

Jared and members of the Planning Committee,

As the president of the Friends of Meadowlily Woods Community Association, I have been receiving a lot of emails, phone calls and messages on Facebook about an item coming to the Planning Committee for next Monday, March 27.

I am hearing concerns about fencing facing Meadowlily Woods Environmentally Significant Area as this natural area is to the immediate north of this subdivision. Folks are asking that there be no gates facing the ESA. There are also concerns that we would rather have the 28 single detached dwelling lots than the cluster housing. We are also concerned that the 10 metre setback from the lands zoned Open Space is certainly not enough. According to the Provincial Policy Statement and London Environmental Guidelines, isn't that supposed to be a 30 metre minimum?

There are also concerns about how close this development is to areas of the Environmentally Significant Area that are designated as provincially significant wetland (I attach a map from the MNR; dark blue areas are PSW). We are concerned that the road and several of the houses in this proposed subdivision are too close to the creeks and streams that are the water sources for these two ravines.

Many of my folks have mentioned that there are a lot of housing lots in the area that are not next to an ESA or PSW: Summerside and a new subdivision at the corner of Commissioners Road and Jackson Road. They are already digging over there and that developer just agreed to have ESA and PSW setbacks of 30 m. The concerns of my folks is that there are many other areas for housing near us that are not adjacent to such sensitive natural features. In that regard it would be helpful if the road and the houses to the north end of this development were further away from the streams and creeks that service the PSW areas. Large changes in surface water can create erosion and heavy sentiments going into the creeks and changes in groundwater supply can damage sensitive plants, reptiles and fish in the area.

The people in my community association value Meadowlily Woods as a habitat for wildlife, birds, reptiles and fish (these ravines are two active creeks by the time they enter the South Thames River).

I would like to have an opportunity to address the committee about these matters at next Monday's Planning meeting.

Thanks

Gary Smith
President, Friends of Meadowlily Woods Community Association
Member of the Urban League of London