

BEACON REPORT

A CALL TO ACTION



STAFF RECOMMENDATION BEFORE YOU

GOOD, BUT MORE IS REQUIRED

Think you are committed to protecting the natural environment. Londoners expect it, too.

SIGNIFICANT FINDINGS

p. 62 - 4.3 Implementation Evaluation

The **high degree of variability** in the extent to which EIS (and Environmental Management Plan) recommendations got carried forward into the final Subdivision Agreements is notable. Overall the average rate of “**carry forward**” across eight of the cases studies **is less than half** (i.e., 46%).

...the relatively low rate of carry forward is also attributable, in part, to

some EIS recommendations being either **intentionally dropped** (e.g., perhaps due to cost of implementation or challenges around feasibility) or **overlooked through the planning process**.

SIGNIFICANT FINDINGS

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IMPLEMENTATION: i.e., many recommendations made in the EIS were only carried forward to the Subdivision Agreements in part, or in some cases not at all, and

VALIDATION: i.e., specific recommendations for follow-up on the extent to which mitigation measures related to terrestrial ecology were implemented during or after construction were not made in most EIS or Subdivision Agreements.

SO WHAT?

This will not change ONLY by improvements to the Environmental Management Guidelines as they are seen as a Planning document, not really part of development.

BEACON'S RECOMMENDATIONS

BEACON (P. 63) - The IMPLEMENTATION issue can be addressed by requiring EIS to include a concise summary of all recommendations in conclusion, as well as by ensuring that a City Planner with natural heritage ecological expertise is involved in the development and finalization of all Subdivision Agreements to ensure all the appropriate recommendations are ultimately carried forward.

HOW TO ENSURE THIS HAPPENS?

VALIDATION requires cooperation and commitment between areas which will happen if Council directs it to happen and follows up to see that it happens.

PLEASE ADD THIS RECOMMENDATION

1. Direct the City Planner and City Engineer to develop a method by which
 - A. Recommendations from an EIS or Environmental Assessment are included in a subdivision or development agreement and
 - B. such recommendations are implemented
2. Staff be directed to report back on progress within one year

ONE MORE THING – FENCING

The results of the buffers and fencing analyses also provide some food for thought:

the City has taken a position that un-gated fences between natural areas and the backs of residential lots is an effective tool for minimizing encroachments. Indeed, the case study field work showed that both the incidence and extent of encroachments were consistently greater behind lots without gates, and somewhat greater behind lots with gated fences, than behind those with un-gated fences.

This finding is consistent with recent findings by McWilliam et al. (2010) who studied almost 200 rear yards abutting municipally-owned natural areas across southern Ontario and found that the most effective design approach for minimizing encroachments was fencing without gates. This suggests that the City is on the right track with its current approach requiring un-gated fencing as a mitigation

BUT



AFTER ASSUMPTION

THERE IS NO WAY CURRENTLY TO ENSURE THE FENCE STAYS UNGATED

RECOMMENDATION

STAFF REVIEW AND RECOMMEND HOW THE CITY MIGHT REGULATE AND ENFORCE NO GATES ON FENCES ON LOTS ADJACENT TO COMPONENTS OF THE NATURAL HERITAGE SYSTEM