

1ST REPORT OF THE

ENVIRONMENTAL AND ECOLOGICAL PLANNING ADVISORY COMMITTEE

Meeting held on September 20, 2012, commencing at 5:01 p.m.

PRESENT: D. Sheppard (Chair), K. Delaney, R. Gupta, B. Maddeford, T. McLellan, L. Nattagh, C. Peterson, S. Sanford, G. Sass, G. Vilks, A. Youssef and N. Zitani and B. Mercier (Secretary).

ALSO PRESENT: B. Bergsma, C. Creighton, B. Krichker, A. Macpherson, L. McDougall, H. McNeely and C. Saunders.

REGRETS: I. Garcia and S. Levin.

I YOUR COMMITTEE RECOMMENDS:

Stanton Drain
Remediation
and Hyde Park
SWM Facility 4
– Scoped
Environmental
Impact Study

1. (9) That the following actions be taken with respect to the Stanton Drain Remediation and Hyde Park SWM Facilities:

- (a) the Civic Administration **BE REQUESTED** to inform and engage the Environmental and Ecological Planning Advisory Committee (EEPAC) with respect to the compensation design plan at the Hyde Park SWM Facility 5; and,
- (b) the new compensation design plan, noted in (a) above, **BE DESIGNED** to replicate the habitat being lost in Hyde Park SWM Facility 4;

it being noted that the EEPAC reviewed and received the following with respect to this matter:

- a communication dated October 24, 2011, from B. Haklander, Environmental Services Engineer;
- a communication dated October 19, 2011 from the EEPAC Working Group; and,
- a communication dated August 24, 2012, from S. Rans, Chair, Wildlife Sub-committee, Animal Welfare Advisory Committee.

Kains Woods
ESA

2. (Added) That the following actions be taken with respect to tree removal from the Kains Woods Environmentally Significant Area (ESA):

- (a) the Civic Administration **BE ASKED** to provide an update to the Environmental and Ecological Planning Advisory Committee (EEPAC) related to the restoration plans for the Kains Woods area; and,
- (b) the Civic Administration **BE REQUESTED** to provide a copy of the permit application form related to this matter to the EEPAC for its October meeting;

it being noted that the EEPAC held a general discussion with respect to this matter.

II YOUR COMMITTEE REPORTS:

Election of Chair
and Vice Chair

3. That the Environmental and Ecological Planning Advisory Committee (EEPAC) elected D. Sheppard as its Chair and G. Sass as its Vice Chair for the term ending November 30, 2012.

Committee
Orientation

4. That the Environmental and Ecological Planning Advisory Committee (EEPAC) received the attached presentation from C. Saunders, City Clerk, with respect to the EEPAC orientation.

New EEPAC
Term
Orientation

5. That the Environmental and Ecological Planning Advisory Committee (EEPAC) received the attached presentation from B. Bergsma, Ecologist Planner, with respect to the following:

- history of EEPAC;
- tools for Ecosystems Planning; and,
- Environmental Management Guidelines;

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EEPAC - 2

it being noted that the EEPAC Membership was provided with a copy of the Environmental Management Guidelines, for its information.

3rd Report of
the EEPAC

6. (1) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 3rd Report of the EEPAC from its meeting held on April 19, 2012.

6th and 1st
Reports of the
ACE

7. (2) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 6th and 1st Reports of the Advisory Committee on the Environment from its meetings held on June 6 and August 1, 2012, respectively.

4th Report of
the TFAC

8. (3) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 4th Report of the Trees and Forests Advisory Committee from its meeting held on May 23 1, 2012.

Planning and
Design
Standards for
Trails in
Environmentally
Significant
Areas

9. (4, 8) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Municipal Council resolution adopted at its meeting held on June 26 and 27, 2012, and a communication dated April 19, 2012, from B. Bergsma, Ecologist Planner, with respect to the Planning and Design Standards for trails in Environmentally Significant Areas.

Applewood Hills
- 660
Sunningdale
Road East

10. (10) That the Environmental and Ecological Planning Advisory Committee (EEPAC) received copies of the following background documents with respect to the Applewood Hills, Sergautis Lands located at 660 Sunningdale Road East:

- the Environmental Impact Study (EIS) for Applewood Hills, dated January 2009, from BioLogic;
- the EEPAC Working Group Minutes, dated March 2009;
- the EIS update for Applewood Hills, dated April 12, 2010, from BioLogic;
- the EEPAC Working Group Minutes, dated July 2010;
- a communication dated August 9, 2010, from N. Pasato, Senior Planner, with respect to the Applewood Hills EIS update; and,
- a communication dated May 31, 2012, from D. Hayman, BioLogic, with respect to the Applewood Hills EIS addendum letter to address the City of London's comments.

The EEPAC asked D. Sheppard to review this matter and report back at its October meeting.

Medway Valley
Heritage Forest
ESA North

11. (11, 25) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received communications from B. Bergsma, Ecologist Planner, with respect to the evaluation methodology for social and environmental criteria, the Medway Valley Trail North of Fanshawe Park Road evaluation matrix, and the trail master planning process for the Medway Valley Heritage Forest ESA North. The EEPAC referred the communications to a Working Group to review and report back at its October meeting; it being noted that the reviewers for this matter will be R. Gupta, T. McLellan and N. Zitani.

EIS
Performance
Monitoring
Program for the
City of London

12. (12) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication from B. Bergsma, Ecologist Planner, with respect to the Environmental Impact Study (EIS) Performance Monitoring Program for the City of London.

Corlon
Properties Inc. –
Portion of the
Sunningdale
Golf and
Country Club
Ltd. property
located at 259
Sunningdale
Road West

13. (13) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice dated September 12, 2012, and received copies of the Scoped Environmental Impact Study, from A. MacLean, Senior Planner, with respect to an application from Corlon Properties Inc. relating to the a portion of the Sunningdale Golf and Country Club Ltd. property located at 259 Sunningdale Road West. The EEPAC referred the documents to a Working Group to review and report back at its October meeting; it being noted that the reviewers for this matter will be S. Levin, S. Sanford and G. Sass.



Colonel Talbot Developments Inc. – 3924 and 4138 Colonel Talbot Road

14. (18) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice dated June 7, 2012, from T. Grawey, Manager, Development Services and Planning Liaison, with respect to an application submitted by Colonel Talbot Developments Inc. relating to the properties located at 3924 and 4138 Colonel Talbot Road. The EEPAC deferred assigning the documents to a Working Group to its next meeting.

ESA Management Committee Minutes

15. (20) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the ESA Management Committee minutes from its meeting held on July 4, 2012.

EEPAC Representative on the TFAC and the ACE

16. (21) That the Environmental and Ecological Planning Advisory Committee (EEPAC) deferred consideration for an EEPAC representative on the Trees and Forests Advisory Committee (TFAC) and the Advisory Committee on the Environment (ACE) to its next meeting; it being noted that the Committee Secretary provided the TFAC and ACE Terms of Reference, for the Members' information.

New EEPAC Term Orientation

17. (22) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the new EEPAC term orientation schedule.

EEPAC Outgoing Member Survey 2011

18. (23) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the EEPAC Outgoing Member Survey 2011.

EEPAC Deferred Matters List

19. (24) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received its Deferred Matters List as at September 20, 2012.

Kaizen Homes – Elviage Drive Scoped EIS

20. (26) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication dated September 18, 2012, and received copies of the BioLogic, Kaizen Homes, Elviage Drive, Scoped Environmental Impact Study (EIS), from B. Debbert, Senior Planner. The EEPAC referred the documents to a Working Group, consisting of its full membership, to be used as a tutorial, to review and report back at its October meeting.

Notice of Commencement and Public Information Centre

21. (27) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Notice of Commencement and Public Information Centre from R. Todd, Environmental Services Engineer, and T. Mahood, CH2M HILL, with respect to a study conducted by the City of London to identify the impact associated with raw wastewater discharges to the Thames River as a result of sewer system overflows during wet weather events.

22. That the Environmental and Ecological Planning Advisory Committee (EEPAC) received and noted the following:

City of London – 585, 613, 687 and 604 to 650 Sovereign Road

(a) (5, 6) Municipal Council resolutions adopted at its meetings held on May 22 and 23, 2012 and June 26 and 27, 2012, respectively, with respect to an application submitted by the City of London relating to the properties located at 585, 613, 687 and 604 to 650 Sovereign Road;

EEPAC Appointments

(b) (7) a Municipal Council resolution adopted at its meeting held on June 12, 2012 with respect to the Environmental and Ecological Planning Advisory Committee appointments for the term ending February 28, 2015;

York Developments – 3313, 3341 and 3405 Wonderland Road South

(c) (14) a Notice dated August 10, 2012, from B. Debbert, Senior Planner, with respect to an application submitted by York Developments relating to the properties located at 3313, 3341 and 3405 Wonderland Road South;

The Y Group Investments and Management Inc. – 2371 Highbury Avenue North

(d) (15) a Notice dated August 3, 2012, from M. Corby, Planner II, with respect to an application submitted by The Y Group Investments and Management Inc. relating to the property located at 2371 Highbury Avenue North and a portion of land at the north-west corner of Highbury Avenue North and Sunningdale Road East;

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EEPAC-4

City of London –
1351 to 1369
Hyde Park Road

(e) (16) a Notice dated July 27, 2012, from C. Parker, Senior Planner, with respect to an application submitted by the City of London relating to the properties located at 1351 to 1369 Hyde Park Road;

Kapland Inc. –
754 Maitland
Street

(f) (17) a Notice dated June 22, 2012, from M. Corby, Planner II, with respect to an application submitted by Kapland Inc. relating to the property located at 754 Maitland Street; and,

Moubarak David
– 1494
Commissioners
Road West

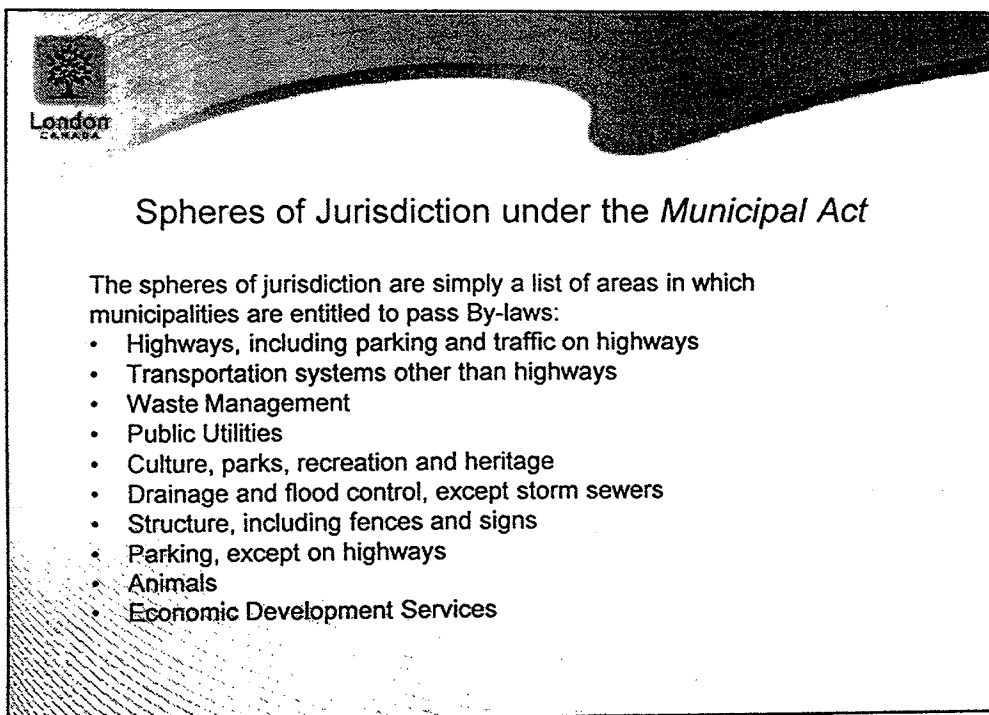
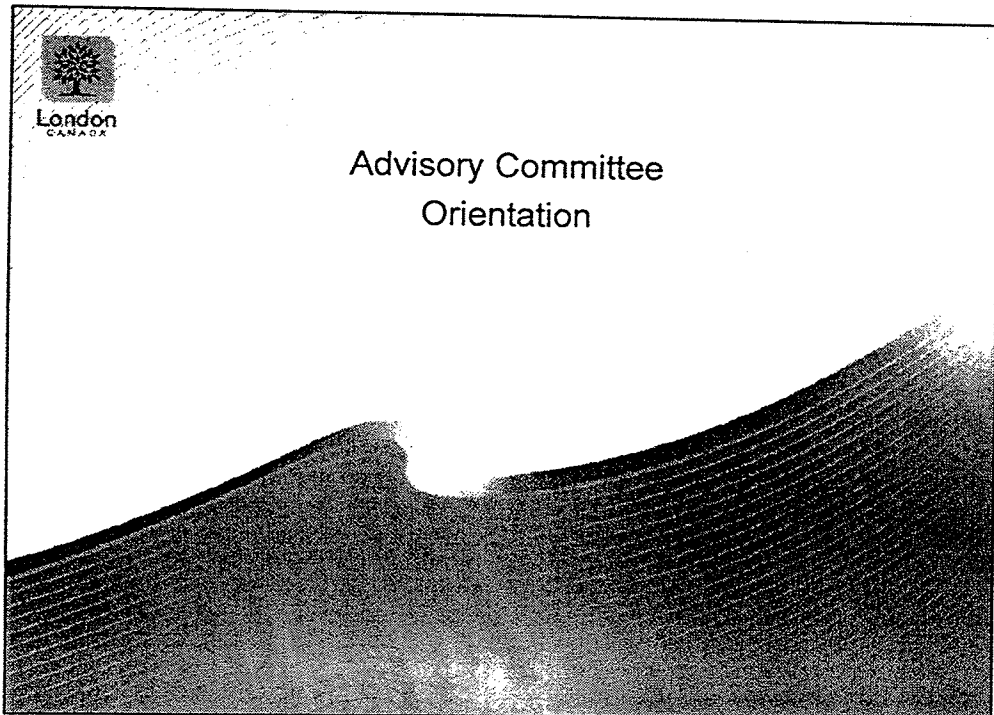
(g) (19) a Notice dated August 21, 2012, from C. Smith, Senior Planner, with respect to an application submitted by Moubarak David relating to the property located at 1494 Commissioners Road West.

Next Meeting

23. That the Environmental and Ecological Planning Advisory Committee will hold its next meeting on October 18, 2012.


The meeting adjourned at 8:50 p.m.

18/09/2012



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18/09/2012



London
CANADA

What can Municipalities do under the Spheres of Jurisdiction

- By-laws passed under the spheres of jurisdiction allow:
 - regulation or prohibition of activities
 - the ability to make people do things, provide for licenses, permits, approvals, and registrations, and to impose conditions for the granting of licenses, approvals and registrations



London
CANADA

Role of Council


Under the *Municipal Act* it is the role of Council

- to represent the public and to consider the well-being and the interests of the municipality
- to develop and evaluate the policies and programs of the municipality
- to determine which services the municipality provides
- to ensure that administrative practices and procedures are in place to implement the decisions of Council
- to maintain the financial integrity of the municipality and
- to carry out the duties of Council under this or any other Act

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18/09/2012



Role of Municipal Administration

Under the *Municipal Act* it is the role of the officers and employees of the municipality

- to implement council's decisions and establish administrative practices and procedures to carry out council's decisions
- to undertake research and provide advice to council on the policies and programs of the municipality and
- to carry out other duties required under this or any Act and other duties assigned by the municipality




Advisory Committee Jurisdiction

- provide recommendations, advice and information to Municipal Council on those specialized matters which relate to the purpose of the advisory committee
- to facilitate public input to City Council on programs and ideas to assist in enhancing the quality of life for the community in keeping with the City's Strategic Plan
- advisory committees shall not give direction to the Civic Administration or any local board or commission
- advisory committees shall not request, without approval of City Council, the preparation of any administrative reports, research or work assignments
- advisory committees may ask the Civic Administration for information and data when, such requests can be reasonable accommodated within the existing workload

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18/09/2012



Standing Committees

- advisory committees recommendations are forwarded to the Standing Committee having jurisdiction over the matters being considered by the advisory committee by means of a Report
- the Reports are prepared by the committee's recording secretary
- the advisory committee chair, or their designation, may be requested by the standing committee, to be a delegation to the standing committee meeting to provide further information or clarification
- the advisory committee chair, or designate shall accurately represent the views of the advisory committee as a whole




Appointment Process

- current term expires February 28, 2015
- in September 2014, City Council will be inviting applications for the term commencing March 1, 2015 to February 28, 2019
- a Striking Committee will be appointed to review the applications and provide recommendations to City Council for consideration in November 2014
- vacancies that occur throughout the term will be considered by the Finance and Administrative Services Committee


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18/09/2012



Advisory Committee Code of Conduct

- abide by the provisions of the Ontario Human Rights Code, City of London policies and any other applicable related statutes
- treat every person, including other committee members, corporate employees and the public with dignity, understanding and respect
- act in the best interest of the municipality
- members shall not place themselves in a position where they are under any obligation to any person or organization who may seek preferential treatment
- members shall not place themselves in a position where they could derive any direct benefit or interest from any matter about which they can influence a decision




Municipal Conflict of Interest Act

- advisory committee members are required to disclose when they have any pecuniary interest in a matter to be considered at a meeting
- the disclosure of a pecuniary interest shall be made prior to consideration of the matter and the general nature of the interest must be disclosed
- members must remove themselves from the table for the duration of time that that the matter is being considered and during in-closed session leave the room and shall not attempt in any way before, during or after the meeting to influence the voting on the matter

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London
CANADA

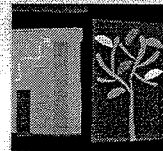
Role of the Chair

- to act as a facilitator for the advisory committee
- to monitor issues to ensure adequate input and discussion
- to represent the advisory committee and to present its recommendations to the appropriate Standing Committee
- to remind the advisory committee of its mandate, purpose and mission

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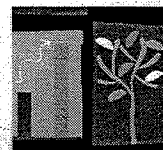
MUNICIPAL RESPONSIBILITIES FOR ECOSYSTEM PLANNING (1)

- To identify natural areas and evaluate their significance
- To review the environmental components of Area (Community) Planning Studies to ensure the plan implements the Natural Heritage System policies of the London Vision Official Plan Amendment and has regard for the applicable Subwatershed Plan.
- To review Environmental Impact Studies/Environmental Assessments for development to determine their impacts on natural heritage features and ecosystem function



MUNICIPAL RESPONSIBILITIES FOR ECOSYSTEM PLANNING (2)

- To develop and implement conservation master plans for Environmentally Significant Areas and Urban Woodland Resource Management Plans for urban natural area parks to ensure the long-term protection and sustainability.
- To maintain, utilize and update the subwatershed studies data and other life science inventories relating to natural areas.
- To ensure adequate protection of environmental features and ecological functions of natural areas through the planning process



TOOLS FOR PLANNING

Provincial Policy Statement 2005

Official Plan

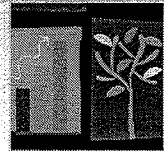
Zoning By-Law

City of London Site Alteration By-Law

City of London Tree Conservation By-Law

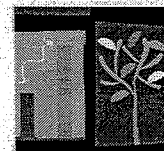
City of London Tree Preservation Policies

Environmental Management Guidelines



DEFINITION OF NATURAL HERITAGE SYSTEM

The Natural Heritage System is comprised of all the natural features, ecological processes and their connecting links that are significant for their contribution to health and diversity of the City's natural environment.



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SIGNIFICANT COMPONENTS OF THE NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Environmentally Significant Areas
- Significant River, Stream, and Ravine Corridors
- Life Science Areas of Natural and Scientific Interest
- Habitat of Endangered and Threatened Species
- Significant Woodlands, Woodlands, Significant Wildlife Habitat, Fish Habitat, Locally Significant Wetlands
- Groundwater Recharge Areas, Headwaters and Aquifers



BACKGROUND CONTEXT DOCUMENTS FOR ECOSYSTEM PLANNING:

- To establish significance and ecological issues at a broad scale.
- To complete more detailed environmental studies at the subdivision scale.

*Documents have been assembled in an
Environmental Management Guideline Book
adopted by Municipal Council and
recognized in Policy 19.2.2*





Subwatershed Studies, 1995

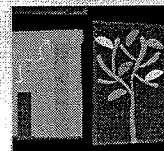
Initiated in 1993 as primary background component of Vision '96 required by the Province for London Middlesex Act annexation

- To provide the policy basis for the Vision London Official Plan Amendment (OPA88) adopted by City Council on July 2, 1996 – consolidated Jan. 1 2001
- To identify lands that should be protected and conserved as components of a Natural Heritage System for the City
- To provide broad direction and management strategies for the protection and enhancement of the Natural Heritage System to be used as a basis for the review and evaluation of future development proposals



Official Plan Amendment 403, 2006 Significant Woodlands

- OPA 403 - to establish, within the Official Plan, a threshold for identifying "significant" woodlands. The proposed threshold of "one High" is linked to an evaluation procedure set out in a guideline document approved by the City and was never appealed.
- LDI launches an appeal to the Ontario Municipal Board re:
the propriety of a proposed Amendment to the Official Plan to set the standard for designating certain lands as "Significant Woodlands", in accordance with criteria scores set out in an ancillary guideline document which is not part of the Official Plan.
- Jul. 24, 2008 the Board Orders that the appeal is dismissed as they are satisfied that the proposed application is consistent with the Provincial Planning Statement conforms with the Official Plan, meets requirements of the Planning Act and represents good planning.
- LDI sought leave for appeal to the Ontario Superior Court of Justice (Divisional Court) 2009, the Court of Appeal for Ontario 2010 and the Supreme Court of Canada May 19 2011. All appeals were dismissed.



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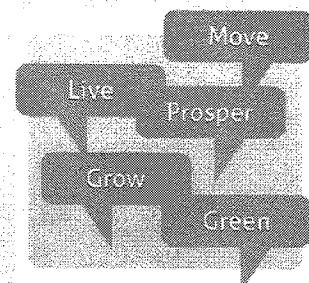
Official Plan Amendment 438, 2008 approved by MMAH Dec. 2009

- Schedule A – designates evaluated components of the Natural Heritage System as Open Space and unevaluated areas as Environmental Review
- Schedule B1 - Natural Heritage Features Map – identifies all categories or potential categories of natural heritage system components
- Schedule B2 – Natural Resources and Natural Hazards Map
- Significant changes made to Chapter 15 Environmental Policies
- Consistent with PPS 2005



ReThink London Official Plan review, 2012)

- ReThink London is a a year-long conversation about London's future, with the aim of developing a future vision and a 'roadmap' of how to get there. This vision and strategy will form the foundation for London's new 20-year master plan.



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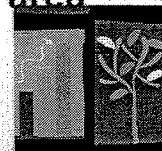
Area (Community) and Secondary Plans

- to ensure that natural heritage areas are evaluated both individually and cumulatively as part of an integrated Natural Heritage System
- apply to all lands that fall within the Urban Reserve/Community Growth boundaries as identified on Schedule C
- area studies are developer-led
- Secondary studies are City-led



The purposes of Area Plan Studies are to:

- Identify lands and the boundaries for the Natural Heritage System
- Develop an Environmental Management Strategy for protection based on Environmental Targets of the Subwatershed Studies
- Identify land use designations for developable land
- Complete Comprehensive Environmental Impact Study to assess broad impacts of land use designations and to direct the scoped-site EIS study requirements for site specific development applications
- develop Environmental Management Plan for the area



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AREA / COMMUNITY PLAN STUDIES

1992-1996

- Jackson District Area Plan (Summerside)

1996-1998 – test cases for ESA

Guidelines

- Riverbend Community Plan
- Sunningdale Community Plan

1997-1999

- Uplands Community Plan
- Stoney Creek Community Plan
- Fox Hollow Community Plan
- Stoney Creek North Community Plan
- West Beaverbrook Area Plan
- Hyde Park Community Plan
- North Talbot Community Plan

2000- 2002

- White Oak Area Plan
- Kilally North Area Plan

2003- 2005

- Uplands North Area Plan
- Sunningdale North Area Plan
- Kilally South Area Plan
- Longwoods Area Plan
- East Bostwick Area Plan

2006- 2008

- Airport Lands Area Plan
- Old Victoria Area Plan
- Riverbend South Area Plan

2009-continuing

- Southwest London Area Plan
- Meadowlily Secondary Plan



Subject Lands Status Reports

- To evaluate the significance of Environmental Review lands outside of Area and Secondary Plans.
- Subject Lands Status Report for Unevaluated Patches Draft Terms of Reference (November, 2003)



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F. Guideline Documents for Environmentally Significant Areas Identification, Evaluation and Boundary Delineation, 1997

ESAs identified as areas containing ecological features and functions that contribute to ecological integrity as defined by the following criteria:

- Unusual landforms or rare to uncommon community types.
- High quality representative landform-vegetation community types.
- Large size to support interior and sensitive species.
- Significant hydrologic contribution to maintain ecosystem health.
- High biodiversity at the community or species level.
- Important wildlife habitat or linkage function.
- Significant habitat for rare, threatened, endangered species



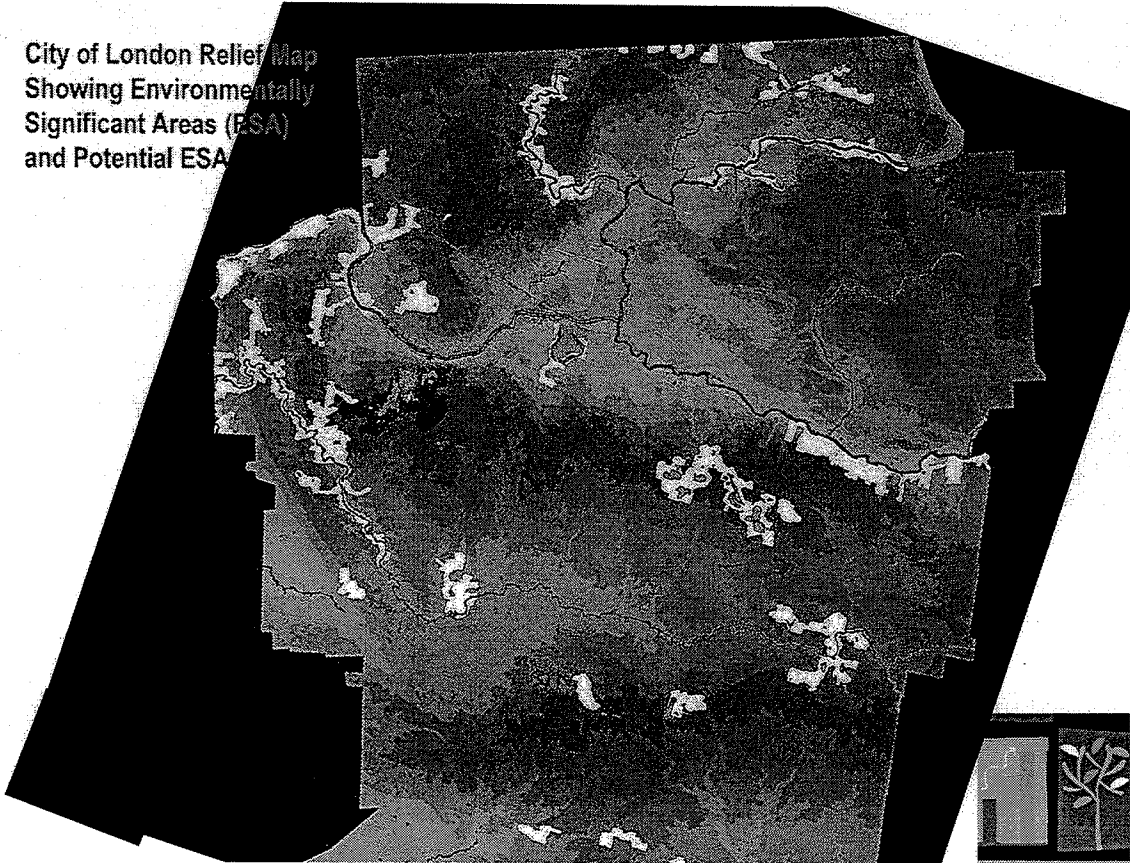
ESA's owned and managed by the City and UTRCA

- Medway Valley Heritage Forest
- Kilally Meadows
- Warbler Woods
- Sifton Bog
- Westminster Ponds-Pond Mills
- Meadowlily Woods
- Kains Forest hiking trail
- The Coves
- 12 additional privately owned ESA's

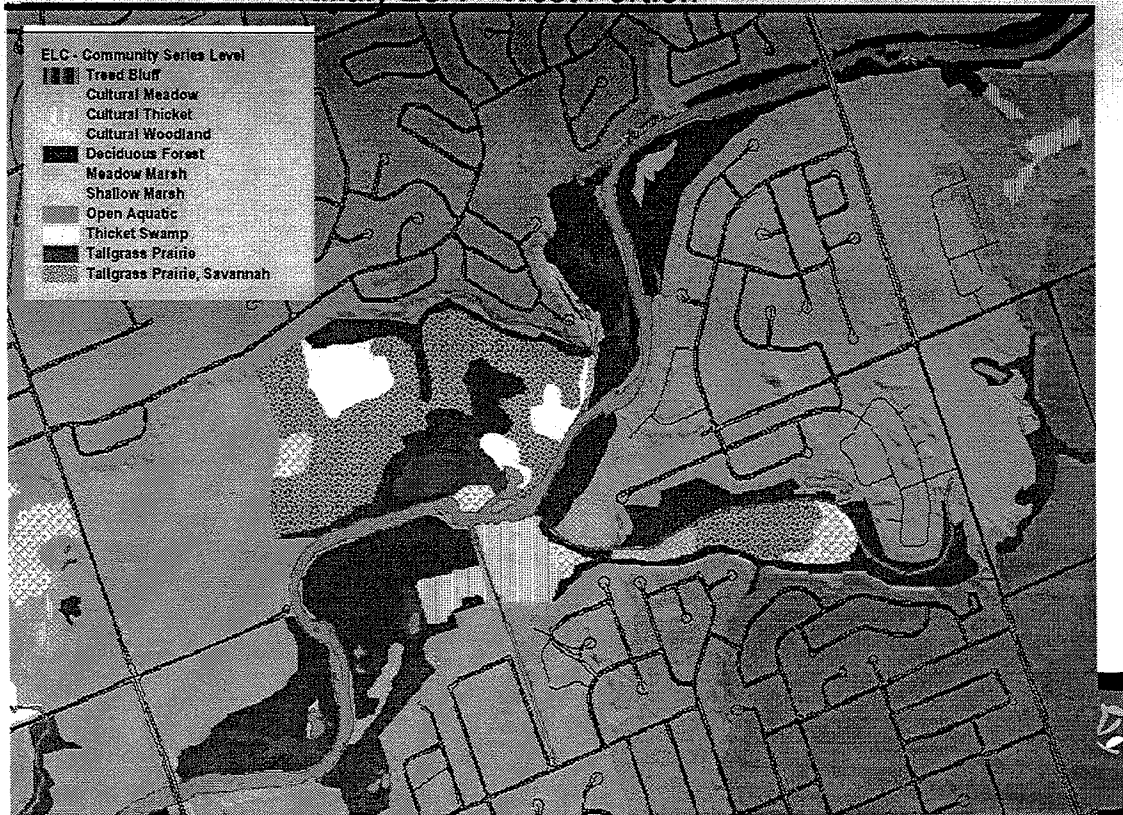


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City of London Relief Map
Showing Environmentally
Significant Areas (ESA)
and Potential ESA



Killaly ESA – West Portion



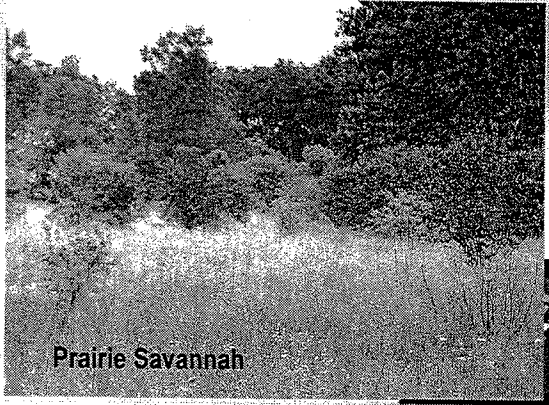
Killaly ESA – West Portion



Windermere Entrance



Prairie Savannah



Medway Valley Heritage Forest

•Floodplain and Steep Slopes and geological significance

•Natural infrastructure that services development needs in the north end of the City of London – the floodplain carries the sewers and the ravines convey the storm water.

Community Class Level of the ELC

- Forest
- Swamp
- Bluff
- Marsh
- Open Aquatic
- Cultural

Stairs, Bridge, Erosion Control – Constructed in 2000

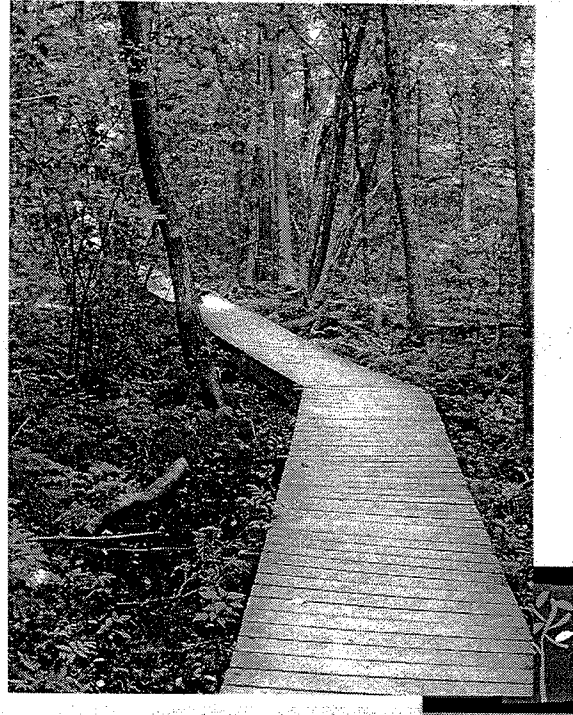
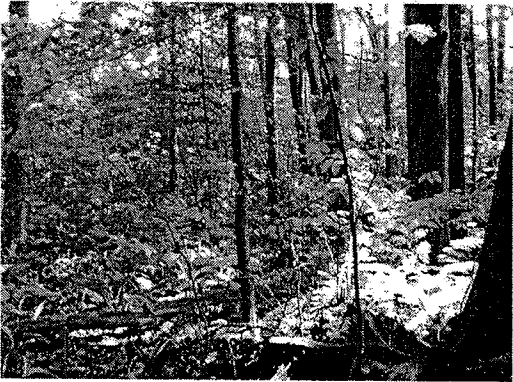


Westminster Ponds – Ponds Mills

Westminster Ponds – Spettigue's Pond * Saunders (Walkers) Pond * Tumbleson's (Western Ontario Fish and Game) Pond - range in depth 6-11 m.
Pond Mills – North Pond * South Pond * Dingman Creek - up to 23 m deep



Westminister Ponds



MEADOWLILY WOODS

A series of north-facing terraced slopes rise from the Thames River spillway to the height of land on the Ingersoll Moraine.

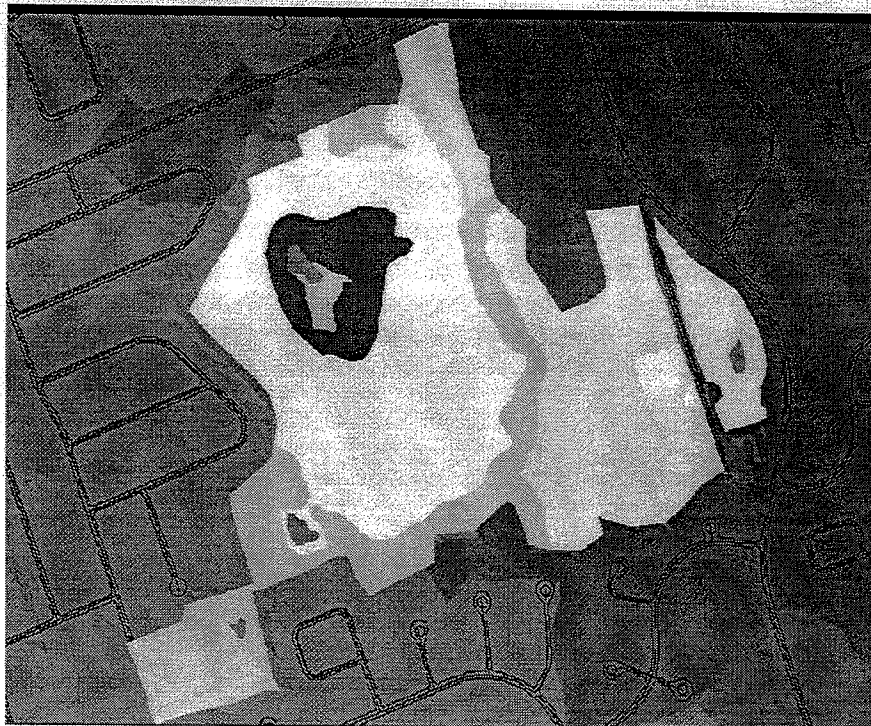
Over 350 species of vascular plants; many vulnerable or rare, Wood Poppy



Meadowlily Wood Poppies



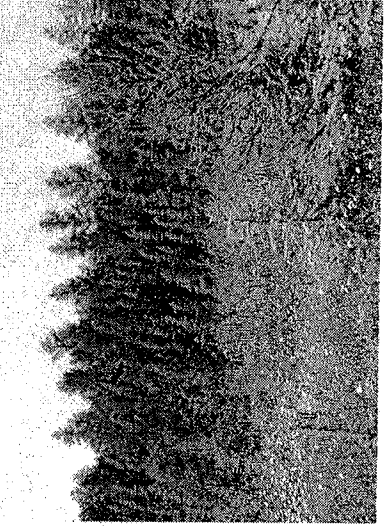
Sifton/Byron Bog



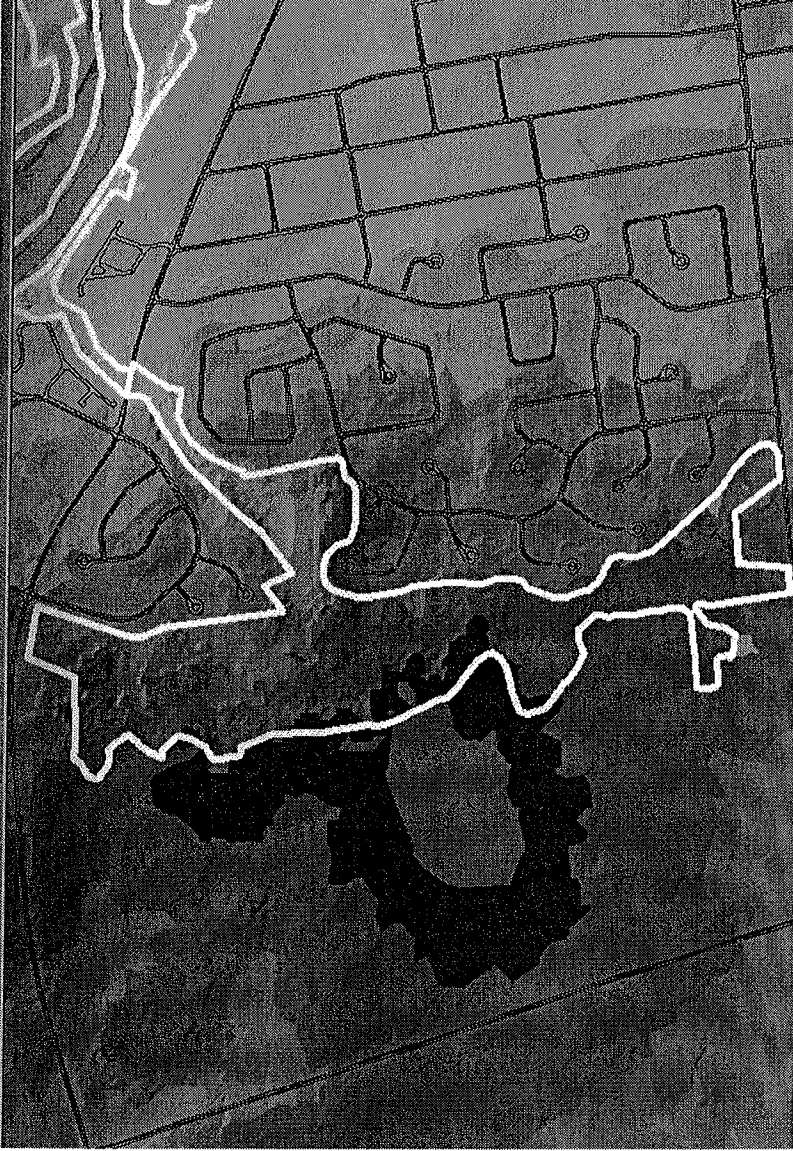
- Provincially Significant Wetland
- Contained in a kettle lake depression surrounded by sloping banks 3 – 10 m

Community Class Level of the ELC
Forest
Swamp
Marsh
Shallow Aquatic
Cultural
Bog

Sifton Bog



Warbler Woods

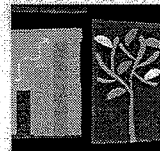


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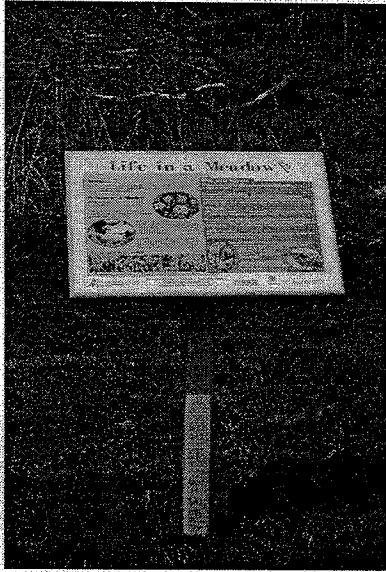
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Warbler Woods

- Area of Natural and Scientific Interest
- Located on a height of land at the western extremity of the Ingersoll Moraine – one of the most scenic vistas from western side.
- Rolling topography and mature Sugar Maple and Red Oak dominant upland hardwood forests representative of the area.



The Coves ESA

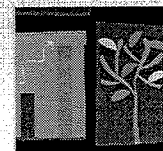


- Series of remnant oxbow lakes associated with the Thames River
- Adopted by Friends of the Coves Subwatershed Inc.
- Public and private ownership and stewardship
- Completing a Conservation Master Plan 2012-2013



Guidelines for Determining Setbacks and Buffers, Nov 2003.

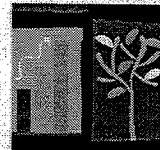
- Prepared in conjunction with a Carolinian Canada Buffers Best Evidence Conference on May 3 2000.
- One of the key issues of concern when locating a development adjacent to a significant natural area.



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Guide To Plant Selection for Natural Heritage Areas and Buffers, 1994

- to govern the selection of plants for rehabilitation, restoration and maintenance of ESA's
- to encourage more general use of native plant species and discourage the use of certain plant species
- Basis for more user friendly brochures prepared by Graham Fox Arboretum and ReForest London



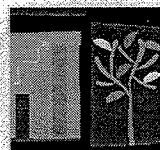
Guidelines for the Preparation and Review of Environmental Impact Studies (EIS), November 2003

required prior to the approval of development to prevent negative impacts to the NHS

Purpose of the EIS is:

- to identify and describe the potential impacts of development
- to recommend specific pre-and post development conditions to avoid or minimize negative impacts
- to refine boundaries of the NHS

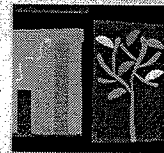
must have regard to the ecosystem framework and specific environmental targets in the Subwatershed Plans and/or environmental management strategies from Approved Area Studies.



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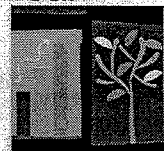
Technical Advisory Review Team (TART)

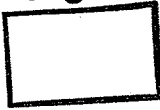
- City of London Planning Division
(Parks Planning & Design; Planning and Development) and Environmental Services
- EEPAC
- Conservation Authorities (hazard, regulatory, wetlands, DFO interests)
- MMAH (MNR, MOEE, OMAF) if there is a provincial interest
- other stakeholders as requested or required



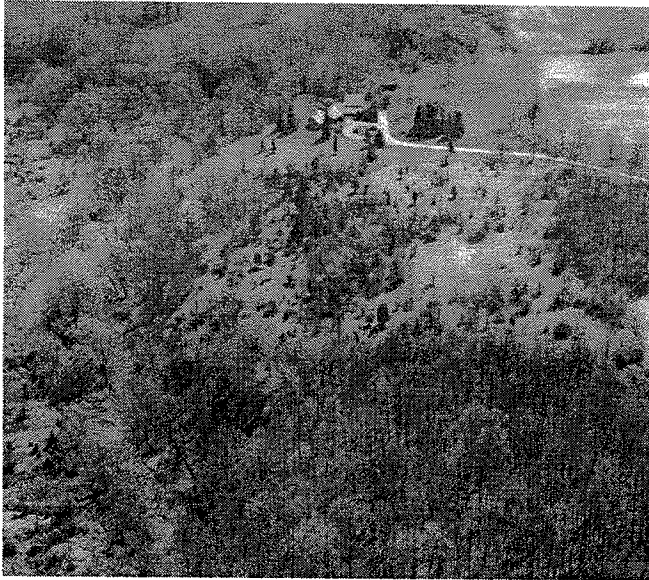
Challenges Facing the Management of ESAs

- Planning and Design
 - Buffer Adequacy – size, form, function
 - Habitat Conservation – removal or damage to habitats; conversion to SWM ponds
 - Landform Conservation – grade changes between rear lot and natural area
 - Adequacy of Lots – sufficient size to allow use of rear yard without the need for encroachment





Planning and Design Challenges
Buffer Adequacy – size, form, function

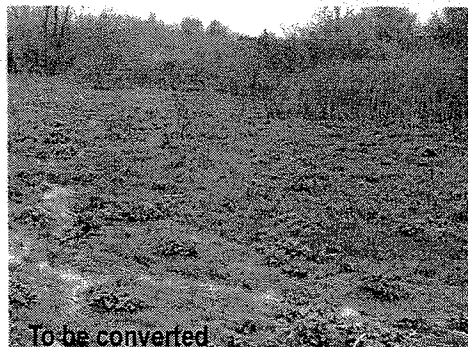


Medway Valley



Lower Dingman

Planning and Design Challenges
Habitat Conservation – removal or damage to habitats;
conversion to SWM



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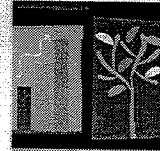
Planning and Design Challenges
Habitat Conservation – removal or damage to habitats;
conversion to SWM



Before habitat



SWM Pond Medway Valley
creation of new/different
habitat



Planning and Design Challenges
Landform Conservation – grade changes between rear lot and natural area

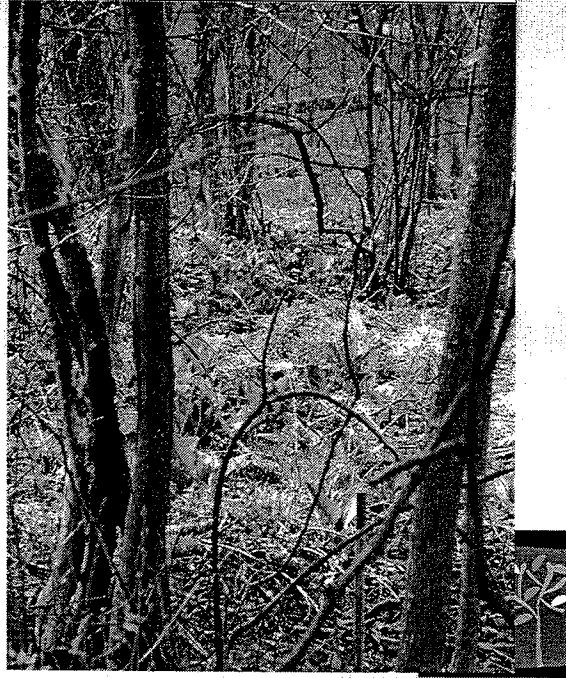
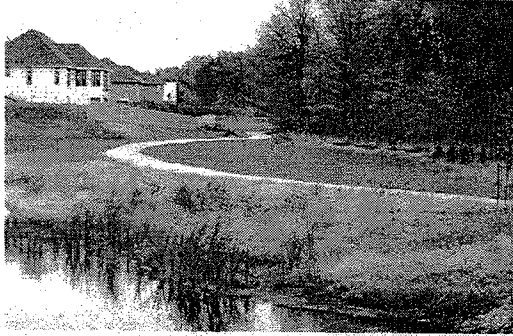


Hop-like sedge habitat protected—
lots abutting 1 f 2 m lower



Planning and Design Challenges

Adequacy of Lots – sufficient size to allow use of rear yard without need for encroachment

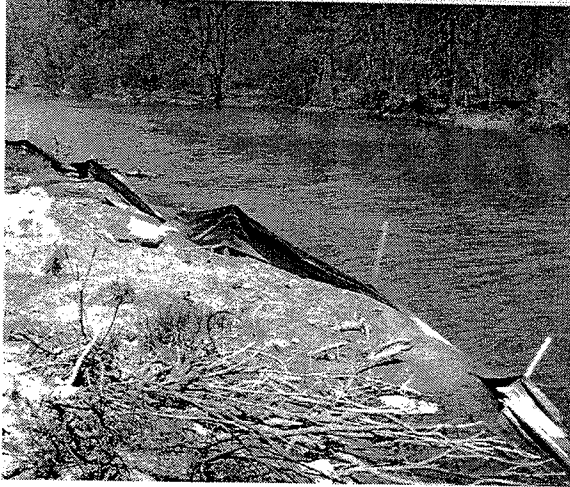


Challenges Facing the Management of ESAs

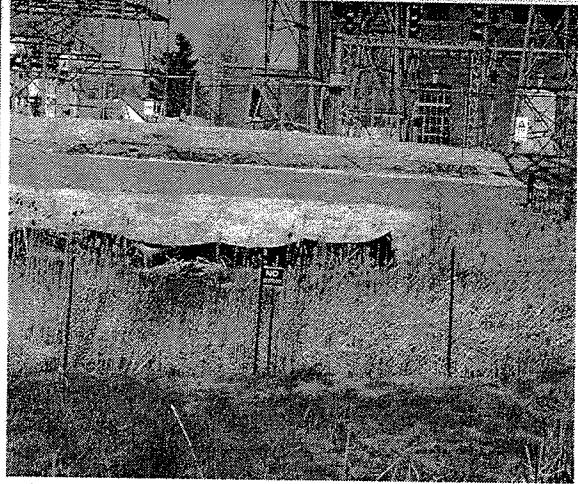
- Construction
 - Erosion Control – sediment control measures
 - Debris Management – discarded, windblown or surplus construction materials
 - Exposure of Subsoil – large area exposed and un-vegetated
 - Habitat Protection Measures – eg. Snow fence or sediment fence/maintenance; grading and disturbance beyond development limits
 - Maintenance – regular inspection and maintenance

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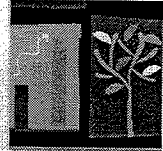
Construction Challenges
Erosion Control – sediment control measures



Failed Erosion Control

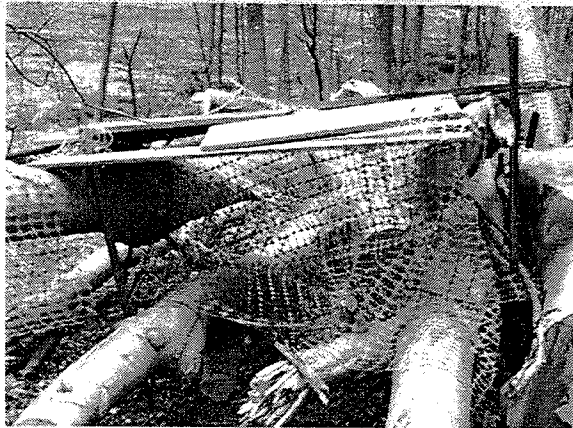


Good Erosion Control

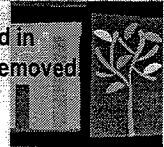


Construction Challenges

Debris Management – discarded windblown or surplus construction material

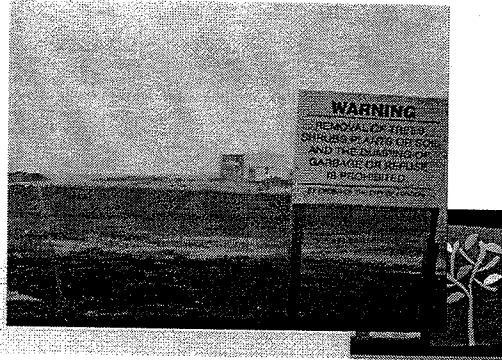


Surplus Landscape mulch discarded in
Hop-like Sedge habitat – was later removed





Construction Challenges
Exposure of Subsoil – large areas exposed and un-vegetated

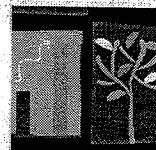
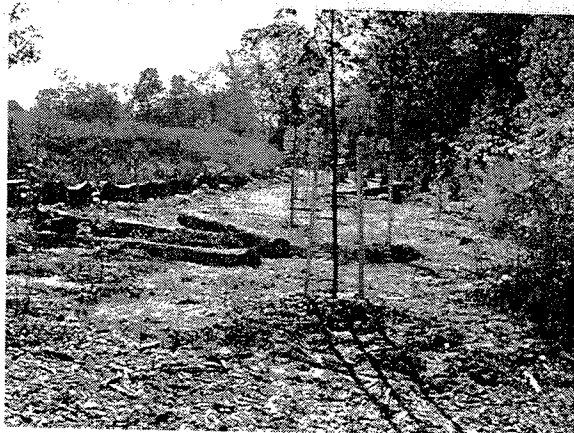


Construction Challenges
Habitat Protection measures – eg. Snow fences or sediment fence / maintenance; grading and disturbance beyond development limits.



Construction Challenges

Maintenance – regular inspection and maintenance



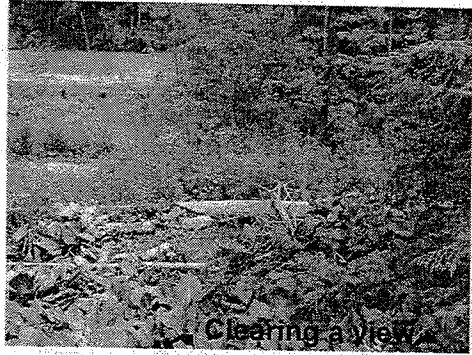
Challenges Facing the Management of ESAs

- Homeowners/Landowners

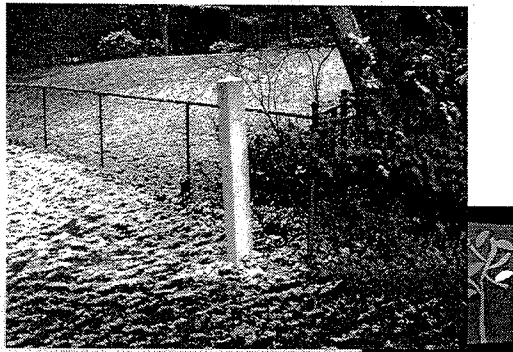
- Maintenance of Buffers – mowing, damage to trees, exotic planting, compost dumping, removal of vegetation, encroachment
- Private Land Stewardship – good forestry practice by woodlot owners, site alteration
- Exotic Species – recreational paths and naturalization areas
- Refuse Control – garbage, debris and compost dumping
- Pets – off leash or backyard dogs; cats



Homeowner/Landowner Challenges
Maintenance of Buffers – mowing, damage to trees, exotic planting, compost dumping, removal of vegetation



Homeowner/Landowner Challenges
Maintenance of Buffers – mowing, damage to trees, exotic planting, compost dumping, removal of vegetation, encroachment

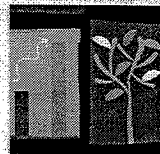


Homeowner Challenges
Private Land Stewardship – good forestry practice by woodlot owners, site alteration



Official Plan

- Protection of the environmental features and ecological functions is achieved through one of several policies in the Plan:
- Chapter 8 Open Space Land Use Designation
- Chapter 15 Environmental Policies
- Schedule A, Land Use
- Schedule B1, Environmental Features
- Schedule B2, Natural Resources and Natural Hazards
- Zoning Maps



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Zoning By-Law

Open Space (OS) Zones in By-law Z-1 that provide for environmental protection:

- **OS4 Zone**
 - applies to floodway areas and steep slopes
 - regulated by the UTRCA

- **OS5 Zone**
 - the most restrictive Open Space zone
 - applies to Environmentally Significant Areas and other components of the NHS- no development is permitted, except conservation lands/works and passive recreational uses such as hiking



Holding Provision

- intended to protect elements of the environment
- apply to other zones where development may be permitted :

h-2

- requires that appropriate studies be undertaken and agreements entered into, to ensure that development will not have negative impacts on environmentally significant areas or natural features

h-4

- requires background studies and agreements to ensure that development will not have a negative impact on steep or unstable slopes (i.e. in areas located below the 100-year erosion line).



Agenda Item # Page #

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???? Contact us at ????

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