

*"Inspiring a Healthy Environment"*

March 13, 2014

The Corporation of the City of London  
Planning Division  
206 Dundas Street  
London, Ontario N6A 4L9

**Attention: Nicole Musicco** (sent via e-mail)

Dear Ms. Musicco:

**Re: File No. OZ-8286 UTRCA Sign-Off  
545 Fanshawe Park Road West, London, Ontario**

**Applicant – MHBC Planning**

Further to our correspondence dated March 11, 2014, the Upper Thames River Conservation Authority (UTRCA) staff met with the proponent and the consulting team on Wednesday March 12, 2014 to discuss the Authority's remaining EIS concerns. The ecological consultant will be providing a formal response to most of these comments as was discussed and agreed upon. The only issue that still needs to be addressed pertains to the wetland.

Based on the supplemental information that was provided yesterday, it appears that the wetland may not be as large as shown on the UTRCA's mapping. That being said, we wish to confirm this in the field when water tables are high and wetland plants have emerged which is between May and June depending on the weather. Given the holding provisions that are included in the recommended zoning which includes the need for Site Plan Approval and given that the necessary Section 28 approvals must be obtained from the Authority, we are confident that our concerns regarding the wetland can be addressed. We have cautioned the proponent that if it is determined that the wetland feature is as extensive as shown on our Regulation Mapping, that the development proposal will need to be revised given that UTRCA policies do not permit development in wetlands. They are in agreement with this approach.

Based on the foregoing, the UTRCA has no objections to this planning application. If there are any questions regarding our comments, please contact the undersigned at extension 293.

Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Christine Creighton  
Land Use Planner  
TT/CC/cc

Encl.

c.c. Sent via e-mail –  
Applicant - MHBC Planning & York Developments  
UTRCA – Mark Snowsell, Land Use Regulations Officer