

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Housing and Community Growth
Subject: Medway Valley Environmentally Significant Area
Attawandaron Road Encroachments and Conservation
Master Plan
Date: April 14, 2026

Recommendation

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the Medway Valley Heritage Forest (South) Environmentally Significant Area Attawandaron Road encroachments and Conservation Master Plan:

- a) This report **BE RECEIVED** for information;
- b) That the following recommended actions **BE RECEIVED** for the purposes of public consultation and report back at a future public participation meeting:
 - i. Remove the planned Level 3 paved multi-use trail east of Attawandaron Road from the Conservation Master Plan.
 - ii. Regularize the existing informal trail as a Level 1 trail
 - iii. Identify the area behind 1630–1726 Attawandaron Road for unstructured passive recreation that is to be maintained as mowed grass.
 - iv. Plant a 10 m naturalized buffer associated with the regenerating cultural meadow and implement previous restoration efforts.
- c) That Civic Administration **BE DIRECTED** to pursue Option 1 – Retain the Lands for Public Purposes by retaining the City-owned lands affected by property encroachments along Attawandaron Road in public ownership and not proceeding with their sale or licensing.

Executive Summary

Summary of Request

The purpose of this report is to provide an overview of options to address the encroachments onto city lands in the Attawandaron Road area, and to provide an update on proposed amendments to the Medway Valley (South) Conservation Master Plan, as directed by Council, which will be brought forward to a future Planning and Environment Committee for consideration.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's *2023-2027 Strategic Plan* in the following ways:

Strategic Plan Area of Focus: Climate Action and Sustainable Growth by a strong and healthy environment ensuring waterways, wetlands, watersheds, and natural areas are protected and enhanced.

Strategic Plan Area of Focus: Climate Action and Sustainable Growth by ensuring infrastructure and systems are built, maintained, and operated to meet the long-term needs of the community.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

August 12, 2025 – Planning and Environment Committee – [Medway Valley Heritage Forest Environmentally Significant Area \(South\) Conservation Master Plan](#)

February 21, 2024 – Planning and Environment Committee – [Gloucester Deferred Trail Segment Medway Valley Heritage Forest \(South\) Conservation Master Plan](#)

July 26, 2021 – Planning and Environment Committee – [Medway Valley Heritage Forest Environmentally Significant Area \(South\) Phase II and related Official Plan Amendments \(File OZ-9367\)](#)

April 26, 2018 – Planning and Environment Committee – [Conservation Master Plan for the Medway Valley Heritage Forest Environmentally Significant Area \(South\)](#)

March 6, 2012 – Public Safety Committee – Encroachments onto City Property Project “Return to Nature”

1.2 Council Resolutions Related to this Matter

On August 27, 2025, Municipal Council resolved that:

a) *the Civic Administration **BE DIRECTED** to undertake a review of the Conservation Master Plan and update it to remove the trail section of Attawandaron Road Park and take no further action on the implementation and construction of this trail;*

b) *the Civic Administration **BE DIRECTED** to report back with options addressing property encroachments, including related considerations and impacts, for the properties at 1634 to 1786 Attawandaron Rd; and,*

c) *the Civic Administration **BE DIRECTED**, as part of the CMP review, to include passive recreation consistent with the historical use of Attawandaron Road Park, defined as the area between the pathway at 1726 Attawandaron Road (north) and the pathway at 1634 Attawandaron Road (south), and to outline how the space will be maintained moving forward;*

The Council Resolution is included in Appendix A of this report.

1.3 Medway Valley Heritage Forest Conservation Master Plan (CMP) History

Environmentally Significant Areas (ESAs) are considered the most significant and largest areas within the City’s Natural Heritage System. ESAs are identified in *The London Plan* as “areas that contain natural features and perform ecological functions that warrant their retention in a natural state”.

Under The London Plan, Conservation Master Plans (CMPs) may be adopted by Council to function as guideline documents for the purposes of providing direction on the management of Environmentally Significant Areas. The CMP establishes goals, objectives and recommendations for the future management of the ESA including ecological enhancement and restoration, trail planning and design, and priorities for implementation. CMPs must comply with the provincial Accessibility for Ontarians with Disabilities Act (AODA).

The Medway Valley Heritage Forest (South) ESA CMP was approved by City Council on August 10, 2021 and adopted as an environmental guideline document in London Plan Policy 1719_11. One section of the CMP, the Gloucester deferred trail segment, east of Medway Creek, was referred back to Staff for additional consultation. A Level 2

trail was approved for that section by Council on March 5, 2024. This resolved the final aspect of the Medway Valley CMP, which is now in full force and effect.

Subsequent to the full approval of the CMP, Staff initiated implementation of the Plan in Summer of 2024. For the Attawandaron Road area, this included naturalization projects, addressing existing encroachments within the ESA, and advancing design work to facilitate the future construction of the Council approved Level 3 trail to connect existing pathways north to Sunningdale Road and west to the Snake Creek pathway system. The planned Level 3 trail was the only fully accessible trail approved within the Medway Valley South area.

In response to concerns raised by Attawandaron Road residents related to enforcement matters and trail and naturalization improvements, area residents were provided an opportunity to appear as a delegation before the Planning and Environment Committee. The delegation before Planning and Environment Committee was held on August 12, 2025.

On August 27, 2025, Municipal Council resolved that Civic Administration be directed to report back with options addressing property encroachments, including related considerations and impacts. Civic Administration was also directed to undertake a review of the Conservation Master Plan to update the Plan to remove the Level 3 trail section, were further directed to include passive recreation consistent with the historical use of the open space area between 1630 and 1726 Attawandaron Road, and directed to outline how the space will be maintained moving forward.

The purpose of this report is to provide an overview of options to address the encroachments onto city lands comprising the Medway ESA, and to provide an update on the amendments to the Conservation Master Plan as directed by Council which will be brought forward to a future meeting of the Planning and Environment Committee for consideration.

2.0 Encroachments onto City Lands

2.1 Attawandaron Road Subdivision Background and City Ownership History

The Attawandaron Road lands were subdivided in 1978 under Plan M-40. As a condition of subdivision approval, the eastern portion of the plan, including the Medway Creek valley and associated tablelands, was deeded to the City for park purposes. While the Plan of Subdivision did not require fences between the public and private lots, iron bars were installed along rear property boundaries to clearly delineate private lots from public parkland.

The subdivision agreement also required a covenant in all deeds stating that if property owners wished to install a boundary fence adjacent to parkland, the fence must be constructed to the satisfaction of the Public Utilities Commission and the City Engineer. Aerial photography indicates that few dwellings had rear fences by 1986.

On November 12, 1987, the City Clerk wrote to property owners along the east side of Attawandaron Road advising that City lands were intended for park purposes, that several encroachments had been identified, and that:

City property is owned by all of the citizens of the municipality and must be protected for the uses for which it was intended.

It is for this reason, therefore, that I write to you to ensure that you understand that under no circumstances will the City of London condone any unauthorized encroachments of any kind on its lands, and that should any exist that they be removed immediately.

The City also installed stone monuments during this period to reinforce the original boundary markers. Despite this direction and clarification, aerial imagery between 1986 and 1999 shows a steady increase in fencing and structural encroachments onto City land.

A copy of the 1987 letter from the City Clerk is included in Appendix B of this report.

2.2 Municipal Act Authority

The City has broad authority under Part XIV of the *Municipal Act, 2001*, S.O. 2001, c. 25 to address municipal by-law compliance issues. These powers include passing by-laws to create an offence under the *Provincial Offences Act R.S.O. 1990, c. P.33*, for specific by-law contraventions, establishing fines to impose for by-law offences and issuing administrative monetary penalties. The City may also issue orders for persons to discontinue contravening activities or take specific actions to correct by-law contraventions. In most cases, the relevant by-law will highlight the penalties and enforcement orders available to the City to address contraventions.

Municipal Law Enforcement Officers (MLEO), designated as peace officers under the Community Safety and Policing Act, 2019, are authorized to enforce municipal by-laws. As highlighted in the Council-approved Municipal Compliance Services Policy, MLEOs shall operate independently of political or other external influences when making decisions within their authority to achieve by-law compliance.

Parks and Recreation Area By-Law – PR -2

The Parks and Recreation Area By-law (PR-2) regulates the use, protection, and management of all public parks and recreation areas under the City's control, which includes environmentally significant areas. The City-owned open space which is subject to the Attawandaron Road encroachments is within the Medway Valley ESA and therefore subject to the regulations under PR-2.

Under Part 3, Section 3.1(35), entitled "General Prohibited Activities", By-law PR-2 provides that *no person shall encroach on municipally owned lands or erect fences on municipally owned lands without the written consent of the City and any such object encroaching shall be removed by the abutting owner forthwith at their expense.*

2.3 ESA Encroachment Enforcement History

Since the formalization of the UTRCA land management agreement with the City, ESA encroachment enforcement has been conducted annually by the UTRCA ESA Management Team, Planning and Development and Municipal Compliance.

In 2012, Municipal Compliance initiated the "Return to Nature" project to address widespread encroachments into ESAs. The report to the Public Safety Committee at that time identified approximately 400 minor and 160 major encroachments within ESAs. The report states: *'The intent of this project is to bring the lands which were either deliberately or inadvertently encroached onto back to a state which conforms with the intent of the Official Plan for ESAs and provides for equal access and enjoyment of London's park and open space system for all citizens.'*

Typical encroachments include mowing, landscaping beyond property boundaries and the placement of structures and fences. Formal records of enforcement activities from 2016 onward are summarized in Appendix C.

2.4 Medway Valley ESA/Attawandaron Road

Substantial encroachments exist behind properties from 1630 to 1876 Attawandaron Road, including misaligned fences, retaining walls, structures, and extended yards built onto City-owned open space.

Due to the number and scale of encroachments identified for the properties along Attawandaron Road, enforcement was paused during the preparation of the Medway

Valley (South) Conservation Master Plan. During this time, other city-wide encroachments into ESAs were addressed as outlined in Appendix C. With the CMP approved in full by Council in 2024, CMP implementation is now underway and enforcement has resumed.

Municipal Compliance issued compliance orders on January 13, 2025, with a compliance date of June 30, 2025. A follow-up notice sent July 8, 2025, extended the compliance date to September 2, 2025. As of August 5, 2025, 17 of 45 properties have complied and removed encroachments on City owned property. Following the Council resolution on August 27, 2025, additional enforcement outreach was temporarily paused pending the preparation of this report.

3.0 Options to Address Attawandaron Encroachments

Staff have identified three options below to address the encroachments onto City lands along with a review of the key issues and considerations that apply in each case.

Option 1 – Retain the Lands for Public Purposes (Recommended)

This option would resume enforcement on the part of Municipal Council as the City would continue to enforce the encroachments in accordance with the existing by-law. This option would adhere to the Parks and Recreation Area By-law, which prohibits encroachment on municipally owned lands.

Considerations:

- Retains parkland in public ownership and for public purposes, established at the time of subdivision creation.
- Reinforces the City's legal authority over public land.
- Ensures consistent application of existing by-laws and policies.
- Voluntary compliance by 17 of 45 owners with the order they received. Additionally, previous enforcement efforts throughout the City's ESAs resulted in the removal of at least 80 encroachments, as noted in Appendix C.

Option 2 – Enable Private Purchase of Public Land

This option would initiate a process to consider the sale of public land to adjacent property owners subject to Council's *Sale and Other Disposition of Land Policy*. Disposing of public land would need to follow the required process to declare the lands surplus to municipal needs before they could be offered for purchase. Sale of surplus lands requires a number of steps each requiring time and effort including preparation, due diligence, negotiated outcomes, and formal legal agreements.

Considerations:

- Provides a permanent resolution to many encroachments.
- Generates negligible revenue pending staff time and associated fees.
- The municipal need for the land was previously established through its dedication as part of the subdivision process and adoption of the CMP.
- Requires a formal and often lengthy land disposal process and may not be suitable for all types of land.
- Administering concurrent disposition framework to achieve fairness and equity among multiple owners may create an untenable process outcome. In addition, a high volume of simultaneous dispositions may be operationally challenging leading to a failed sale process. Agreements must be structured and linked by condition to prevent irregular lot fabric and future operational issues.
- Costs associated with land transaction (e.g., reference plans, due diligence, legal work, fencing, fair market value) may be significant and not supported by property owners.
- Voluntary compliance by 17 of 45 owners with the order they received. Additionally, previous enforcement efforts throughout the City's ESAs resulted in the removal of at least 80 encroachments, as noted in Appendix C.

- Consistency with how encroachments have been resolved through ESAs in the City (i.e., removal from public land) as noted in Appendix C.

Option 3 – Licensing/Encroachment Agreements

This option would enable abutting property owners to enter into formal agreements with the City that would permit encroachments onto City lands and remain in place, consistent with the City's *Encroachment Policy* and the *Leasing and Licensing of City Owned Land Policy*. Agreements would be required to be executed and include conditions related to maintenance, liability, insurance, and duration. There is no existing policy which specifically deals with approving encroachments on City parkland or ESAs.

Considerations:

- Agreements can include conditions related to maintenance, liability and insurance.
- Maintains City ownership and long-term control of the land. The City shall reserve a right to terminate the encroachment agreement with reasonable notice.
- Creates a repeatable process but may not be appropriate for all encroachments.
- Requires ongoing staff resources to administer.
- Annual fees and costs would be borne by property owners and may not be supported.
- Agreement registration shall be required, adding further expense.
- The volume of agreements could be substantial, and the effort to administer them is not nominal in nature.
- Consistency with how encroachments have been resolved throughout ESAs in the City (i.e., removal from public land) as noted in Appendix C.

3.1 Recommend Option 1

It is recommended that the City resume enforcement under Option 1, in accordance with existing by-laws, policies, and the Municipal Act, 2001. Maintaining the current enforcement approach reinforces the City's legal authority over public land, preserves parkland and public open space for its intended municipal and community purposes, and maintains a consistent approach to the municipal enforcement of encroachments applied City-wide to ESAs.

4.0 Conservation Master Plan Review

As indicated earlier in this report, Council has directed Civic Administration to review the Medway Valley (South) Conservation Master Plan to address the following:

- Remove the trail section of Attawandaron Road ESA and take no further action on the implementation and construction of this trail; and
- Include passive recreation consistent with the historical use of Attawandaron Road ESA, defined as the area between the pathway at 1726 Attawandaron Road (north) and the pathway at 1634 Attawandaron Road (south), and to outline how the space will be maintained moving forward.

4.1 Policy Context and Background

In accordance with the Provincial Planning Statement (PPS) and The London Plan, natural features and areas are to be protected for the long term. Under The London Plan, Conservation Master Plans (CMPs) may be adopted by Council as guideline documents that provide direction for the management of Environmentally Significant Areas (ESAs). The CMP establishes goals, objectives, and recommendations for future ESA management, including ecological enhancement and restoration, trail planning and design, and implementation priorities.

Through Phase 1 of the Medway Valley CMP, the adjacent forested area was identified as being an Environmentally Significant Area (ESA) that consists of multiple overlapping significant natural heritage features, including Significant Woodlands, Significant Valleylands, and Species-at-Risk Habitat. Phase 2 detailed the measures required to protect these features, primarily through the application of ecological buffers.

The approved CMP recommends that while much of the open space may continue to be maintained as mowed, a naturalization buffer should be established along the forested edge to protect the identified features. The delineation between naturalized and mowed areas was intended to be defined by the proposed Level 3 paved multi-use trail.

The preliminary recommendations below reflect the Council direction to remove the Level 3 multi-use paved trail and outline an approach for managing the green space area. The intent is to maintain the area for casual, unstructured passive recreation, consistent with the historical use of the lands, while ensuring that environmental and archaeological sensitivities are appropriately protected.

The intended implementation of this Council direction is shown as a map on Appendix C.

4.2 Preliminary CMP Recommendations

Removal of Level 3 Trail; Formalize Level 1 Trail

Consistent with the Council direction, the planned Level 3 paved multi-use trail would be removed from the Conservation Master Plan east of Attawandaron Road. However, it should be noted that the existing informal trail it was intended to replace would remain in place. The existing informal trail connects the established Level 3 multi-use trail, located to the north, with the existing mowed open area located behind 1710–1780 Attawandaron Road. As the trail extends south through the mowed area toward the Museum of Ontario Archaeology parking area the trail path becomes progressively less defined. A paved walkway at the southerly edge of the open mowed grass area adjacent to 1630 Attawandaron Road connects to the Level 3 multi-use trail to the west of the Museum. Noticeable desire lines are present in narrower or more constrained sections, with users dispersing and creating less distinct paths where space allows, such as within the wider mowed grass area.

Given the established use of this informal trail, its minimal environmental impacts, and the challenges associated with effectively closing it, such as the need for multiple barricades, signage, naturalization efforts, and ongoing enforcement, staff will be recommending that it be regularized within the CMP.

Based on the above, it is proposed that the trail be identified as a Level 1 trail. Level 1 trails require minimal maintenance, as they are not constructed but follow the natural topography of the landscape. As set out in the *Guidelines for Management Zones and Trails in Environmentally Significant Areas*, Level 1 trails may include natural surface conditions, uneven terrain, steep slopes, and partial obstructions. These trails are intended to have primarily natural earth surfaces, and because they follow existing natural features, no studies, engineering work, or permitting are required.

While Level 1 trails are not designed to remain ‘firm and stable’ and do not meet broader accessibility standards, formally recognizing this long-used informal trail as Level 1 would enable continued public access for walking and hiking in a manner that requires minimal capital investment and maintenance.

Existing Mowed Open Area

The Council direction for the CMP review included an assessment of the existing mowed grass area located behind 1630–1726 Attawandaron Road, with direction that

opportunities for passive recreation consistent with the historical use of the lands be identified, along with clarification on how the space will be maintained going forward.

This area was acquired by the City in 1978 as part of a larger acquisition of the Medway Valley lands following the development of the Attawandaron Road subdivision and have been zoned Open Space (OS5) since before 1998. Aerial photography confirms that, prior to municipal acquisition, this area was in agricultural production, and since the late 1970s the area has been maintained as mowed grass.

Since that time, the open grass area has been used for casual, unstructured passive recreation, such as informal play, walking, or low-impact community use that does not require constructed amenities or formal programming. Due to the archaeological potential of the area and proximity to significant natural heritage features, the development of typical active parkland facilities, such as play structures or other built recreational infrastructure, would not be feasible or appropriate.

Naturalization

The CMP envisioned a naturalized buffer to the significant woodland, with the Level 3 trail functioning as the boundary between the buffer and the retained mowed grass area. Although Council directed the removal of the Level 3 trail from this area of the CMP, the need for an ecological buffer remains.

The Environmental Management Guidelines (EMGs) prescribe minimum ecological buffers from significant natural features. When the Phase 2 CMP was first presented in 2018, the 2007 EMGs were in effect and required a minimum 10 m (32.8') buffer. As scientific and technical knowledge understanding improved, the buffer for significant woodlands was increased to 30 m in the 2021 EMGs and later refined to 20 m in the 2024 EMGs.

Given that the edge of the significant woodland is located more than 25 m from the OS5 zoning boundary, and the intervening open space is historic and intended for low-impact, passive recreation uses, Staff consider applying a 10 m (32.8') naturalized ecological buffer in this instance along the woodland edge. This distance accounts for the absence of a formalized, permitted pathway width (2.0 - 3.0 m) and associated managed vegetation (1.0 m) and would include the existing 5 m of naturalization area adjacent to the Significant Woodland. This distance would retain the majority of the existing mown open space area while providing a sufficient naturalized buffer to protect the natural heritage features and functions over the long-term. This recognizes the sensitivity of the Medway ESA and acknowledges that even passive recreation and routine grass cutting activities can affect the long-term preservation of its natural heritage features and functions.

Future Mowed Open Area Maintenance

It is proposed to continue to maintain the open area outside of the ecological buffer as a mowed grass area to support low-impact passive recreation consistent with the historical use of the lands.

4.3 Conservation Master Plan Next Steps

Based on the foregoing, preliminary recommendations to amend the Medway Valley (South) Conservation Master Plan for the Attawandaron Road area include:

- Remove the planned Level 3 paved multi-use trail east of Attawandaron Road from the Conservation Master Plan.
- Regularize the existing informal trail as a Level 1 trail
- Identify the area behind 1630-1726 Attawandaron Road for unstructured passive recreation that is to be maintained as mowed grass.

- Plant a 10 m naturalized buffer associated with the regenerating cultural meadow and implement previous restoration efforts.

Revising the Conservation Master Plan to incorporate these changes would require a by-law amendment to remove the planned Level 3 trail from the Sustainable Trail Concept figures (Figures 4, 4a, 4b and 4c) and add a new figure to provide a more detailed concept plan for the Attawandaron Road area. In accordance with The London Plan policy 1714_, before adopting or amending a guideline document, a public meeting is required.

Once a decision has been established for dealing with the encroachments (item b of the Council resolution), a report with recommendations will be brought forward to a future Public Participation Meeting of the Planning and Environment Committee for Committee and Council consideration of amendments to the CMP.

A draft by-law including a concept plan figure for this area incorporates preliminary changes that staff are proposing, which will be circulate for public feedback. The draft By-law and Concept Plan has been included in Appendix D.

Conclusion

The purpose of this report is to provide an overview of options to address the encroachments onto city lands in the Attawandaron Road area, and to provide an update on amendments to the Medway Valley (South) Conservation Master Plan as directed by Council which will be brought forward to a future meeting of Planning and Environment Committee for consideration.

Staff recommend retaining the lands for public purposes (Option 1) and resuming enforcement of the remaining encroachments in accordance with existing by-laws and policies. Maintaining the current enforcement approach reinforces the City's legal authority over public land, preserves parkland and public open space for its intended municipal and community purposes, and is a consistent approach taken on municipal enforcement of encroachments within City ESA's.

Once direction regarding the encroachments has been received, a report to Planning and Environment Committee, including a public participation meeting can be scheduled to consider amendments to the Conservation Master Plan. A draft by-law and concept plan are provided, which will be circulated for public feedback.

Prepared by: **Emily Williamson, MSc., RPP**
Manager, Environmental Planning

Anna Lisa Christensen
Manager, Licensing, Policy and Special Operation

Reviewed by: **Kevin Edwards, MCIP, RPP**
Manager, Community Planning

Submitted by: **Heather McNeely, MCIP, RPP**
Director, Planning and Development

Amanda Pfeffer, MBA
Director, Municipal Compliance

Recommended by: **Scott Mathers, MPA, P.Eng.**
Deputy City Manager, Housing and Community Growth

Appendix C: Contraventions and Enforcement Outcomes

Appendix D: Draft Bylaw to Revise the 2021 CMP and Concept Plan Figure

Copy:

Anna Lisa Barbon, Deputy City Manager, Finance Supports

Tara Pollitt, Deputy City Manager, Legal Services

Kelly Scherr, Deputy City Manager, Environment and Infrastructure

Byran Barr, Director, Realty Services

Paul Yeoman, Director, Parks and Forestry

Sachit Tatavarti, Legal Counsel II, Legal Services

Jonathon Graham, Division Manager, Geomatics

Jason Wills, Manager, Risk Management

Stephanie Page, Manager, Parks Long Term Planning

Dustin Milburn, Manager, Parks Operations



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

London
CANADA

August 27, 2025

S. Mathers
Deputy City Manager, Housing and Community Growth

I hereby certify that the Municipal Council, at its meeting held on August 26, 2025, resolved:

That, the following actions be taken with respect to Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan:

- a) the Civic Administration BE DIRECTED to undertake a review of the Conservation Master Plan and update it to remove the trail section of Attawandaron Road Park and take no further action on the implementation and construction of this trail;
- b) the Civic Administration BE DIRECTED to report back with options addressing property encroachments, including related considerations and impacts, for the properties at 1634 to 1786 Attawandaron Rd; and,
- c) the Civic Administration BE DIRECTED, as part of the CMP review, to include passive recreation consistent with the historical use of Attawandaron Road Park, defined as the area between the pathway at 1726 Attawandaron Road (north) and the pathway at 1634 Attawandaron Road (south), and to outline how the space will be maintained moving forward;

it being noted that the memo dated August 12, 2025, from the Director, Planning and Development and Manager, Environmental Planning related to the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan, was received;

it being further noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated June 21, 2025, from Attawandaron Road Neighbourhood Association (ARNA);
- a communication dated July 6, 2025, from L. Robert and L. Elley;
- a communication dated July 7, 2025, from P. McLean.;

it being further noted that the verbal delegations from B. Vogel, P. McLean and P. Schmidt, with respect to this matter, was received. (2.7/13/PEC) (2025-R01)

M. Schulthess
City Clerk
/km

Cc: H. McNeely, Director, Housing and Community Growth
A. Pfeffer, Director, Municipal Compliance
K. Edwards, Manager, Community Planning
E. Williamson, Manager, Environmental Planning
P. Yeoman, Director, Parks and Forestry
M. Vivinetto, Executive Assistant to the Deputy City Manager, Housing and
Community Growth

Appendix B – 1987 Attawandaron Road Parks Letters

THE CORPORATION OF THE CITY OF LONDON



DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

November 12, 1987

REGISTERED MAIL

[REDACTED]
[REDACTED]
[REDACTED] Attawandaron Road
LONDON, Ontario
N6G 3M6

Re: Encroachments - Attawandaron Road

It is recognized that your property at the above address abuts lands owned by The Corporation of the City of London. The City's property is intended for parkland use.

In the past, the City has encountered situations where the owners of property abutting City lands have encroached onto the City property by planting shrubs, trees and other greenery, as well as by erecting fences, retaining walls and other structures. The removal of these encroachments has in some cases been costly for the property owners who have encroached or for their successors in title who might have been unaware when they purchased the property that the encroachments existed.

City property is owned by all of the citizens of the municipality and must be protected for the uses for which it was intended.

It is for this reason, therefore, that I write to you to ensure that you understand that under no circumstances will the City of London condone any unauthorized encroachments of any kind on its lands, and that should any exist that they be removed immediately.

Should you have any questions or concerns in this connection, please do not hesitate to contact the Property Division of my Department at 661-5442.

A handwritten signature in cursive script that reads "K. W. Sadler".

K. W. Sadler
City Clerk
/sp

c.c. Mr. G. E. Hexter

300 DUFFERIN AVENUE, P.O. BOX 5035, LONDON, ONTARIO N6A 4L9
TELEPHONE (519) 661-4530



Water

Electric

Parks

Recreation

Department PARKS
 Attention M.C. CHAPMAN
 Telephone (519) 661-4767

December 9th, 1987

Alderman John Irvine,
City Hall.

SUBJECT: Attawandaron Park Encroachments

Dear John:

Further to the attached, and our conversation a couple of days ago, I do recall speaking with someone on Attawandaron shortly after the parkland was developed and assumed for maintenance (grass cutting) by the Parks Department.

They requested permission to plant a few trees and shrubs on the slopes at the rear of their property, which adjoins the park. I could see no reason to dampen their enthusiasm in helping to beautify the general area by planting a few trees and shrubs.

I should point out that this long strip of parkland running from the Indian Museum Northerly to Highway 22, and protected on the East boundary by Medway Creek, known as Dead Horse Canyon, is cut by the Parks Department somewhat sparingly as most of the residents, when cutting their own backyards, tend to also cut the narrow strip that runs Easterly to the top of the bank.

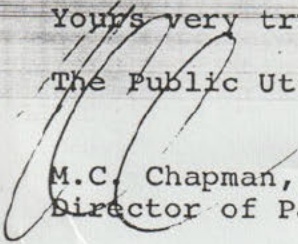
In my opinion, these trees and shrubs are not offensive, and in fact add to the aesthetics of the area. If the residents did not show this interest. the Parks Department would need to spend more time maintaining the park area.

../2

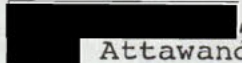
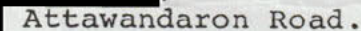
If you have any other concerns, please call
me.


Yours very truly,

The Public Utilities Commission.


M.C. Chapman,
Director of Parks.

MCC/gb

cc: ,
 Attawandaron Road.





DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

December 11, 1987

[REDACTED]
[REDACTED] Attawandaron Road
LONDON, Ontario
N6G 3M6

Re: Encroachments - Attawandaron Road

I am writing in reply to your letter of December 6, 1987 requesting that the City of London's cement monuments not be placed along the boundary of City property to the rear of your land at 1634 Attawandaron Road and some of the neighbouring property.

The City Council established the monument program in this municipality in 1982 and since then has provided funds in each year's budget to cover the cost of installing these monuments along the boundary of various City of London lands. The program was necessitated because in many instances throughout the City, neighbouring property owners have encroached onto City land which is being held by the municipality for a variety of reasons but primarily as part of the parks, open space, floodplain or conservation land system.

The various plantings to which you refer in your letter which you and your neighbours have placed on City property are in fact encroachments and not sanctioned by the municipality. In dealing with such encroachments, however, the City is not prepared to require their removal unless they take the form of fences, hedges, retaining walls, etc.

However, I am not in a position to deviate from the City's monumenting program which is carried out throughout the municipality and as I am sure you will understand a mockery of the program would be made if in fact special consideration was given each time a property owner or owners requested same. The monuments are installed in locations where it is necessary to identify a change in the direction of the boundary line so it is not possible to move the monuments about in order to accommodate the aesthetics of the neighbourhood.

300 DUFFERIN AVENUE, P.O. BOX 5035, LONDON, ONTARIO N6A 4L9
TELEPHONE (519) 661-4530

The monuments will be installed totally on City property and in the past, property owners who have found them unsightly have often planted a shrub or a tree on their own property in order to block the view.

I realize that my inability to accommodate your request will be unpopular, but I trust that you will understand the need for consistency in maintaining and protecting the lands which are owned by all the citizens of London.

K. W. Sadler
K. W. Sadler
City Clerk
/sp

c.c. Alderman J. Irvine
Mr. G. E. Hexter
Mr. M. Chapman

Appendix C – Contraventions and Enforcement Outcomes

Year	ESA	Municipal Road	Number of Properties in Contravention	Enforcement Outcome
2016	Coves	Springbank Dr. Centre St. McAlpine Ave.	4 (1 paved driveway, 2 structures, 1 moveable play items and mowing)	Compliance met on all, including one conviction of a Part III charge
2016	Warbler Woods	Springfield Cres.	5 (2 fences, 1 pond, 2 mowing)	Compliance met on all
2016	Medway Valley	Faircloth Rd. Glenridge Cres.	3 (1 large fence enclosure with major gardens and 1 partial fence, 1 mowing)	Compliance met on all
2016	Kilally Meadows	Benson Cres. Killarney Pl.	22 (6 major- fencing, stairs and gardens, 1 dumping, 15 mowing)	Compliance met on all, with 2 iFees issued
2017	Coves	Emery St. W. McAlpine Ave. Centre St. Springbank Dr.	17 (1 major fence, 16 mowing and storage of items)	Compliance met on all
2017	Medway Valley	Whiteacres Dr. Balnagowan Pl.	8 (8 mowing and moveable items)	Compliance met on all
2018	Westminster Ponds	Millers Rd.	18 (2 fencing, 1 shed, 15 mowing and moveable items)	Compliance met on 11, with 7 iFees issued and follow-up inspection required to close
2019	Warbler Woods	Camberdale Pl. Woodgate Pl.	3 (1 major pond, 1 major retaining wall, stairs, gardens)	Compliance met on all
2025	Medway Valley	Attawandaron Rd.	45 (23 fenced yards, 11 sheds, 1 large retaining wall, 1 tree fort, 1 concrete pad and deck, remaining mowing or moveable items)	Compliance met by 17 properties at last inspection

Note: Due to revised priorities of MLEO Staff during Covid, encroachment enforcement was put on hold from 2020 to 2023.

Appendix D – Draft Bylaw to Revise the 2021 MVHF (South) CMP and Draft Concept Plan Figure

Bill No. (inserted by Clerk's Office) 2026

By-law No. C.P.-XXXX-

A by-law to amend By-law No. C.P.-1568-228, being "A by-law to adopt the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan" to remove a planned Level 3 trail and revise the concept plan for the Attawandaron Road area.

WHEREAS the London Plan for the City of London Planning Area – 2016 includes policies for conservation master plans for environmentally significant areas and other natural heritage areas;

AND WHEREAS the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan is a conservation master plan pursuant to policy 1421_ of The London Plan

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

1. By-law C.P.-1568-228 is amended by adding the new Figure 4d 'Environmental Management Strategy: Proposed Sustainable Trail Concept' in the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan and removing the planned Level Three Trail as shown east of Attawandaron Road.
2. By-law C.P.-1568-228 is amended by deleting Figures 4, 4a, 4b and 4c 'Environmental Management Strategy: Proposed Sustainable Trail Concept' in the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan (2021) and replacing them with revised Figures 4, 4a, 4b and 4c which incorporate the trail components of Figure 4d 'Attawandaron Road Area Concept Plan' to the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan, as attached hereto and forming part of this by-law.
3. This by-law comes into effect on the day it is passed subject to the provisions of PART VI.1 of the Municipal Act, 2001.

PASSED in Open Council on (Date) subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – X, 2026
Second Reading – X, 2026
Third Reading – X, 2026

DRAFT

Attawandron Road Area Concept Plan

Figure 4d
 Environmental Management Strategy:
 Proposed Sustainable Trail
 Concept Plan

City Of London
 Conservation Master Plan
 Medway Valley Heritage Forest Esa (South)



<ul style="list-style-type: none"> × × Seasonal Barrier / Access Gate — Contour (5 metre Elevation) <p>Existing Trails</p> <ul style="list-style-type: none"> ••• City Pathway/Trail Outside of the ESA ○○○○ Informal Trail¹ ••• Managed Trail A # Access Point 	<ul style="list-style-type: none"> ■ Existing Naturalization — 10m Ecological Buffer □ ESA Boundary 	<p>Managed Trails</p> <ul style="list-style-type: none"> — Level One Trail — Level Two Trail — Level Three Trail — No Defined Trail 	<p>Management Zone</p> <ul style="list-style-type: none"> ■ Nature Reserve ■ Natural Environment ■ Utility Overlay (4 m) ■ Watercourse (also Nature Reserve)
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