development and extraction operations is maintained. A minimum separation distance of 150 metres between residential development and the maximum extent of extraction activity (this separation distance being measured from the limit of extraction, not the licensed area boundary) will normally be required.

As peripheral portions of the extraction area are rehabilitated, the separation area could shift to reflect any adjusted limits of active extraction operations. Any deviation from the 150 metre norm will be considered only on the basis of studies undertaken by a qualified consultant which demonstrate to the satisfaction of the City of London, the Ministry of the Environment, Conservation and Parks and the Ministry of ~~Northern Development, Mines,~~ Natural Resources and Forestry, as amended, that the deviation is satisfactory to protect the residential development from adverse impacts of extraction operations.

Appendix C – Agency and Departmental Comments

Ecology Community Advisory Committee – April 28, 2024

ECAC supports the changes to Map 5. We have consistently recommended that such land use and zoning changes take place concurrently with other land use changes because of an EIS or an EA. We continue to encourage the City staff to make this change in its process. This is already part of Policy 1335 of the London Plan.

Regarding Environmental Policy changes (Section 7 London Plan)

ECAC has no concerns with the “housekeeping” wording changes to reflect the relevant Ministry.

ECAC strongly recommends additional policies for the sections beginning with 1447 Flood Plain Lands and 1487 Riverine Erosion, in particular, as they relate to climate change. Although policy 1445(6) states: “Consider the potential impacts of climate change that may result in an increase of the risk associated with natural hazards,” neither the Flood Plain Lands policies nor the Riverine Erosion policies integrate climate change effectively. ECAC recommends that the following be included as a specific policy:

In order to monitor the changing climate, Subwatershed Studies must be updated and adopted by City Council at least once every ten years. Though these are important considerations they do not match the purpose of the amendment.

We are unclear as to whether the proposed changes to the hazard policies starting at policy 1442, are consistent with the Conservation Authorities Act. For example, it is our understanding that under the Conservation Authorities Act, a CA would be the authority to approve flood proofing measures in the flood fringe (policies 1448, 1462_2) or riverine or slope hazards (policy 1489, 1493) and wetlands (policy 1498). Also, in 1452, 1460 and 1461, the City does not have the mapping. How can it be responsible for the delineation of the floodplain? Mapping across the Province has been done piecemeal since the 1980s, including in the local watersheds. It is known to be out of date for climate change. As well it is our understanding that legislatively, the CA has responsibility for this, not the City.

1463_4 – recently this was removed from Section 28 of the CA Act. The question will be what guidance will the City use to determine what is minor?

1485 what is the difference between consultation and cooperation?

1335 does the Ministry still need to approve an OWES evaluation?

1336 why does the amendment remove the part related to the London Plan policies on Natural and Human made Hazards? The City policies should continue to apply even if the Conservation Authorities no longer have regulatory authority.

1499 – there are two parts to this. If the first part related to mapping is removed, who then is responsible for identification? The second part may fall under the all-encompassing new 1444A, but not the first part.

ECAC would recommend that a policy be added such that an application that is required to conduct an EIS, that such application not be deemed complete until the City approves the required EIS.

1398, it is unclear why this change is necessary. Won't there be approvals from other public agencies from time to time? Perhaps better wording would be:

The City shall include methods for minimizing impacts when reviewing proposals to construct mobility, communication, sewerage or other infrastructure in the Natural Heritage System. The City shall consultation with other public authorities as required or advisable.

1441 re Sunningdale North

As the Area Plan and works preceded changes to the CA Act, no change is needed to this section.

London Hydro – April 5th, 2024

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Upper Thames River Conservation Authority - April 26th, 2024

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the *Conservation Authorities Act*, the *Planning Act*, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

PROPOSAL AND BACKGROUND

The City of London is currently undergoing various housekeeping amendments to the London Plan and has reached out to the UTRCA for comments related to natural hazard policies found within the Plan. The UTRCA has previously reviewed and commented on the London Plan during its establishment and implementation. Comments related to the entirety of the London Plan were provided to City staff on September 30, 2015 and June 13, 2016.

DELEGATED RESPONSIBILITY AND STATUTORY ROLE

Provincial Policy Statement 2020

The UTRCA has the provincially delegated responsibility for the natural hazard policies of the PPS, as established under the “Provincial One Window Planning System for Natural Hazards” Memorandum of Understanding between Conservation Ontario, the Ministry of Natural Resources and Forestry (MNRF) and the Ministry of Municipal Affairs and Housing. Accordingly, the Conservation Authority represents the provincial interest in commenting on development applications with respect to natural hazards and ensures that applications are consistent with the PPS.

The UTRCA’s role in the consent process is comprehensive and coordinates our planning and permitting interests. Through the plan review process, we ensure that development applications meet the tests of the *Planning Act*, are consistent with the PPS, conform to municipal planning documents, and with the policies in the UTRCA’s Environmental Planning Policy Manual (2006). Permit applications must meet the requirements of Section 28 of the *Conservation Authorities Act* and the policies of the UTRCA’s Environmental Planning Policy Manual (2006). This approach ensures that the principle of development is established through the *Planning Act* approval process UTRCA Comments – O-9693 London Plan – Environmental Policies and that a permit application can be issued under Section 28 of the *Conservation Authorities Act* once all of the planning matters have been addressed.

It is for this reason that policies contained within the London Plan must address requirements of the Conservation Authority and ensure applications do not proceed through the planning process, where a permit cannot be issued by the Conservation Authority.

CONSERVATION AUTHORITIES ACT

Numerous properties within the City of London **are** regulated by the UTRCA in accordance with Ontario Regulation 41/24 made pursuant to Section 28 of the *Conservation Authorities Act*. The UTRCA has jurisdiction over lands within the regulated area and may require that landowners obtain written approval from the

Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland. The UTRCA recognizes that definitions vary between the *Conservation Authorities Act, Planning Act* and other documents pertinent to the review of development applications.

COMMENTS

The UTRCA has undertaken a review of the proposed policy changes circulated alongside this application. We offer the following comments:

Policy #	Proposed Text Change	UTRCA Comment
1335_	Development and site alteration shall not be permitted within and/or adjacent to an unevaluated wetland... <i>The wetland delineation, illustrated in a Subject Lands Status Report (SLSR) must be approved by the City.</i>	Please revise to include the wording, “in consultation with the conservation authority having jurisdiction.” Wetlands are regulated by the conservation authority and staff would appreciate having the opportunity to review their delineation in a coordinated effort with City staff and not through a stand-alone process.
1336_	Policy deleted (OPA XX). Wetlands and their surrounding areas of interference are also subject to regulation under the <i>Conservation Authorities Act</i> and the Natural and Human-made Hazard policies of this Plan.	Ontario Regulation 596/22 removed Conservation Authorities jurisdiction on matters pertaining to natural heritage, however matters pertaining to natural hazards remain. As components of all wetlands serve a natural hazard function/purpose, Conservation Authorities, including the UTRCA, continue to regulate wetlands under Section 28 of the <i>Conservation Authorities Act</i> and Ontario Regulation 41/24. The UTRCA has concerns regarding the removal of this policy. Please refrain from altering or deleting this policy.
1441_	The Sunningdale North area includes... To the satisfaction of the City of London, <i>in consultation with</i> and the Upper Thames River Conservation Authority.	As this area contains lands regulated by the UTRCA, pursuant to Section 28 of the <i>Conservation Authorities Act</i> and Ontario Regulation 41/24, the UTRCA requests that the existing language “and” remains in effect to ensure approvals are not granted without consideration for the regulatory requirements of the UTRCA.
1444A.	(New Policy) All natural hazard lands, including riverine flooding and erosion hazards as well as wetlands, including those not identified on Map 5 – Natural Heritage, and the areas of interference surrounding wetlands, are regulated by the conservation authorities having jurisdiction, in accordance with regulations made pursuant to Section 28 of the <i>Conservation Authorities Act</i> . This regulation requires property owners to obtain approval prior to undertaking any development and/or site alteration within these areas, including the placement of fill, grading, construction, alteration to a watercourse, and/or interference with a wetland. This regulation is in	The UTRCA has no objections to the inclusion of this policy. The UTRCA recommends replacing “property owners” with “any person(s)”.

addition to any requirements outlined by the policies in this London Plan.

- 1448_ ... a limited amount of development may be permitted subject to appropriate floodproofing measures, *in consultation with* and approvals from the conservation authority having jurisdiction. As the floodplain (one-zone and two-zone) is regulated by the UTRCA, pursuant to Section 28 of the *Conservation Authorities Act* and Ontario Regulation 41/24, the UTRCA requests that the existing language “and approvals from” remains in effect to ensure approvals are not granted without consideration for the regulatory requirements of the UTRCA.
- 1450_ Policy deleted (OPA XX). In addition to the Flood Plain policies of this plan, all flood plain lands are subject to the regulations administered by the appropriate conservation authority pursuant to the *Conservation Authorities Act*. Under these regulations, development and site alteration is prohibited unless prior written consent has been received from the conservation authority. As the UTRCA’s regulatory role remains unchanged related to regulating the floodplain and other natural hazards, the UTRCA has concerns regarding the removal of this policy. Please refrain from altering or deleting this policy.
- 1452 Where a property owner is proposed to development in close proximity to a watercourse where a flood line study has not been completed, the property owner may be required to undertake a detailed flood line study consistent with the requirements established in the *Technical Guide, River and Stream Systems: Flooding Hazard Limit* (OMNR, 2002). Flooding from watercourses with a drainage area less than 125 hectares is generally considered to be local or municipal flooding and the provisions of this paragraph do not apply. The UTRCA recommends the following language updates to this policy to align with current practices:
Where an property owner/applicant is proposing to develop in close proximity to a watercourse where hydraulic and/or hydrologic modeling has not already been undertaken by the City or conservation authority, a flood line study has not been completed, the property owner/applicant may be required to retain a qualified professional to undertake a detailed flood line study hydraulic and/or hydrological modeling consistent with the requirements established in the Technical Guide, River and Stream Systems: Flooding Hazard Limit (OMNR, 2002), to be reviewed and approved by the conservation authority having jurisdiction. Flooding from watercourses with a drainage area less than 125 hectares is generally considered to be local or municipal flooding and the provisions of this paragraph do not apply.
- 1452_1. Policy deleted (OPA XX). The flood plain within London, as identified on Map 6, will be based on the Regulatory Flood Standard of the conservation authority having jurisdiction. As the UTRCA’s regulatory role remains unchanged related to regulating the floodplain and other natural hazards, the UTRCA has concerns regarding the removal of this policy. Please refrain from altering or deleting this policy. Additionally, the Regulatory Flood Standard varies across the City limits based on the conservation authorities jurisdiction.

1452_2.	The precise delineation of the flood plain is <i>determined by the City, in consultation with the conservation authority having jurisdiction, and</i> shown on the flood plain mapping available through the conservation authority having jurisdiction.	As the UTRCA's regulatory role remains unchanged related to regulating the floodplain and other natural hazards, the UTRCA has concerns regarding the proposed alterations to this policy. The language contained with the proposed Provincial Planning Statement (2024), requires "collaboration" between planning authorities and conservation authorities to identify hazardous lands. The UTRCA recommends awaiting further approved Provincial direction to align language, or utilizing the proposed "collaboration" approach instead of "consultation"
1454_	The zoning of flood plain lands will reflect the restricted use of these lands, and will prohibit any new development, with the exception of existing uses and minor additions and/or renovations to existing structures. A permit may be required from the appropriate conservation authority and floodproofing may be required.	As the UTRCA's regulatory role remains unchanged related to regulating the floodplain and other natural hazards, the UTRCA has concerns regarding the proposed changes to this policy. Please refrain from altering this policy, and modify to use consistent language of "the conservation authority having jurisdiction" and remove "and floodproofing may be required" as this would be considered within any approvals.
1456_2.	Policy deleted (OPA XX). All new development or structures within the flood plain will require the approval of the appropriate conservation authority.	As the UTRCA's regulatory role remains unchanged related to regulating the floodplain and other natural hazards (except those exemptions listed in Ontario Regulation 41/24), the UTRCA has concerns regarding the removal of this policy. Please refrain from deleting this policy, and modify to use consistent language of "the conservation authority having jurisdiction."
1456_3	Minor renovations, alterations, or additional to existing buildings may be permitted subject to the approval of the City, <i>in consultation</i> cooperation with the appropriate <i>with the</i> conservation authority having jurisdiction.	The forms of development referenced in this policy may require approval from the UTRCA under Section 28 of the <i>Conservation Authorities Act</i> . The UTRCA recommends the following modifications: Minor renovations, alterations, or additional to existing buildings may be permitted subject to the approval of the City, <i>in consultation cooperation with the appropriate with the</i> conservation authority having jurisdiction. <i>In addition, approval may be required from the conservation authority having jurisdiction.</i>
1458_	In keeping with provincial policies, the City of London and the Upper Thames River Conservation Authority <i>conservation authority having jurisdiction</i> have adopted a two-zone floodway-flood fringe concept to allow infill development and redevelopment of an existing uses for identified areas along the Thames River and its tributaries where there is significant difference between the One Hundred Year Flood Standard and the Regulatory Flood Standard or where a flood fringe has been delineated	The UTRCA is supportive of the language change to "conservation authority having jurisdiction" as the City is located within three different watersheds. As identified through previous correspondence on the proposed London Plan, the two-zone concept is described inaccurately within this policy. Please revise to reflect the definition of flood fringe contained with the Provincial Policy Statement (2020) which has been maintained in proposed Provincial Planning Statement (2024), and consistent with policy 1460_2. Furthermore, the UTRCA recommends awaiting further approved Provincial direction to align language, or utilizing the proposed "collaboration" approach instead of "consultation".

	through hydraulic floodway analysis. Flood fringe areas may be identified and delineated by the City, in consultation with the conservation authority having jurisdiction the Upper Thames River Conservation Authority and added to Map 6 by amendment to this Plan.	
1460_2.	Flood fringe ... <i>To determine</i> the delineation of the floodway and the flood fringe areas by <i>the City, in consultation with the conservation authority having jurisdiction</i> the Upper Thames River Conservation Authority may require....	The UTRCA recommends awaiting further approved Provincial direction to align language, or utilizing the proposed “collaboration” approach instead of “consultation”
1461_	The precise delineation of the floodway is the responsibility of <i>the City, in consultation with</i> the conservation authority having jurisdiction.	The UTRCA recommends Awaiting further approved Provincial direction to align language, or utilizing the proposed “collaboration” approach instead of “consultation”
1462_2.	The flood fringe ... The Zoning By-law will be amended to remove the holding symbol when the requirements of the Upper Thames River Conservation Authority with respect to floodproofing, and the provision of dry access to the proposed development, have been satisfied.	The UTRCA has no objections to this removal. Should a holding provision be implemented, conditions of its’ removal can ensure the conservation authority having jurisdiction is satisfied.
1463_2.	The flood fringe – conditional development may occur subject to undertaking any necessary studies, meeting flood proofing and access requirements and obtaining approval from the Upper Thames River Conservation Authority.	All new forms of development within the flood fringe (except those exemptions listed in Ontario Regulation 41/24), require written approval from the conservation authority having jurisdiction. Please refrain from removing the “obtaining approval” and replace with “from the conservation authority having jurisdiction” instead of UTRCA.
1463_3.	Policy deleted (OPA XX). All new development or structures within the floodplain will require the approval of the Upper Thames River Conservation Authority.	Except those exemptions listed in Ontario Regulation 41/24, this policy remains relevant and should not be removed. Please consider replacing UTRCA with “conservation authority having jurisdiction.”
1463_4.	Within the floodplain, minor renovations, or additions to existing buildings may be permitted subject to the approval of the City in cooperation with the Upper Thames River Conservation Authority.	Please refrain from removing reference to the “conservation authority having jurisdiction,” instead of UTRCA.
1485_	For the purpose of flood plain acquisition... Priorities for the acquisition of flood plain lands will be established by City Council, in <i>consultation in cooperation with the appropriate conservation authority having jurisdiction</i> .	The UTRCA has no objections to these language changes and would be happy to work in consultation with City Council to identify lands within the floodplain.

1487_	Ravines, river valleys, stream corridors... are identified or delineated on Map. <i>In addition to satisfying the policies in this section, all site alteration, land use and development activity within the applicable regulation limit will be subject to review and approval by the conservation authority having jurisdiction.</i>	Although partially captured within new policy 1444_, the UTRCA feels it is important to maintain messaging regarding regulated areas to remind applicants that the policies contained within this plan do not supersede any requirements from the conservation authority.
1489_	In areas of existing development, uses permitted by an underlying place type may only be developed on lands that are subject to riverine erosion hazards if the following criteria can be addressed to satisfaction of the City and, <i>in consultation with the conservation authority having jurisdiction:</i>	The UTRCA has the delegated provincial authority to review proposals for new development within hazard lands, and is responsible for ensuring approvals are not granted through planning which cannot be issued a permit under Section 28 of the <i>Conservation Authorities Act</i> . Please refrain from altering the wording of this policy, keeping “and” instead of “in consultation with” the conservation authority having jurisdiction.
1490_	Policy deleted (OPA XX). All natural hazard lands, including riverine flooding and erosion hazards, as well as wetlands and the areas of interference surrounding wetlands are regulated by the respective conservation authorities having jurisdiction, in accordance with regulations made pursuant to Section 28 of the <i>Conservation Authorities Act</i> . This regulation requires property owners to obtain approval prior to undertaking any development and/or site alteration within these areas, including the placement of fill, grading, construction, alteration to a watercourse and/or interference with a wetland.	This policy areas to have been relocated to policy 1444_ with slight language modifications.
1491_	Policy deleted (OPA XX). The regulation limits are identified on Map 6 illustrate the hazard lands regulated by the conservation authority having jurisdiction. The regulation limits are subject to interpretation and refinement, without an amendment to this Plan, to reflect changes that have been enacted by the conservation authority having jurisdiction.	The UTRCA strongly objects to the removal of this policy. It is imperative that the language in this plan aligns with the information being portrayed on the Maps. Furthermore, it is important for landowners and applicants to be aware that the information displayed on Map 6 is approximate and is updated by the conservation authority.
1493_	The boundaries and alignment of the riverine erosion hazard limit shall be determined by the conservation authority having jurisdiction. The riverine erosion hazard limits identified on Map 6...completed to the satisfaction of the City, <i>in consultation with</i>	For the portion of the City of London located within the UTRCA watershed, all existing erosion hazard limits have been prepared by the UTRCA. Additionally, the UTRCA (or conservation authority having jurisdiction), has the delegated responsibility from the Province to implement natural hazard policies and review technical studies/reports prepared to refine the

and the conservation authority having jurisdiction.

extent of hazard lines. As such, please remove “in consultation with” and refrain from making any changes to the original wording.

1497_ Policy deleted (OPA XX). Applicants may be required to obtain the necessary approvals from the conservation authority having jurisdiction for development proposed within steep slopes outside of the riverine erosion hazard limit.

The UTRCA evaluates slopes on a site-by-site basis to estimate risk and determine requirements for additional studies based on the proposed form of development. Please refrain from deleting this policy.

1498_ Policy deleted (OPA XX). Wetlands and their surrounding areas of interference are subject to regulation under the *Conservation Authorities Act* due to the potential hazards associated with flooding, organic soils and interference with water source/recharge areas. Filling or drainage can have an impact on the hydrologic functions of a wetland which, in turn, may influence the flooding and erosion processes in the area. The incremental impact of widespread wetland interference can also have a significant impact on downstream hydrology. The regulation limit also applies to surrounding areas of interference, for a distance of 120 metres around provincially significant wetlands and other wetlands larger than two hectares in size, and 30 metres around wetlands that are less than two hectares in size and not provincially significant.

The UTRCA strongly objects to The removal of this policy as it provides clear information pertaining to the hazard components of wetlands which differ from the heritage components that fall under the City’s purview. Once re-instated, please revise the wording in the second half of the policy pertaining to the area of interference distances, as this has been recently updated under Ontario Regulation 41/24. The UTRCA suggests:
The regulation limit also applies to the surrounding areas of interference for a distance of 30 metres from wetlands of all sizes or significance.

1499_ Policy deleted (OPA XX). Mapping for the wetlands and areas of interference included within the regulation limit, is maintained by the conservation authority having jurisdiction and may be reflected on Map 6 of this Plan as the conservation authority regulation limit for information purposes. Within regulated wetlands and their areas of interference, development of site alteration that is consistent with the underlying place type and zoning may be permitted only if prior approval is received from the conservation authority having jurisdiction, and in accordance

The UTRCA objects to the removal of this policy as it describes the text being shown on Map 6 of the London Plan and provides greater context to the layers on the Map.

1502_	with the recommendations of an environmental impact study. The City shall require that the geotechnical assessment... in consultation with the relevant conservation authority <i>having jurisdiction...</i>	The UTRCA is supportive of this language change.
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ADDITIONAL COMMENTS

Further to the comments contained within the above table on the detailed policies contained within Chapter 7 of the London Plan, the UTRCA offers the following comments:

1. On March 13, 2024 the UTRCA was circulated proposed mapping changes to Map 5. Further to this direct circulation, the UTRCA has also reviewed the “Map 5 Natural Heritage Official Plan Amendment Consolidation” document that was posted to the City’s website on March 22, 2024 under background reports and drawings for this application.
 - a. Within the publicly circulated documents, an additional change is proposed for Map 6 for the Silverleaf corridor as it relates to the floodplain. The UTRCA requires additional information on the regulatory flood elevation used to determine this mapped limit.
 - b. Within the publicly circulated documents, an additional change is proposed for Map 6 for the Southwinds corridor as it relates to the floodplain. The UTRCA requires additional information on the regulatory flood elevation used to determine this mapped limit.
 - c. The UTRCA has also provided comments on the proposed mapping amendments to address our concerns as a landowner.

2. In addition to the changes to Map 5, the UTRCA recommends also updating Map 6. Further to the comments provided on policy 1498_, the UTRCA has revised our regulation limit mapping as of April 1, 2024 to reflect the reduced area of interference surrounding wetlands of all sizes and significance, from 120 metres to 30 metres. This information/GIS layer was shared with City staff and implemented onto the public facing zoning map. Please revise Map 6 to also reflect these changes.

3. In response to various process changes that have occurred in recent years, the UTRCA has been undertaking internal efforts to provide quality service delivery. A component of these processes has been related to updating our regulation limit mapping following the approval of planning and development applications. The UTRCA will work with applicants to request GIS shapefiles following approval of technical reports and works within a regulated area to revise of regulation limit mapping accordingly. In turn, the UTRCA suggests that a policy within the London Plan pertaining to data collection following the approval of technical reports may also pose a beneficial means of ensuring this information is shared from applicants to the City and UTRCA as a means of reflecting these findings on both London Plan Maps and regulation limit mapping.

4. It is our understanding that the City of London has recently approved design concepts for “Complete Corridors.” The UTRCA participated in consultation on these designs in 2021 and would like to continue working with the City to implement applicable policies within the London Plan which speak to the criteria needed to consider a complete corridor, and implementation processes. As these corridors contain regulated features, approval is required from the conservation authority having jurisdiction and we would be willing to take a collaborative approach with the City to progress these projects.

RECOMMENDATION

The proposed policy amendments have major implications on the regulatory role of the conservation authority through the planning process. Furthermore, some of the

proposed language changes are not consistent with the Provincial Policy Statement (2020) or the proposed Provincial Planning Statement (2024). As the proposed Provincial Planning Statement (2024) was released in April 2024, it is our understanding that the City likely did not have access to this document or its' proposed policies when preparing this current application.

As such, the UTRCA recommends that this application be deferred to allow additional consultation efforts between the City and UTRCA planning staff to address the concerns contained within this letter, as well as await the forthcoming release of the formal Provincial Planning Statement.

Bell Canada, dated April 17, 2024

Thank you for circulating Bell Canada on the City of London's Official Plan Amendment as it relates to the Environmental Policies of The London Plan. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario. While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Appendix D – Public Engagement

Community Engagement

Public liaison: On March 21st, 2024, Notice of Application was sent to forty-two (42) property owners abutting the subject areas. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 21, 2024. Because there are several properties subject to this amendment, a “Planning Application” sign was not posted on any site.

Two (2) comments were received.

On April 23rd, 2024, Notice of Public Participation Meeting was sent to forty-two (42) property owners abutting the subject areas and an additional four (4) individuals who requested notification. Notice of Public Participation Meeting was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on May 2nd, 2024. Because there are several properties subject to this amendment, a “Public Participation Meeting” sign was not posted on any site.

Nature of Liaison: The purpose and intent of the amendments proposed is to improve clarity and consistency on the environmental policies and mapping throughout the Plan. This amendment is of a housekeeping nature to correct errors and omissions in the Plan (minor changes to certain policies, figures, and maps to refine wording and formatting), remove references to older terminologies to reflect changes to provincial ministries, policy documents and recent legislation (Bill 23 (More Homes Built Faster Act)), and changes to Map 1 – Place Types, Map 5 – Natural Heritage and Map 6 – Hazards and Natural Resources to reflect changes as a result of development applications approved by Council and infrastructure projects carried out by the City.

Responses: A summary of the various comments received include the following:

Concern for:

Features on properties, which are privately owned, are included in the draft OPA Map 5. No application process has been undertaken by the owner.

Responses to Notice of Application and Publication in “The Londoner”

Written
Southside Group 75 Blackfriars London, ON N6H 1K8
Auburn Developments 560 Wellington St, 2 nd Floor London, ON N6A 3R4

Analee J.M. Baroudi - Lawyer on behalf of Southside Group

I represent Southside Construction Management Limited. My Client has an interest in two properties municipally known as 3263 Wonderland Road and 3105 Bostwick Road. 3263 Wonderland Road and 3105 Bostwick Road are both currently within the Neighbourhoods Place Type on Map 1 of the London Plan. There are “Unevaluated Vegetation Patches” on these lands currently shown on Map 5. There is an “Unevaluated Wetland” on 3105 Bostwick Road currently shown on Map 5. I have attached the in-force London Plan Map 1 and Map 5 as Schedule A to this letter with the two properties identified.

My Client has provided me with a copy of the Notice of Planning Application attached as Schedule B to this letter.

The first page of the Notice of Planning Application characterizes the proposed Official Plan Amendment as a “housekeeping amendment to the London Plan” that is proposed to “update the Environmental Policies chapter to reflect changes to legislation, provincial ministries, and roles and responsibilities; and to update Map 1 – Place Types, Map 5 –

Natural Heritage, and Map 6 – Hazards to incorporate environmental features defined and approved through previous development applications.”

The second page of the Notice states that the amendment is “*of a housekeeping nature to correct errors and omissions in the Plan (minor changes to certain policies, figures, and maps to refine wording and formatting), remove references to older terminologies to reflect changes to provincial ministries, policy documents and recent legislation...and changes to Map 1 – Place Types, Map 5 – natural Heritage and Map 6 – Hazards and Natural Resources to reflect changes as a result of development applications approved by Council since 2017*”.

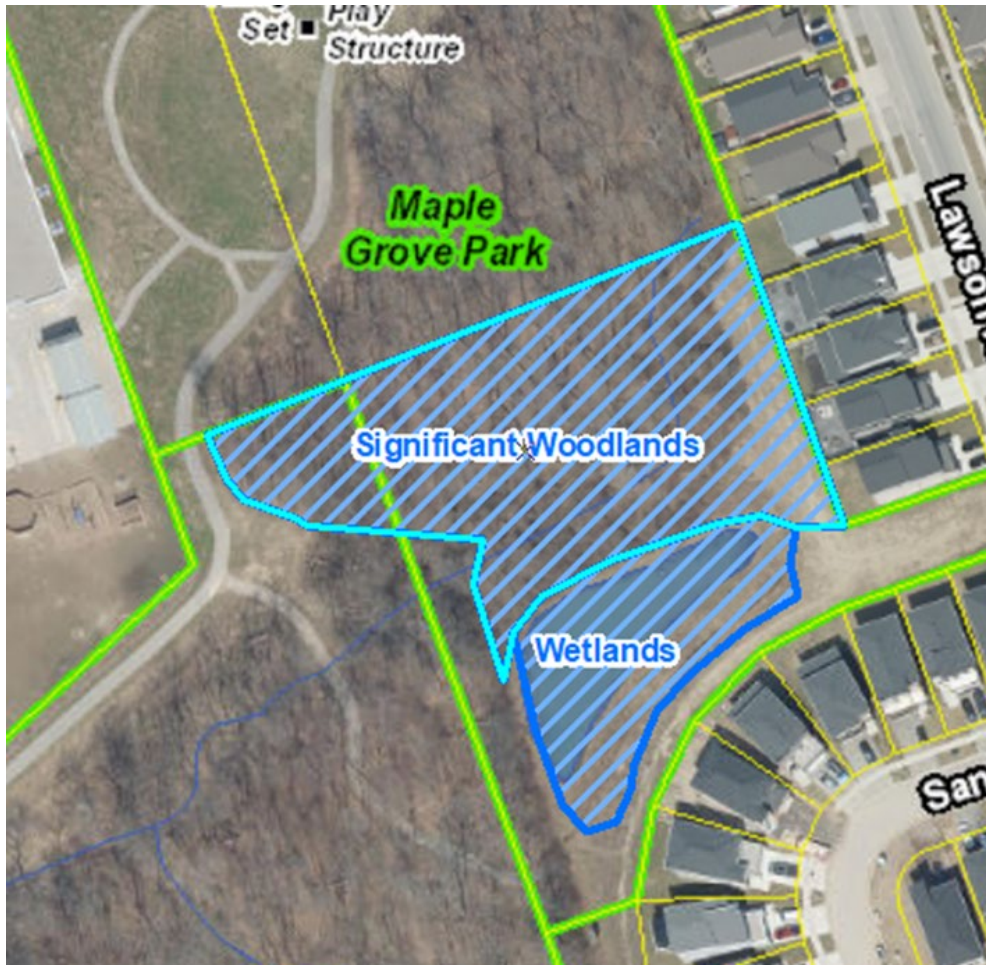
The draft mapping for the proposed Official Plan Amendment shows very substantial and unjustified changes to both 3263 Wonderland Road and 3105 Bostwick Road on Map 5. The City is purporting to change the “Unevaluated Vegetation Patches” to “Significant Woodlands” on both properties. In addition, the “Unevaluated Wetland” on 3105 Bostwick Road is being changed to “Wetland”. I have attached the draft changes to Map 5 as Schedule C with the two properties identified. The changes being proposed through this Official Plan Amendment are not of a housekeeping nature and have serious consequences for the future development of these lands. My Client has not filed development applications for these properties, nor are we aware of any “previous development applications” that have resulted in approvals that could possibly justify these changes. My Client has not authorized the study of any of these features on these properties by an adjacent owner or the City.

Applying substantive changes to natural features on private lands through the guise of a “housekeeping amendment” is unacceptable and is also very misleading. Particularly when the Notice only includes a link to the proposed Amendments, as opposed to including a copy of the proposed Amendments. We require that the City immediately revise the proposed Official Plan Amendment to remove any changes to 3263 Wonderland Road and 3105 Bostwick Road, failing which my Client will be appealing this Official Plan Amendment to the Ontario Land Tribunal, if approved. In addition to an appeal to the Ontario Land Tribunal, my Client will also be exercising all other available legal remedies, including a potential action for damages.

Should you wish to discuss the contents of this letter, please contact the undersigned.

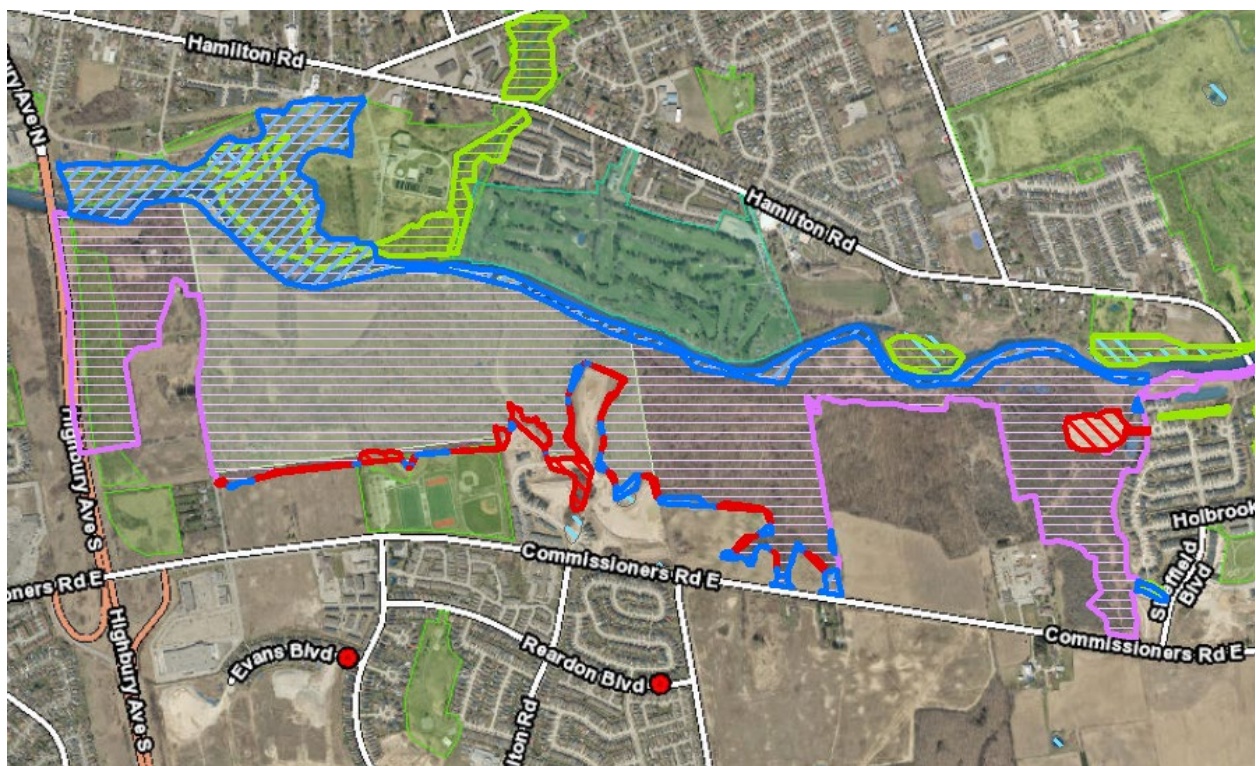
Appendix E – Relevant Background

Additional Maps



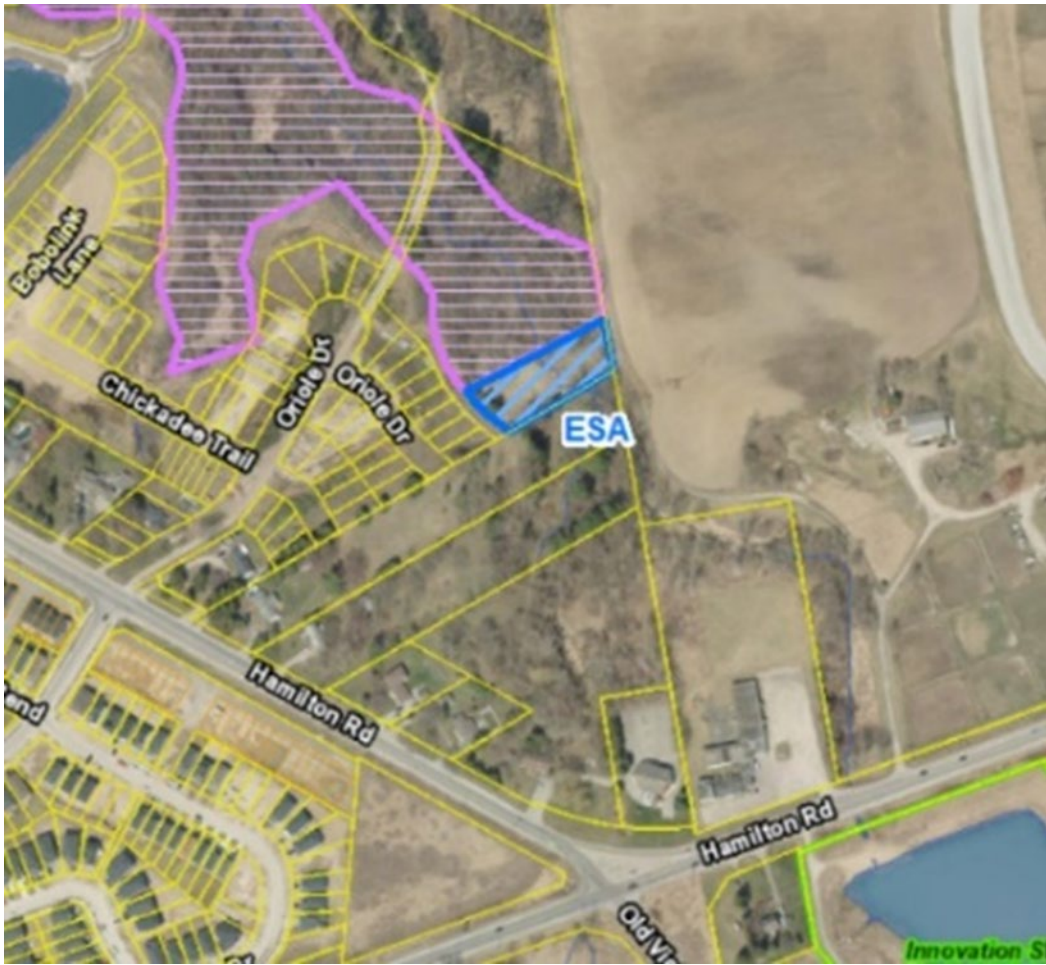
1410 Lawson Road

Maps to be amended: 1 – Place Types and 5 – Natural Heritage



Meadowlily ESA

Map to be amended: 1 – Place Types and 5 – Natural Heritage



200 Oriole Drive

Maps to be amended: 1 – Place Types and 5 – Natural Heritage



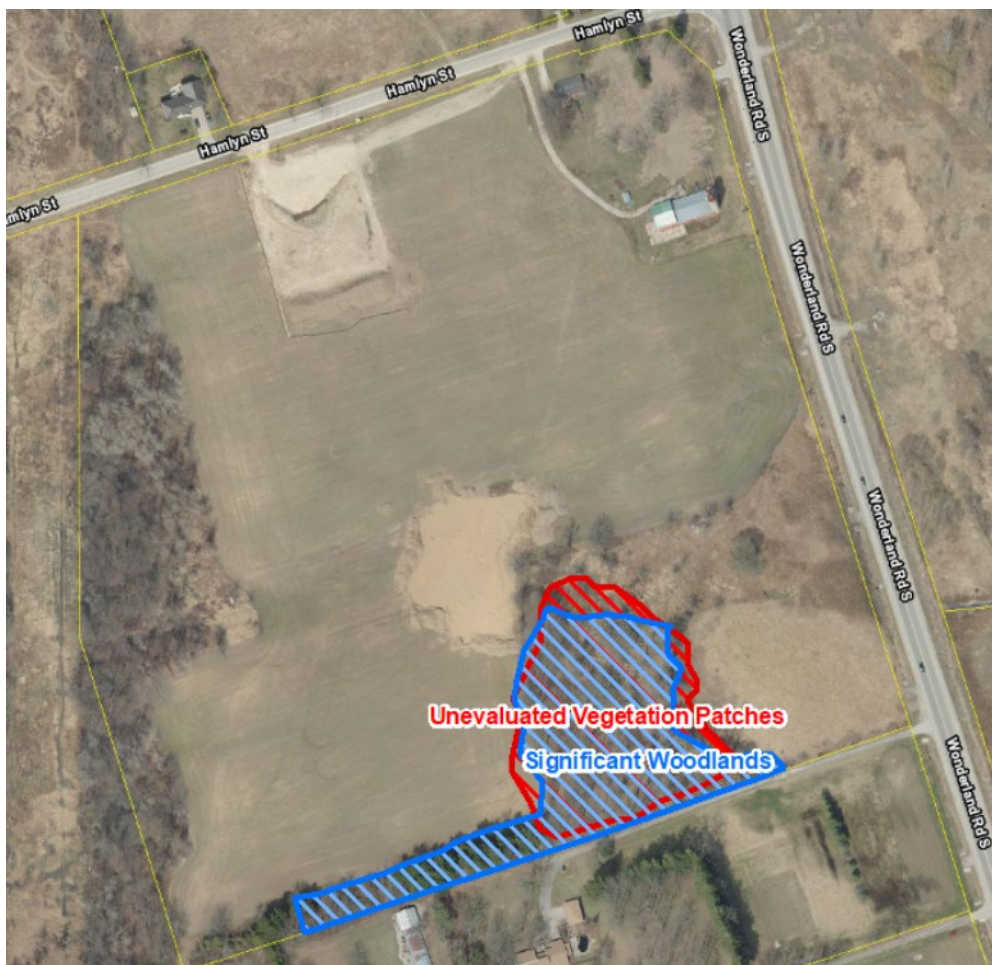
930 Deveron Crescent

Maps to be amended: 5 – Natural Heritage



2076 Evans Boulevard

Maps to be amended: 1 – Place Types and 5 – Natural Heritage



6019 Hamlyn Street

Maps to be amended: 1 – Place Types and 5 – Natural Heritage



6019 Hamlyn Street
Maps to be amended: 1 – Place Types and 5 – Natural Heritage



6019 Hamlyn Street
Maps to be amended: 1 – Place Types and 5 – Natural Heritage



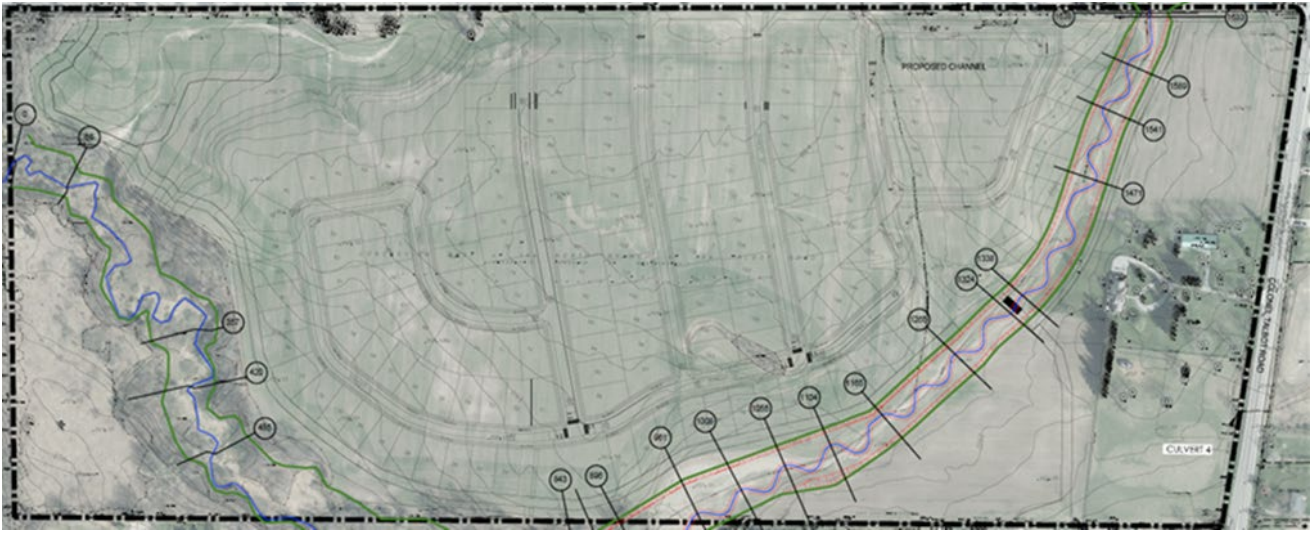
325 Middleton Avenue

Maps to be amended: 1 – Place Types and 5 – Natural Heritage



7395 Silver Creek Crescent

Maps to be amended: 1 – Place Types and 5 – Natural Heritage



7395 Silver Creek Crescent
Maps to be amended: 6 – Hazards and Natural Resources



3263 Wellington Road South
Maps to be amended: 5 – Natural Heritage



2080 Upperpoint Boulevard
Maps to be amended: 5 – Natural Heritage



401 Sunningdale Road West
Maps to be amended: 5 – Natural Heritage



401 Sunningdale Road West
Maps to be amended: 5 – Natural Heritage



1782 Kilally Road
Maps to be amended: 5 – Natural Heritage



1964 Commissioners Road East
Maps to be amended: 5 – Natural Heritage



3700 Colonel Talbot Road
Maps to be amended: 6 – Hazards and Natural Resources