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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS P.ENG. MANAGING DIRECTOR DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SUNNINGDALE GOLF AND COUNTRY CLUB. 259 SUNNINGDALE ROAD WEST PUBLIC PARTICIPATION MEETING ON MAY 9, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner - Development Planning, the following action be taken with respect to the request from Sunningdale Golf and Country Club Limited relating to the property located at 259 Sunningdale Road West;

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 17, 2016 to amend the Official Plan to change the designation of the subject lands **FROM** a Low Density Residential designation, **TO** an Open Space designation;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 17, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Urban Reserve (UR4) Zone and an Open Space (OS5) Zone **TO** an Open Space (OS1) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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OPA No. 354, Official Plan Section 10 Specific Policy Area cxii) Sunningdale Road W. between Richmond Street and Wonderland Road North and cxiii), Sunningdale North Planning Area - Medway Creek Corridor- Approved May 4, 2005

Sunningdale North Area Plan- 2006

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this Official Plan and Zoning By-law Amendment is to allow the re-location of the Sunningdale Golf Course operations (six (6) golf course holes) from their existing location on the south side of Sunningdale Road West to the north side in the Medway Valley Natural Heritage Corridor which will assist in facilitating the future Sunningdale Road West widening.

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RATIONALE

1. The recommended amendment is consistent with the Provincial Policy Statement 2014;
2. The recommended amendment is consistent with the City of London Official Plan Section 10 cxiii) Specific Policy Area Sunningdale North Planning Area - Medway Creek Corridor.
3. An Environmental Impact Study has been submitted to the satisfaction of the City and an agreement will be entered into with the City implementing the recommendation of the accepted EIS.
4. The proposed amendment will allow for the relocation of golf course operations to the north of Sunningdale Road West facilitating a future road widening;
5. The proposed development will result in a net benefit to the Medway Valley Natural Heritage Corridor.

BACKGROUND

During the Sunningdale North Area Plan process which started in 2002, the need to widen Sunningdale Road West along the Sunningdale Golf and Country Club property was identified. Council amended the Official Plan in 2005 (OPA 354) adopting two Chapter 10 Specific Area Policies. Chapter 10) cvii) policy which allows for the bulk of the future Sunningdale Road West widening to be taken from Sunningdale Golf and Country Club's lands on the south side of Sunningdale Road West and Chapter 10 cviii) which allows for the golf course operation to be moved from the south side of Sunningdale Road West to north side in the Medway Valley Corridor.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Environmental and Parks Planning

- *Environmental and Parks Planning is satisfied with the revised hole locations and the compensation/rehabilitation/mitigation measures required for the installation of the holes. The applicants agent has demonstrated that there will be an overall net increase of 1.4 hectares to the natural heritage feature and ESA at the completion of the hole relocation. It is recognized that within the municipal boundary there will be a net loss to the natural heritage system, however, taking into consideration the remediation and compensation work outside the municipal boundary there will be a net benefit to the natural heritage system.*
- *The owner is working with the City and the UTRCA on an agreement that will implement a process for the compensation/rehabilitation/mitigation measures as provided in the accepted EIS and associated addendums. Environmental and Parks Planning is satisfied with the progress to date on the agreement and will continue to work with the owner and UTRCA to complete the agreement and implement the compensation/rehabilitation/mitigation measures in a timely manner. Further restoration details maybe required as part of the agreement.*

Upper Thames River Conservation Authority

The UTRCA originally had concerns with the proposed development and its impacts in this area. After numerous discussions with the applicant and modifications to the golf course design the issues have been resolved to the satisfaction of the UTRCA subject to the applicant obtaining a Section 28 permit.

Please see attached Notice of Decision (Appendix 1)

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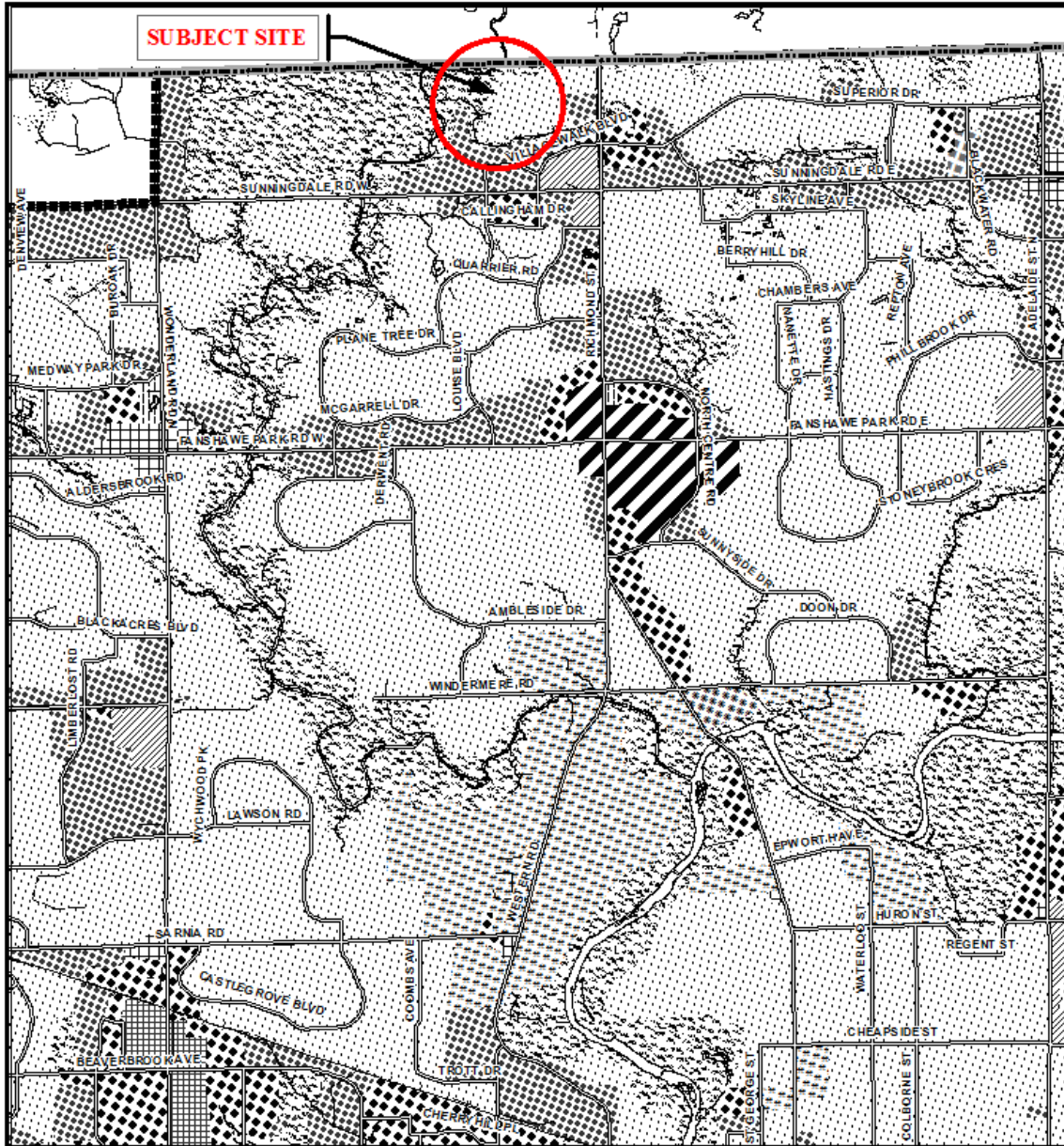
Environment and Ecological Planning Advisory Committee

Please see attached full comments accepted by Council March 23, 2016 (Appendix 2).

PUBLIC LIAISON:	<p>On September 13, 2012 Notice of Application was sent to all property owners (within 120m) in the surrounding area. Notice of Application was also published in The Londoner on September 8, 2012.</p> <p>On January 12, 2016 an informational notice of application was sent out to 45 property owners (within 120m) in the surrounding area.</p>	No replies were received.
<p>Nature of Liaison: The purpose and effect of the requested amendments is to facilitate the relocation of 6 holes from land located south of Sunningdale Road West to land north of Sunningdale Road West, east of the existing golf course.</p> <p>Possible Amendments:</p> <p>OFFICIAL PLAN</p> <p>Schedule "A" – Land Use</p> <p>Change the land use designation on Schedule "A" of the Official Plan from "Low Density Residential" to "Open Space", which permits a range of recreation uses including golf courses.</p> <p>ZONING AMENDMENT</p> <p>Change the Zoning in By-law Z.-1 <u>from:</u></p> <p>An Urban Reserve (UR4) which protects large tracts of land from premature development and permits existing dwellings, agricultural uses, conservation lands, woodlots, wayside pits, passive recreation uses, kennels, outdoor recreation clubs and riding stables; and Open Space (OS5) Zone which is applied to areas with important natural features and permits conservation lands, conservation works, passive recreation uses and managed woodlots</p> <p>to:</p> <p>An Open Space (OS1) Zone which permits conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground and managed forests.</p>		
<p>Responses: None</p>		

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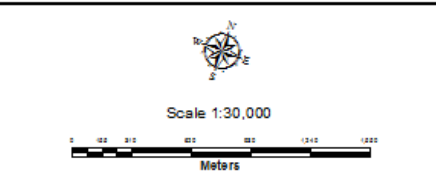
OZ-8094
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Legend	
	Downtown
	Wonderland Road Community Enterprise Corridor
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LAND USE -

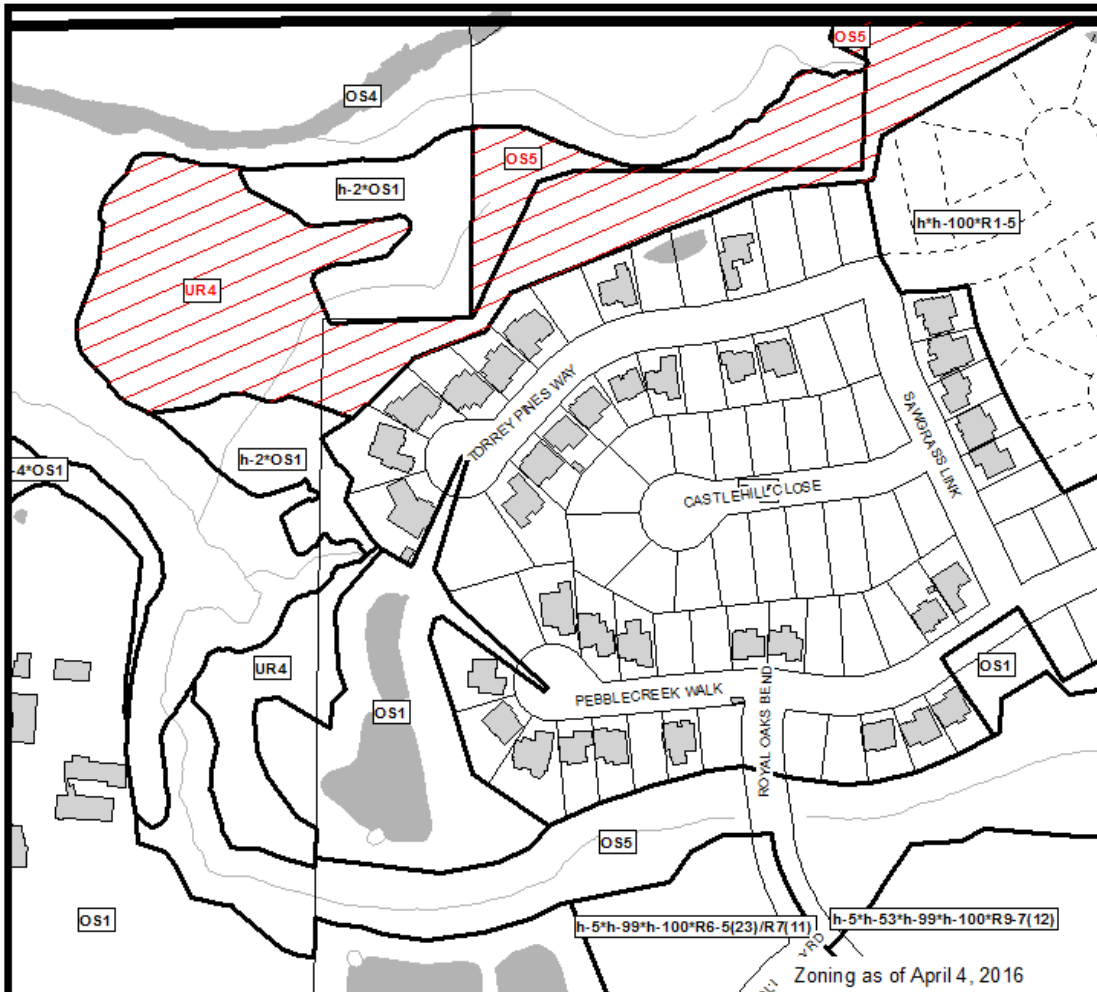
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8094
PLANNER: CS
TECHNICIAN: JTS
DATE: April 14, 2016

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OZ-8094
C. Smith



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
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| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "h" - HOLDING SYMBOL "d" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
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CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



FILE NO:

OZ-8094

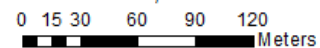
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MAP PREPARED:

April 14, 2016

JTS

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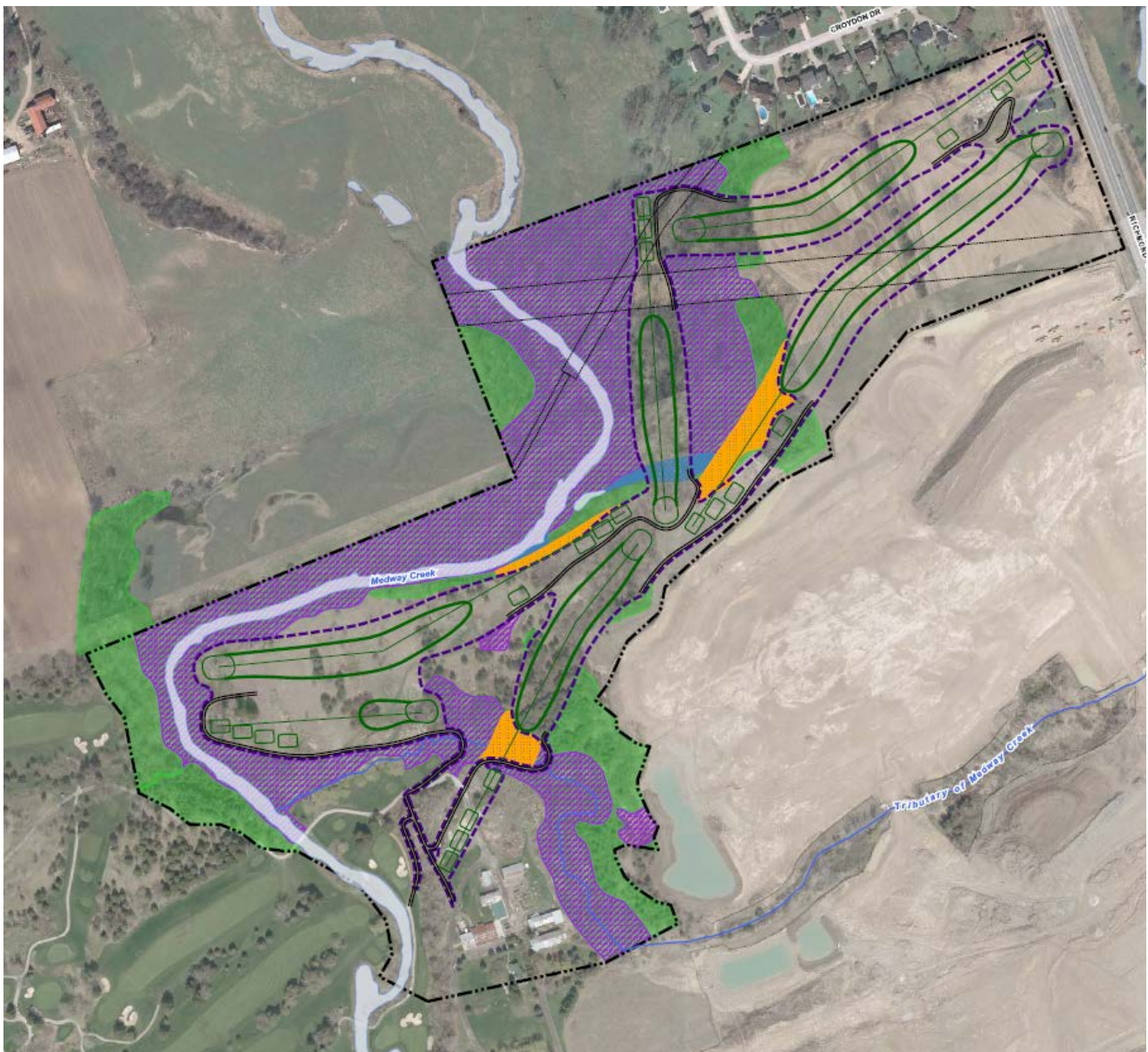
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ANALYSIS

Nature of Application

The proposed Official Plan/Zoning By-law Amendment is to permit the re-location of the Sunningdale Golf Course operations (six (6) golf course holes) from their existing location on the south side of Sunningdale Road West to the north side in the Medway Valley Corridor which will assist in facilitating the future Sunningdale Road West widening.

Proposed Golf Hole Locations



Provincial Policy Statement 2014

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 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

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features and areas, surface water features and ground water features

The proposed amendment is consistent with the Provincial Policy Statement as it:

- provides long term protection of the Medway Valley Natural Heritage Corridor; and
- provides an opportunity to retain and enhance the significant corridor which includes:
 - an overall net increase of 1.4 hectares to the natural heritage feature and ESA; and
 - in conjunction with remediation and compensation work outside the municipal boundary, will result in a substantive net benefit to the natural heritage system.

Sunningdale North Area Plan

In 2006 Council adopted the Sunningdale North Area Plan which states the following:

While Sunningdale Golf Club does not have active golf facilities within the forest community (FD 5-8), future plans may include the extension of the golf course to the north, involving some degree of intrusion into parts of the identified significant woodland.

The intent of the Woodlands classification is that further investigation in the form of an Environmental Impact Study, may result in a change (reduction or expansion) of the boundary of the significant woodland, At the same time, the Medway Creek and valley lands would benefit from human intervention that might take the form of substantial woodlot management, reforestation, habitat creation, etc.

To achieve an overall net environmental benefit to the system, a special policy was added to Chapter 10 of the City of London Official Plan that recognizes the historic association of the Medway Valley with the Sunningdale Golf Club, clarifies that prior to any golf course development in proximity to or within the natural areas an EIS be completed that deals with impacts and mitigation as it relates to the system, and provides confirmation that the EIS recommendations may result in changes to the boundaries or interiors of both woodland patches in concert with complimentary enhancements elsewhere

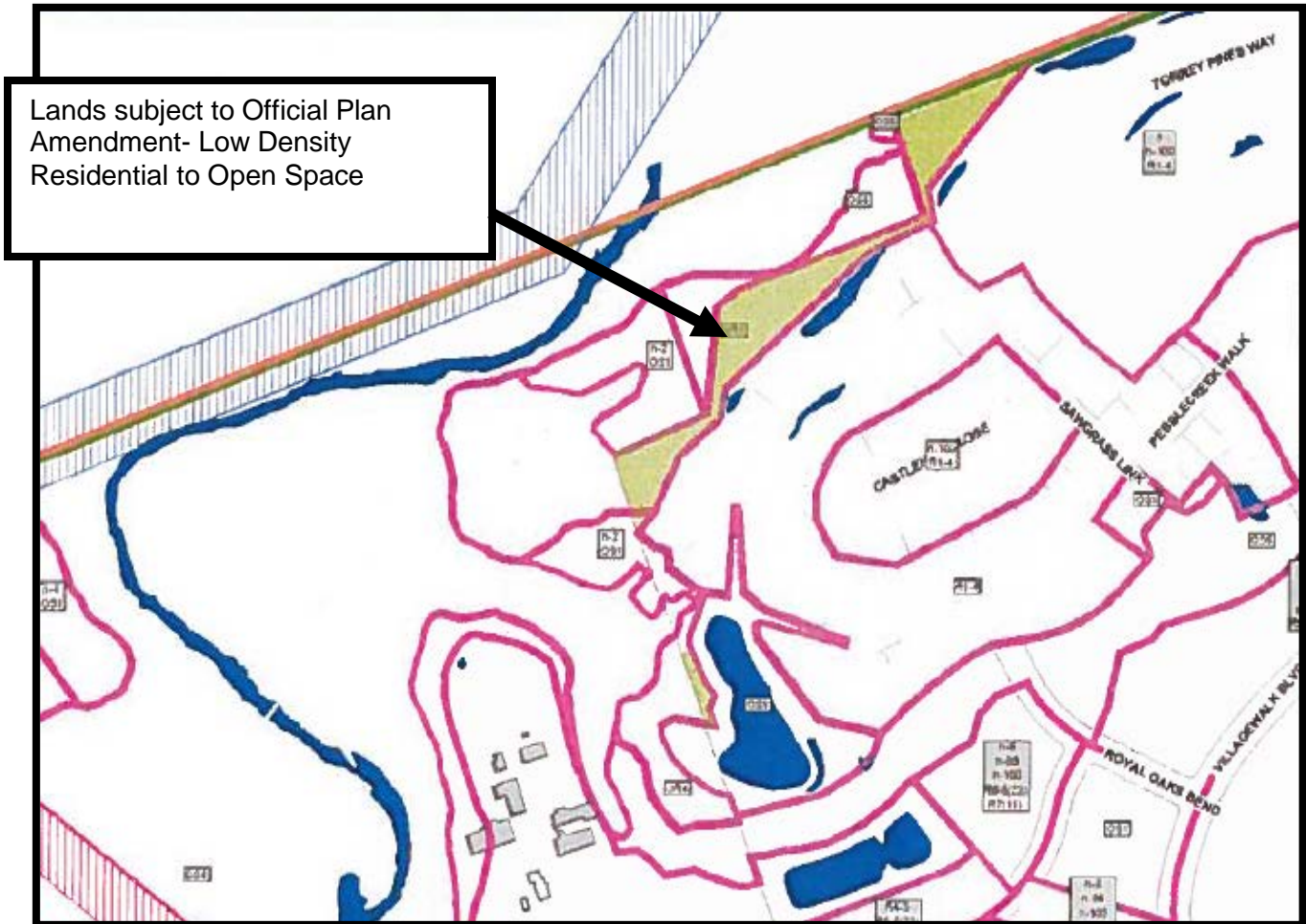
The proposed amendment is consistent with the Sunningdale North Area Plan as:

- An Environmental Impact Study has been completed and accepted by the City;
- The compensation, enhancements and rehabilitation mitigation measures as identified in the accepted EIS will be implemented through an agreement with the City: and
- The amendment will result in an overall net environmental benefit to the natural heritage corridor.

Official Plan Policies

The proposed amendment is to change the designation from Low Density Residential to Open Space for the lands shown below.

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These lands are subject to Official Plan Section 10 cxiii) Specific Policy Area, Sunningdale North Planning Area - Medway Creek Corridor that states:

This policy applies to any expansion of the existing golf course operation within the study of distances specified in Table 15.1. of this Plan, of the Medway Creek Significant Stream Corridor or lands adjacent to the Corridor that are designated Woodlands, Vegetation Patches Outside ESA's and Wetlands, or ESA on Schedule "B" of this Plan within the Sunningdale North Area Plan. Prior to such expansion, an EIS shall be prepared for the Medway Creek Significant Streams Corridor and related upland ecological system within the Area Plan. The recommendations of the EIS may include changes to the limits or interior characteristics of the Dry-Fresh Sugar Maple-White Ash Deciduous Forest and the Willow Mineral Deciduous Forest and the Willow Mineral Deciduous Swamp on the north and south ends of the Planning Area, identified as FOD5-8 and SWD4-1 in the Natural Heritage Study Addendum (Stantec Consulting Ltd., July, 2004) provided adequate compensation is provided, including the implementation of vegetation management practices and significant renaturalization, that will provide a net benefit to the riparian and terrestrial condition of the valley lands and associated upland woodlots to the satisfaction of the City of London and the Upper Thames River Conservation Authority.

and Official Plan Section 10 cxii) Specific Policy Area Sunningdale Road W. between Richmond Street and Wonderland Road North that states:

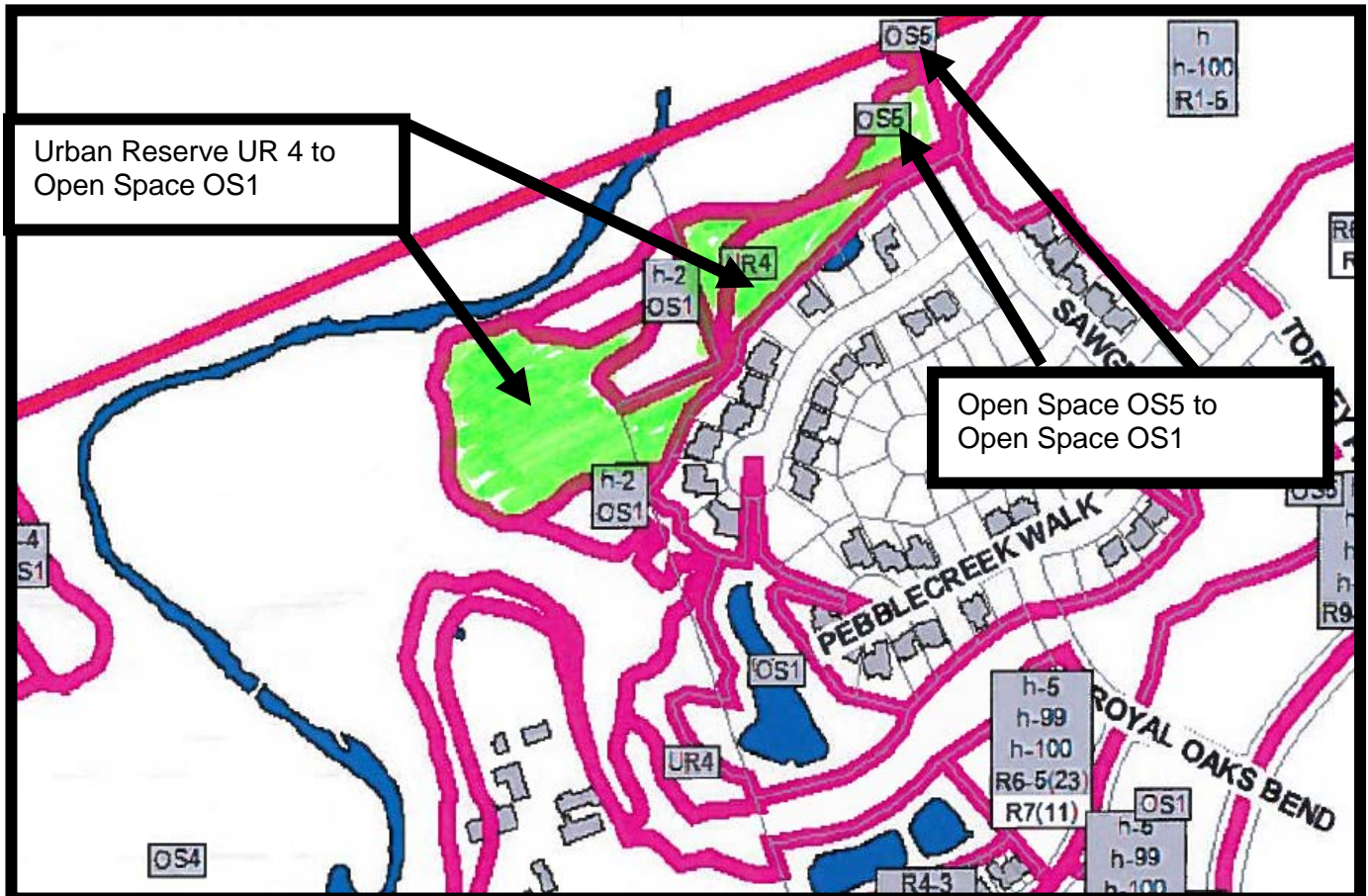
The intent of this policy is to facilitate land acquisition for the widening of Sunningdale Road West to its ultimate required width while avoiding disturbance of the existing golf course operations on the north side of the road.

The proposed amendment is consistent with the City of London Official as:

- An Environmental Impact Study including addendums has been completed and accepted by the City of London and the Upper Thames River Conservation Authority (including the decision to allow for the issuance of a Section 28 permit);
- The compensation, enhancements and rehabilitation mitigation measures as identified in the accepted EIS will be an overall net increase of 1.4 hectares to the natural heritage feature and ESA;
- The compensation, enhancements and rehabilitation measures will be implemented through an agreement with the City under the Tree Conservation By-law and Upper Thames River Conservation Authority through the Section 28 permit process; and
- The amendment will facilitate land acquisition for the widening of Sunningdale Road West minimizing impacts on the existing golf course operations on the north side.

Zoning By-law Amendment

The requested amendment to the zoning by-law is to change the zoning of the subject property from an Urban Reserve (UR4) Zone and an Open Space (OS5) Zone to an Open Space (OS1) Zone on the lands as shown below.



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The existing Urban Reserve (UR4) Zone allows for existing uses and the Open Space (OS5) Zone allows for passive open space uses (non recreational). The proposed Open Space (OS1) Zone allows golf course uses. The proposed zoning will implement the relocation of the golf course operations from the lands south of Sunningdale Road West to the north and through the agreement with the City will result in a net benefit to the Medway Valley Natural Heritage Corridor. The proposed zoning represents good land use planning.

Environment and Ecological Planning Advisory Committee

The EEPAC report to Council on March 23, 2016 included the following recommendations:

- *Agree to preserve a large riparian buffer along Medway Creek near the new construction.*
- *Commit to reclaiming the original Medway Creek Riparian Zone (EAST and WEST) and its tributary from the golf course.*
- *Educate your membership on the importance of a healthy Medway Valley.*
- *Place signage on the course, display posters in the clubhouse and provide pamphlets to new members reminding golfers of the ongoing restoration project.*
- *Discard the two year monitoring program. This restoration project is a 10 -20 year affair and monitoring should reflect the complex nature of EEPAC's recommendation.*
- *Employ Audubon Cooperative Sanctuary Program guidelines to restore a "living, breathing" riparian zone along Medway Creek.*

The applicant has obtained a Section 28 Permit from the Upper Thames River Conservation Authority and will be required to enter into an agreement through the Tree Conservation By-law process with the City of London. Sunningdale Golf and Country Club has stated that it is committed to the stewardship of the Medway Valley Natural Heritage Corridor. Through the Section 28 permit conditions, the agreement with the City of London and the commitment of Sunningdale Golf and Country Club to provide stewardship of the Medway Valley Natural Heritage Corridor, the intent of the recommendations of EEPAC will be implemented.

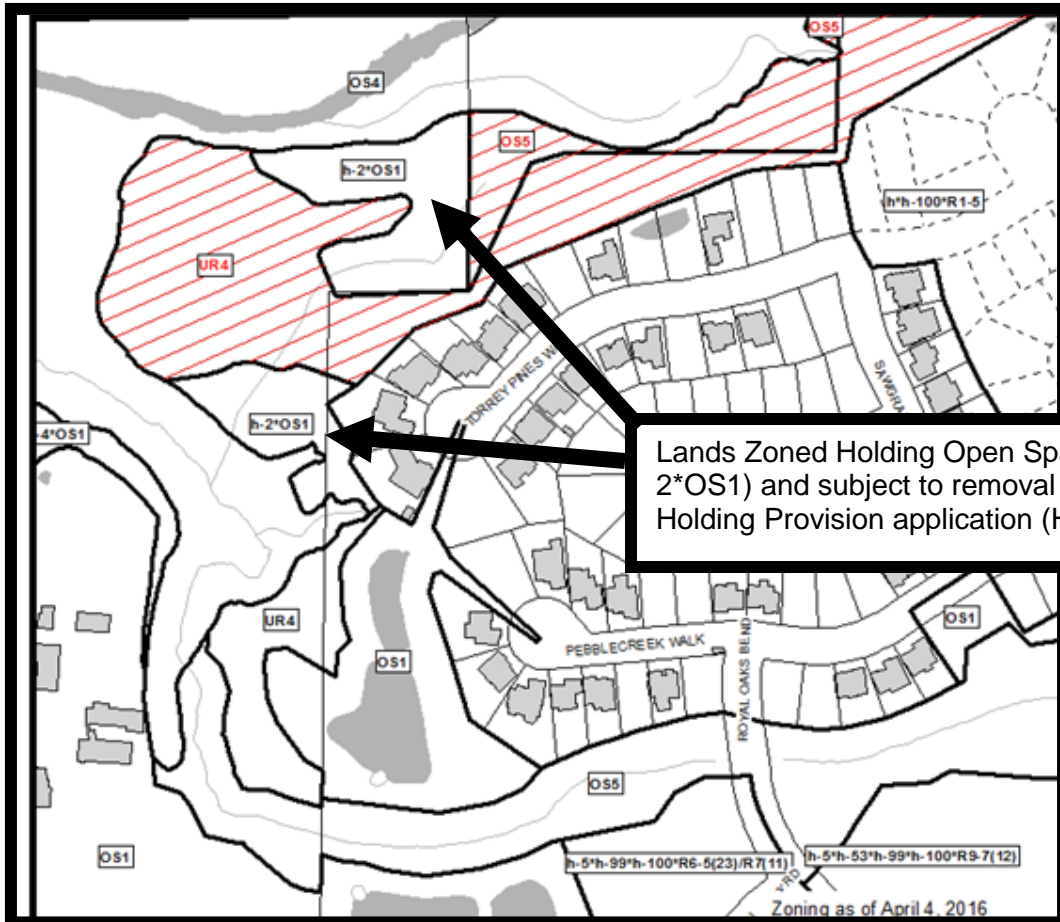
Existing Holding Provision h-2

Sunningdale Golf and Country Club submitted an application (H-8095) in 2012 to remove the h-2 holding provision from the lands zoned Open Space (h-2*OS1). These lands are required for the relocation of the golf course operation (shown below). The h-2 holding provision requires:

Purpose: To determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System (identified on Schedule "B" of the Official Plan), an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol.

The required Environmental Impact Study including addendums have been submitted by Sunningdale Golf and Country Club and reviewed and accepted by the City of London Ecologist and the Upper Thames River Conservation Authority. Sunningdale Golf and Country Club is required to enter into an agreement with the City of London implementing the recommendation of the accepted EIS prior to the removal of the h-2 holding provision. The staff report for the removal of the holding provision will be reviewed by Council at a future date.

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CONCLUSION

The proposed amendment will allow for the relocation of golf course operations to the north of Sunningdale Road West facilitating a future road widening resulting in a net benefit to the Medway Valley Natural Heritage Corridor. The recommended amendment is consistent with the Provincial Policy Statement 2014, the City of London Official Plan and represents good land use planning.

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PREPARED and RECOMMENDED BY:	REVIEWED BY:
CRAIG SMITH SENIOR PLANNER-DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MCIP, RPP MANAGER-DEVELOPMENT SERVICES AND PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

May 2, 2016
AM/am
"Attach."

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 259 Sunningdale Road West.

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 for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13.*

PASSED in Open Council on May 17, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – May 17, 2016
Second Reading - May 17, 2016
Third Reading - May 17, 2016

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AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of certain lands described herein from Low Density Residential to Open Space on Schedule “A”, Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 259 Sunningdale Road West in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the *Provincial Policy Statement, 2014*, and the Open Space policies of the Official Plan.

The recommended amendment will facilitate the development of six (6) golf course holes.

The recommendation to permit golf course development will allow for the relocation of the existing golf course operation to the north of Sunningdale Road West facilitating future road widening, and will provide a net benefit to the Medway Valley Environmental Significant Corridor.

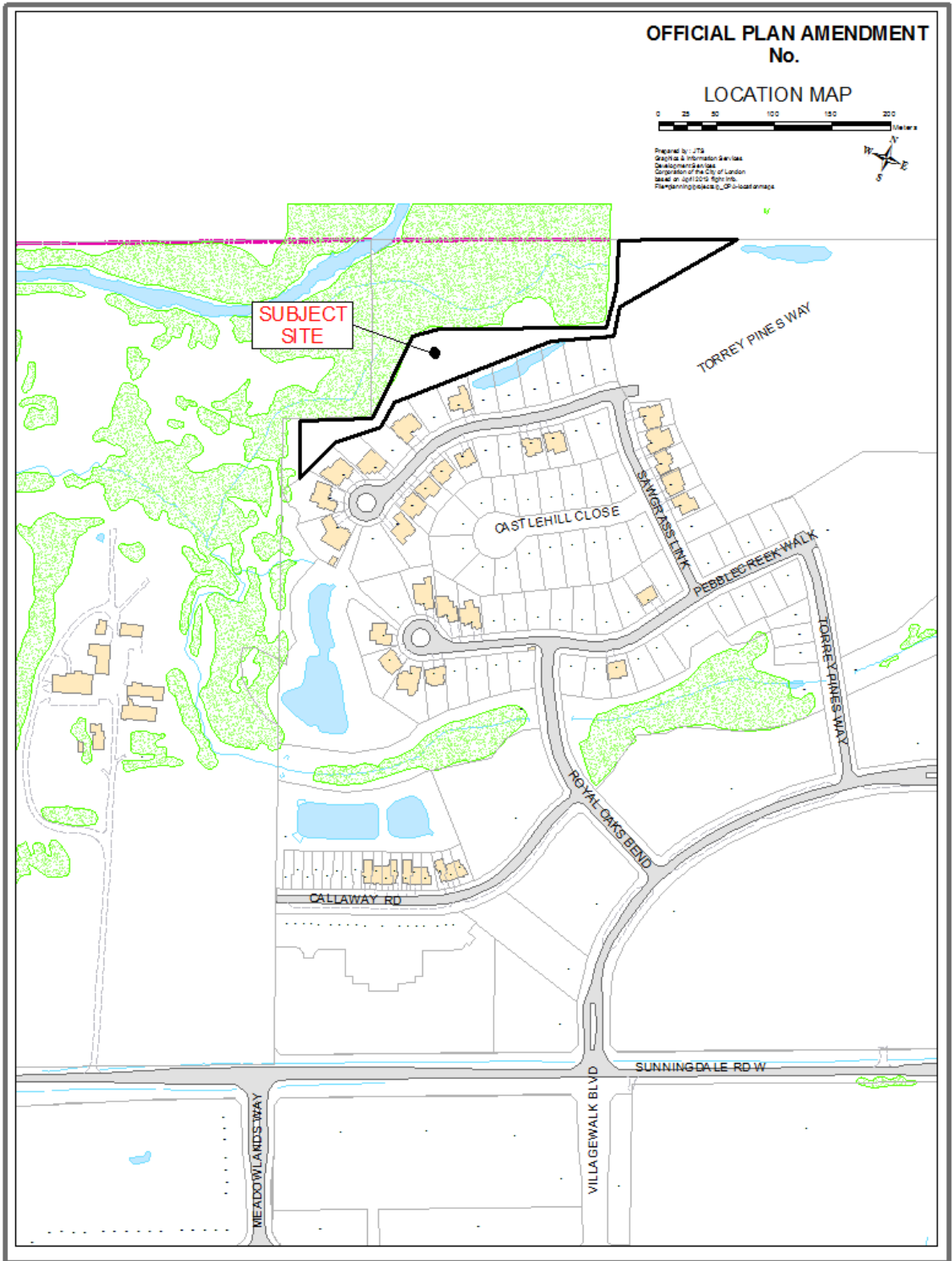
D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating the lands located at 259 Sunningdale Road West in the City of London, as indicated on “Schedule 1” attached hereto from Low Density Residential to Open Space.

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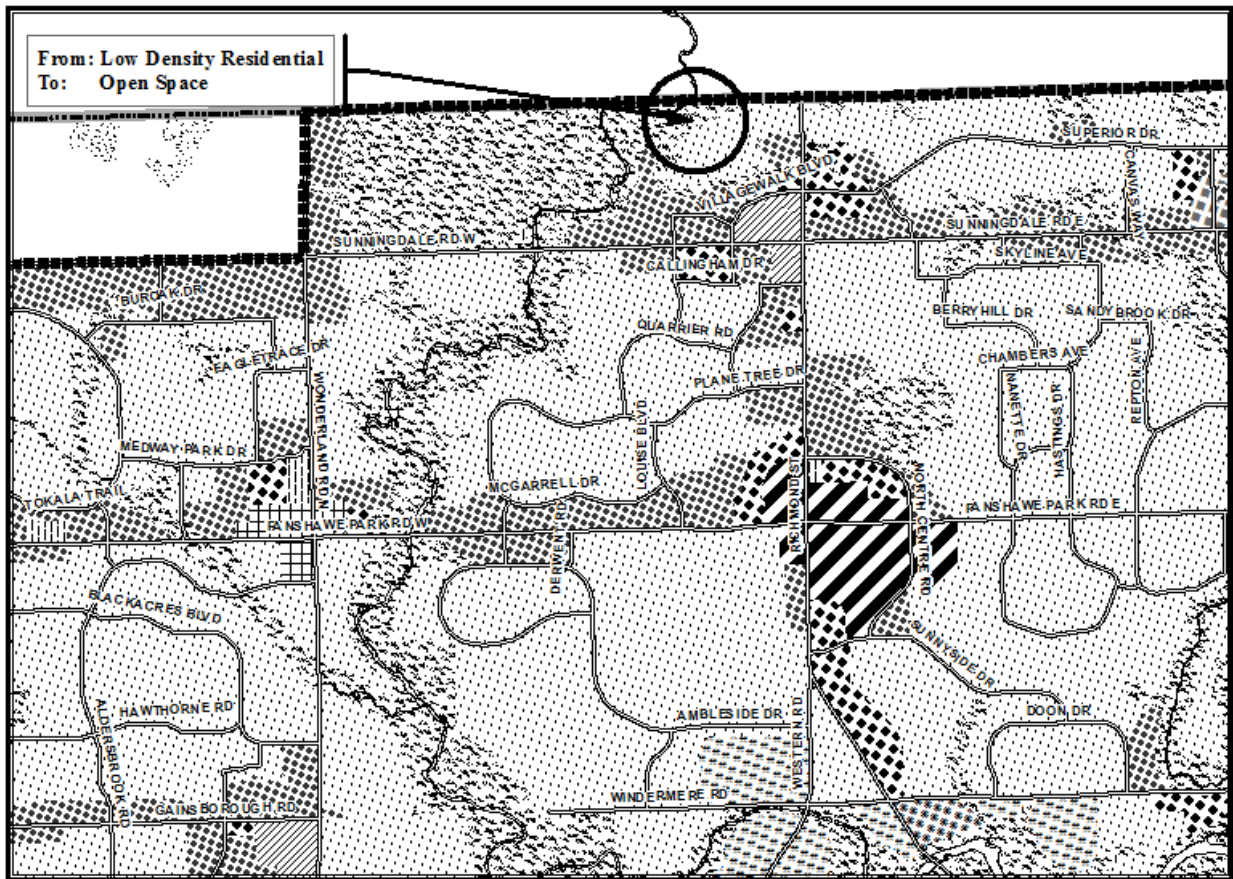
OZ-8094
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OZ-8094
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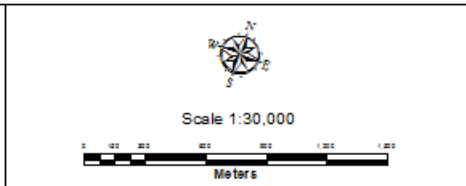
AMENDMENT NO: _____



Legend	
	Office Area
	Office Business Park
	General Industrial
	Light Industrial
	Regional Facility
	Community Facility
	Open Space
	Urban Reserve - Community Growth
	Urban Reserve - Industrial Growth
	Rural Settlement
	Environmental Review
	Agriculture
	Urban Growth Boundary
	Downtown
	Wonderland Road Community Enterprise Corridor
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notation.

**SCHEDULE 1
TO
OFFICIAL PLAN**
AMENDMENT NO. _____
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8094
PLANNER: CS
TECHNICIAN: JTS
DATE: April 14, 2016

PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsol\00\amendments\oz-8310\mxd\scheduleA_b&w_8x11_with_SWAP.mxd

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C. Smith

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 259 Sunningdale Road West.

WHEREAS Sunningdale Golf and Country Club has applied to rezone an area of land located at 259 Sunningdale Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 259 Sunningdale Road West, as shown on the attached map from an Urban Reserve (UR4) Zone and an Open Space (OS5) Zone to an Open Space (OS1) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on May 17, 2016.

Matt Brown
Mayor

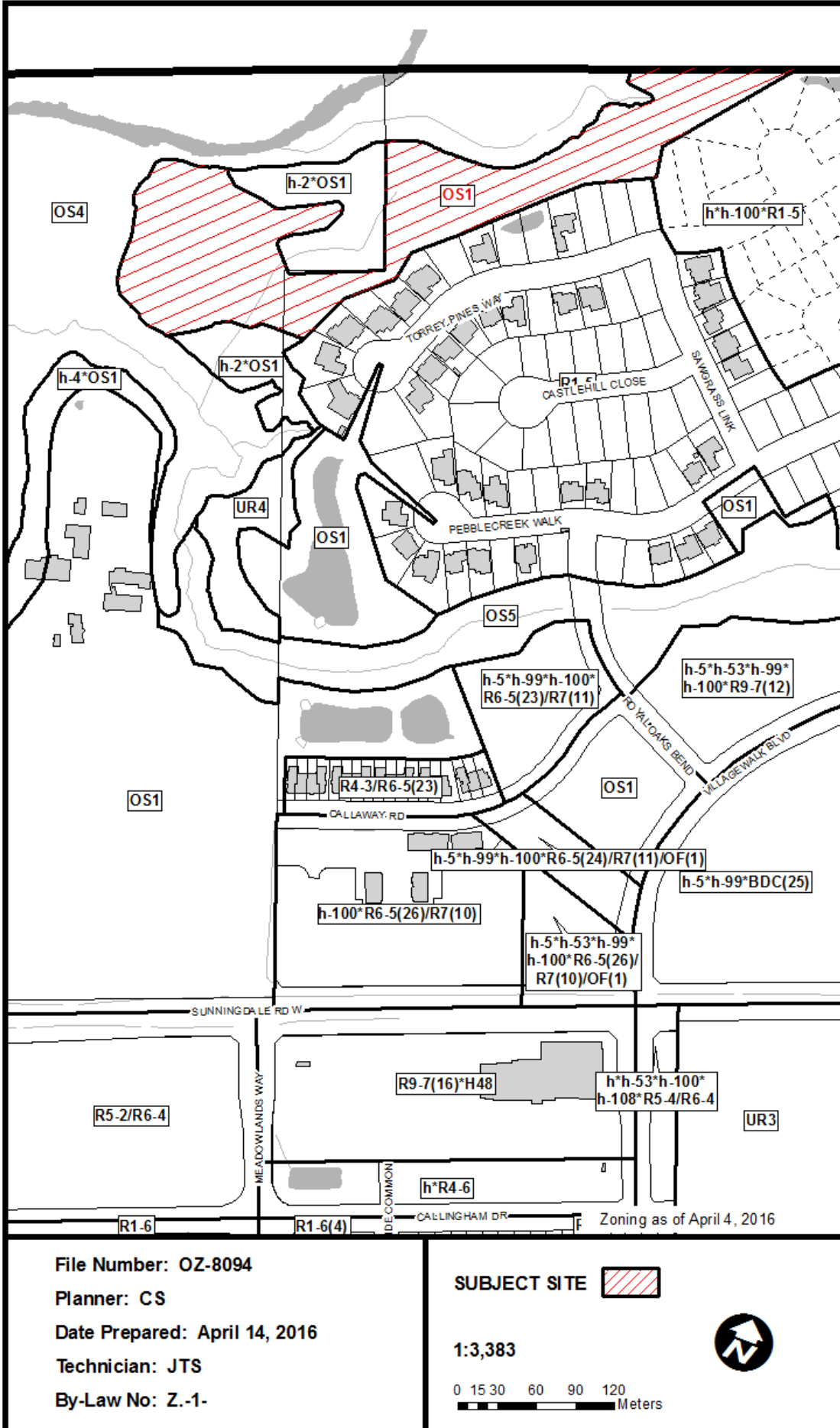
Catharine Saunders
City Clerk

First Reading – May 17, 2016
Second Reading – May 17, 2016
Third Reading – May 17, 2016

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OZ-8094
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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-8094
 Planner: CS
 Date Prepared: April 14, 2016
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE

1:3,383

0 15 30 60 90 120
Meters



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“Appendix 1”

NOTICE OF DECISION

IN THE MATTER OF

The Conservation Authorities Act, R.S.O. 1990, Chapter C. 27 as amended;

AND IN THE MATTER OF

An Application by: ***Sunningdale Golf and Country Club Ltd.***

For the permission of the Upper Thames River Conservation Authority pursuant to Regulations made under Section 28 of this said Act to:

Relocate 6 golf holes within lands regulated by the UTRCA at 465 Sunningdale Road West – City of London

TAKE NOTICE THAT a Hearing before the Upper Thames River Conservation Authority was held under Section 28 of the Conservation Authorities Act at the offices of said Authority at 1424 Clarke Road, London, Ontario on Tuesday, March 22, 2016.

Members of the Hearings and Personnel Committee (Hearing Board) Present:

Murray Blackie (Chair)

Ray Chowen

Jane McKelvie

Sandy Levin

Hearing Participants:

Gordon Thompson – Sunningdale Golf and Country Club Ltd. - Applicant

Sal Bruni - Sunningdale Golf and Country Club Ltd

David Schmidt - Sunningdale Golf and Country Club Ltd

David Charlton – Stantec Consulting Limited

Ian Wilcox - UTRCA

Tracy Annett - UTRCA

Mark Snowsell - UTRCA

Susan Shivas - UTRCA (recording secretary)

Grant Inglis - UTRCA Solicitor

DECISION

MINUTES, HEARINGS AND PERSONNEL COMMITTEE MEETING

HELD Tuesday, March 22, 2016

"RESOLVED that the Hearing Board, in consideration of Application #10/16, approves the subject application as the control of flooding or erosion, pollution or the conservation of land will not be affected by the proposed development, and further,

Given the nature of the proposal and project timing being contingent upon the scheduling of road improvement works on Sunningdale Road, in accordance with UTRCA Board-approved policy (January 2013), Sunningdale Golf and Country Club Ltd. shall be allowed a permit extension not to exceed 60 months and further,

Conditions for approval pursuant to Section 28 of the Conservation Authorities Act will include but not be limited to:

1. Sunningdale Golf and Country Club Ltd. must submit detailed layout, grading, drainage, erosion and sediment control and naturalization plans to the UTRCA for review and approval. Additional development details including construction

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- timing and phasing, outlined in the Scoped EIS prepared by Stantec Consulting Limited must be submitted to the UTRCA for review and approval as well.
2. Monitoring requirements outlined in the Scoped EIS prepared by Stantec Consulting Limited (Page 7.14) must be fully adhered to, with the provision that the UTRCA will also receive "compliance monitoring reports" quarterly in addition to the City of London.
 3. SGCC must continue to work with the UTRCA to assess and implement opportunities for naturalization across all SGCC lands. This will include identifying and implementing opportunities for expanded watercourse buffers, erosion control works, water conservation measures and an enhanced Integrated Pest Management (IPM) program.
 4. Bridge design details for the tributary crossing on the proposed 3rd hole must be forwarded to the UTRCA for review and approval.
 5. Plan revisions generated as a result of subsequent review by others must be forwarded to the UTRCA for review and approval prior to work commencing.
 6. SGCC will keep the UTRCA advised of all scheduled public meetings in the City of London and Middlesex Centre intended to fulfill obligations pursuant to the Planning Act.
 7. All materials and equipment used for the purpose of site preparation and project completion must be operated and stored in a manner that prevents any deleterious substance (e.g. petroleum products, silt, debris, etc.) from entering Medway Creek and its tributary or wetland areas on the project site
 8. All activities, including maintenance procedures, must be controlled to prevent the entry of petroleum products or other deleterious substances from entering the watercourses and wetland areas.
 9. Vehicle and equipment re-fueling and maintenance must be conducted away from the watercourses and wetland areas.
 10. Machinery is to arrive on site in a clean, washed condition and is to be maintained free of fluid leaks. An emergency spill kit will be kept on site in case of fluid leaks or spills from machinery.
 11. Excavated fill and other stockpiled material in the floodplain must be cordoned off with the use of silt fencing to prevent silt from entering the watercourses or wetlands.
 12. "As constructed" drawings, showing all structures and/or works that have been completed shall be submitted to the UTRCA.
 13. A pre-construction meeting and subsequent site meetings shall occur on a regular basis, with the UTRCA invited to participate. Meetings will be used in part to help ensure the contractor is aware of the significant environmental constraints of the project site and to ensure mitigative measures, including erosion and sediment control measures are in place and working effectively.
 14. The Applicant shall agree to the terms and conditions outlined on the application/permit form assigned Application/Permit #10/16

DATED the 24th day of March 2016

Registered



Mr. Ian Wilcox, General Manager/
Secretary-Treasurer

**The Hearings and Personnel Committee of
The Upper Thames River Conservation Authority**

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“Appendix 2”

**SUNNINGDALE GOLF & COUNTRY CLUB LTD – GOLF HOLE RE-LOCATION,
ADDITIONAL COMMENTS**

Reviewers: Brian Gibson, Susan Hall, Caitlin Kushnir, Katrina Moser, Joe Stinziano, Michael Thorn, Randy Trudeau

Date: February 18, 2016

PREAMBLE

It is noted that Sunningdale Golf & Country Club was certified as an Audubon Cooperative Sanctuary in the fall of 2005. Although there are many elements in the Scoped EIS that seem to continue the goals of Audubon International, specifically Sunningdale’s efforts to compensate for disturbed natural heritage features resulting from the re-location of six golf holes, there are also elements in the report that do not go far enough or even do the opposite.

1.0 CONCERNS and OBJECTIONS

1.1 The wetland (SWD4) is a distinct ecosystem that is saturated with water, either permanently or seasonally. It is comprised of a wetland ecosystem and despite proposed mitigation, constructing a golf hole through its middle would alter the water balance and disrupt wetland ecosystem services. This seems in direct conflict with the Audubon International goals, and other guidelines to protect wetlands. Is there no way to avoid this area, perhaps by moving the hole eastward? It is unclear why this hole has to cross over the seep. If it is agreed that this is the only option, then compensation (not based on land lost, but function lost) should be provided by planting native riparian and wetland vegetation along the waterways.

1.2 It is impossible to judge, based on storm quantity and well head data the effect of this new golf hole on wetlands, seeps and base flow. Additional factors not included are the consideration of changing a wetland to a golf course (expect runoff coefficient to change) and changing contours of the region (affecting runoff, standing water and drainage pathways). The report does offer general assurances, but is insufficient. The absence of a sense of topography and how it will be altered makes it difficult to predict the impact of altering this large seep. The wetland surrounding the seep will be negatively affected. A concern is that the False Rue-anemone to the east may be threatened by these changes as well.

1.3 A part of FOD6 will be removed and another part (flyover) will be altered. The flyover areas will not retain their natural features. Once you remove the canopy and understory (next generation) what remains are shade-tolerant groundcover and wildflowers that complete their life cycle before the leaves appear. This ecosystem will not retain any of its natural features. It is hoped that monitoring timelines will increase so that the replacement for the removed 80 year old forest component has a chance to thrive.

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1.4 The proposed location of golf hole #7 eliminates any viable riparian zone in that area. This zone is an integral interface between the land and Medway Creek, characterized by specialized hydrophilic plants. Its presence enhances the water quality of the creek and serves as a corridor for wildlife. A suitable width to this zone should be established for it to function properly. More on this concern later.

1.5 Similarly, possibilities of protecting the tributary with a riparian buffer are limited because the area of grading and ground disturbance actually crosses over the tributary (near hole 3 and 8).

1.6 Three mussel species, the Silver Shiner and False Rue-anemone were observed either outside the study area or within the study area but outside of the footprint and grading area of the project. Each species has a 'threatened' status in Ontario and even though adult members of these species may not be at risk, the project is potentially destroying suitable habitat for future generations of each species. Habitat loss leads to the inability of each species to establish new communities. Aquatic measurements are limited and fail to provide adequate baseline data.

2.0 THE SPECIAL POLICY

2.1 The concerns and objections listed are but a few as the special policy makes this exercise mostly redundant. EEPAC commends Sunningdale on their plan to restore and enhance land and the proposed mitigation efforts. Because EEPAC believes that Sunningdale and its membership strongly believe in environmental stewardship we enthusiastically make the following recommendation.

3.0 RECOMMENDATION

3.1 As noted in the Scoped EIS, one of your goals is to improve the natural riparian vegetation along Medway Creek. As mentioned, the restoration and enhancement scheme could lead to some improvements to the proposed new golf holes. However, focusing on a sufficiently wide riparian zone along the entire stretch of Medway Creek (EAST and WEST) and its tributary would have a far greater impact. This would result in a riparian zone that would function properly and therefore enhance the water quality of the creek, creating a continuous corridor through the property for wildlife and establishing links with neighbouring natural heritage features.

4.0 RATIONALE

4.1 The riparian buffer along the north eastern section of fairway seven near the tee boxes is too narrow to be ecologically relevant and is much less than the 30m buffer recommended for a permanent watercourse (City of London, 2007). Furthermore, the golf course development plan calls for the buffer to be cleared of trees to the edge of Medway Creek. The clearing of trees within the buffer zone will increase the exposure of Medway Creek to solar radiation, which will increase the water temperatures of Medway Creek within the cleared buffer area as well as areas downstream. River ecosystems are highly sensitive to temperature fluctuations and the removal of buffer areas will increase diurnal temperature variations and lead to higher

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maximum summer temperatures (Malcolm et al., 2004; Gomi et al., 2006; Cole and Newton, 2013). The riparian buffers of Medway Creek have already been heavily eroded by development and the continued degradation of its riparian buffers is unwise and irresponsible.

4.2 A recent case study by Mah et al.; (2015) on exploited riparian corridors and appropriate riparian buffer width, suggests that to maintain the health of riparian corridors, buffers of at least 40 m are required. The net benefits are four-fold: enhance the buffering and health of the riparian corridor, eliminate the impact of the relocation on the seep, the butternut tree, and the wetland (SWD4). Ideally, widening the riparian buffer on both sides of the stream would be best.

4.3 Zedler and Kercher et al.; (2004) state that nutrient (nitrate) runoff into wetlands can increase the risk of invasive plant species into wetlands. This would pose a particular issue for the remaining remnants of SDW4. Generally, wetlands in riparian zones can absorb a significant amount of the nutrient runoff, but at the risk of encouraging the growth of invasive species.

4.4 Lin et al.; (2002) use modeling to investigate the effects of riparian buffer width in attenuating pesticide runoff. Depending on the type(s) of pesticide used and their solubility, a larger buffer zone may be required to prevent pesticide contamination in waterways. Buffers of 30 m to even 60 m may be required depending on the intensity of soluble pesticide use. This further supports the value of an enhanced wetland buffer which would complement the Audubon integrated pest management program initiated in 2005.

5.0 SUMMARY OF RECOMMENDATIONS

5.1 Agree to preserve a large riparian buffer along Medway Creek near the new construction.

5.2 Commit to reclaiming the original Medway Creek Riparian Zone (EAST and WEST) and its tributary from the golf course.

5.3 Educate your membership on the importance of a healthy Medway Valley.

5.4 Place signage on the course, display posters in the clubhouse and provide pamphlets to new members reminding golfers of the ongoing restoration project.

5.5 Discard the two year monitoring program. This restoration project is a 10 -20 year affair and monitoring should reflect the complex nature of EEPAC's recommendation.

5.6 Employ Audubon Cooperative Sanctuary Program guidelines to restore a "living, breathing" riparian zone along Medway Creek.