

North Huron Industrial Lands

Dated February 2016, received at EEPAC November 17, 2016

Reviewers: Sandy Levin and Ian Whiteside
December 4, 2016

EEPAC is generally supportive of the outcome of the City's work on this site as it relates to designation of the lands as Significant Woodland. EEPAC is also supportive of the consultant's recommendations on page 51 (although we suggest the 'shoulds' be changed to 'shalls'). Our support includes doing a winter survey for deer congregation areas (p. 36).

In addition, EEPAC has some other recommendations.

THEME #1 – Hydrological Study

EEPAC recommends a hydrological study on the lands in order to determine the impacts of development on the MAM, which has been identified as Significant Wildlife Habitat due to the presence of Species of Special Concern (Snapping Turtle) and is a locally significant wetland (North Huron Wetland as determined and named by the consultants). This recommendation is because the entire Cameron Award Drain is not included in the boundary of the Significant Woodland. Most of the area around this Drain is within the Regulation Limit as shown on the UTRCA map included in Appendix C. There are clearly groundwater connections (watercross noted in the furthest upstream reach) and changes to the overland flow patterns could alter established erosion channels and volumes, threatening downstream habitat. Section 2.3 of the SLSR says:

"The confluence channel is likely to be sensitive to changes in hydrological regime and could be susceptible to further morphological adjustments if the frequency, duration and magnitude of high flow events increase."

Recommendation 1: A hydrological study be included as part of the Environmental Impact Study to determine the impact of development on the riverine wetland (MAM) identified as Significant Wildlife Habitat by the consultants. The recommended study should define how large a recharge area is required to maintain the MAM and then conditions to protect it included as part of the development approval process.

Theme #2 – Buffers

Recommendation 2: The EIS should identify appropriate buffers noting that under UTRCA policies, a minimum 15 m buffer should be applied to the watercourses.

Theme #3 – Species at Risk (Barn Swallows)

Barn swallows were noted as foraging in the area. The consultants identified that it is possible that nesting sites would be found in buildings at the Forest City National Golf Course. As such EEPAC recommends:

Recommendation 3: The City (and UTRCA as landowner) advise the Golf Course that prior to any alteration or removal of buildings, a survey of barn swallow nests is required.

Theme #4 – Site Plan / Development Agreements

Recommendation 4: The site plan and design elements include:

- Green roof
- Low Impact Development (Stormwater)
- The use of porous instead of impermeable surfaces wherever possible as advised by the recommended Hydrological Study
- Re-naturalization of the lands between the Cameron Award Drain and the Significant Woodland should be required

Recommendation 5: The SWHMIST #37 be consulted so that any impacts to the SWH due to development can be avoided or mitigated.

Theme #5 – Official Plan and Zoning by-law amendments

EEPAC is supportive of the consultant's recommendation #1 on page 51 of the SLSR.

Recommendation 6: Amendments to Schedule A and Schedule B-1 of the Official Plan be initiated and City staff include the changes recommended by the consultant in the list of updates to the London Plan that staff are maintaining.