

## 2ND REPORT OF THE

### ENVIRONMENTAL AND ECOLOGICAL PLANNING ADVISORY COMMITTEE

Meeting held on October 18, 2012, commencing at 5:02 p.m.

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

ALSO PRESENT: G. Barrett, B. Bergsma, J. Bruin, C. Creighton, B. Krichker, I. Listar, A. Macpherson, L. McDougall and H. McNeely.

REGRETS: T. McLellan.

#### **I YOUR COMMITTEE REPORTS:**

- 2013 ESA  
Capital Projects
1. That the Environmental and Ecological Planning Advisory Committee (EEPAC) heard the attached presentation from J. Bruin, Landscape Architect, Parks Planner, and B. Bergsma, Ecologist Planner, with respect to the 2013 Environmentally Significant Areas (ESA) projects; it being noted that the EEPAC also heard verbal delegations from D. Wake and A. Caveney, Nature London, T. McClenaghan, President, Friends of the Cove, and received the attached communication dated October 18, 2012, from G. Smith, President, Friends of Meadowlily Woods Community Association, with respect to this matter.
- Introduction to  
the City of  
London  
Planning  
Process
2. That the Environmental and Ecological Planning Advisory Committee (EEPAC) heard the attached presentation from G. Barrett, Manager, Land Use Planning Policy, and H. McNeely, Senior Planner, with respect to an introduction to the City of London planning process.
- 1st Report of the  
EEPAC
3. (1) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 1st Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on September 20, 2012.
- 2nd Report of  
the ACE
4. (2) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 2nd Report of the Advisory Committee on the Environment from its meeting held on September 5, 2012.
- 1st Report of the  
TFAC
5. (3) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received the 1st Report of the Trees and Forests Advisory Committee from its meeting held on September 26, 2012.
- Communications  
Support for  
Advisory  
Committees
6. (4) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Report dated July 16, 2012, from T. Dobbie, Interim City Manager, with respect to communications support for advisory committees.
- Westminster  
Ponds ESAs
7. (5) That the Environmental and Ecological Planning Advisory Committee (EEPAC) heard verbal delegations from A. Macpherson, Manager, Parks Planning and Design, and L. McDougall, Ecologist Planner, and received the following communications, with respect to the Westminster Ponds Environmentally Significant Areas (ESA):
- (a) L. McDougall, Ecologist Planner – Timeline for Westminster Ponds ESA, Community Connections;
- (b) B. Tegler, Partner/Applied Ecologist, North-South Environmental Inc. – Westminster Ponds ESA Scoped Zoning and Trail Assessment; and,
- (c) City Clerk – Municipal Council resolution adopted at its meeting held on June 12, 2012, with respect to the multi-use pathway from the Westminster Neighbourhood to Commissioners Road.
- Trail Standards  
in ESAs
8. (6) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication from L. McDougall, Ecologist Planner, with respect to the Terms of Reference for the Trail Advisory Group for Environmentally Significant Areas, and a Report dated September 24, 2012, from the Managing Director, Planning and City Planner, with respect to the

implementation of the new trail standards in ESAs; it being noted that the EEPAC appointed B. Maddeford and C. Peterson to represent the EEPAC on the new Trail Advisory Group for ESAs.

Sunningdale  
Golf and  
Country Club –  
Scoped  
Environmental  
Impact Study

9. (7) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication dated October 3, 2012, from B. Bergsma, Ecologist Planner, with respect to the Sunningdale Golf and Country Club Scoped Environmental Impact Study. The EEPAC noted agreement that there is important information missing from the Environmental Impact Study (EIS) and will further review once the information is received from the Ecologist Planner.

Elviage Drive  
EIS

10. (8) That the Environmental and Ecological Planning Advisory Committee (EEPAC) asked that the attached comments, prepared by the EEPAC Working Group, with respect to the Elviage Drive Environmental Impact Study, be forwarded to Staff for their review and consideration.

Colonel Talbot  
Road – Subject  
Lands Status  
Report and  
Scoped  
Environmental  
Impact Study

11. (10) That the Environmental and Ecological Planning Advisory Committee (EEPAC) received copies of the Subject Lands Status Report and Scoped Environmental Impact Study for Colonel Talbot Road from T. Grawey, Manager, Development Services and Planning Liaison. The EEPAC referred the documents to its Working Group to review and report back at a future meeting of the EEPAC.

1705825 Ontario  
Ltd. – Comfort  
39T-11502 –  
2054 Adelaide  
Street North

12. (11) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication dated September 28, 2012 and an Notice of Revised Application from N. McKee, Senior Planner, with respect to an application submitted by 1705825 Ontario Ltd. (Peter Sergautis) for the property located at 2054 Adelaide Street North. The EEPAC referred the BioLogic Scoped Environmental Impact Study to its Working Group to review and report back at a future meeting of the EEPAC.

Kains Woods  
ESA Tree  
Cutting

13. (14) That the Environmental and Ecological Planning Advisory Committee (EEPAC) heard a verbal update from I. Listar, Manager, Urban Forestry, with respect to the Kains Woods Environmentally Significant Area (ESA) tree cutting.

City of London  
Urban Forestry  
Strategy –  
Project  
Summary

14. (16) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a communication from S. Rowland, Urban Forestry Planner, and heard a verbal update from I. Listar, Manager, Urban Forestry, with respect to the City of London Urban Forestry Strategy, project summary. The EEPAC requested that the draft Strategy be provided to the EEPAC, when it goes to the public.

Evaluation  
Methodology for  
Social and  
Environmental  
Criteria –  
Medway Valley  
Trail North of  
Fanshawe Park  
Road

15. (18) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a Report dated October 2012, from R. Gupta, S. Levin, T. McClellan, D. Sheppard and N. Zitani, EEPAC Working Group, with respect to the evaluation methodology for social and environmental criteria for the Medway Valley Trail, north of Fanshawe Park Road. The EEPAC asked its Working Group to forward its finalized comments to Staff in advance of the next meeting of the EEPAC.

Westminster  
Ponds / Pond  
Mills ESA  
Master Plan  
Implementation  
Update

16. (22) That the Environmental and Ecological Planning Advisory Committee (EEPAC) reviewed and received a notice of a community meeting from S. Sauder, Upper Thames River Conservation Authority, with respect to the Westminster Ponds/Pond Mills Environmentally Significant Area (ESA) Master Plan Implementation Update, to be held on October 24, 2012 at Western Ontario Fish and Game Protection Association, 790 Southdale Road.

Next EEPAC  
Agenda Items

17. That the Environmental and Ecological Planning Advisory Committee (EEPAC) postponed discussion of the following matters to its next agenda:

- (a) (9) EEPAC Working Group Report – Applewood Hills, Sergautis Lands, 660 Sunningdale Road East;
- (b) (12) S. Meksula, Planner II – City of London – 595, 600 and 650 Industrial Road;
- (c) (13) H. McNeely, Senior Planner – City of London – Southwest Area Plan (SWAP), Lands South of Southdale Road, East of Dingman Creek and North

of Highway 402;

- (d) (15) Committee Secretary – EEPAC Representative on the Trees and Forests Advisory Committee and the Advisory Committee on the Environment;
- (e) (17) City Clerk – 3rd Report of the Advisory Committee on the Environment;
- (f) (19) D. Sheppard, EEPAC – Environmental Assessments – July 2012;
- (g) (20) Discussion – Provincial Policy Statement Update; and,
- (h) (21) Discussion – EEPAC Members List and Bios.


Next Meeting

18. That the Environmental and Ecological Planning Advisory Committee will hold its next meeting on November 15, 2012.

The meeting adjourned at 9:05 p.m.



# City of London Environmentally Significant Areas – 2013 Projects

*Environmental and Ecological Planning  
Advisory Committee  
October 18, 2012*



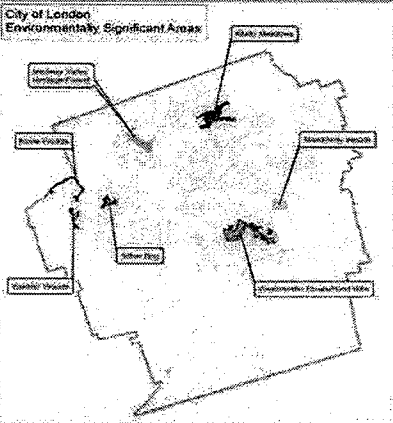
## City of London ESAs

- Presentation Overview
  - Management of ESAs in London
  - Summary of 2012 accomplishments
  - Summary of 2013 projects
    - Master Plans & Other Studies
    - Invasive Species Management
    - EAB & Property line tree hazards
    - Trail related work
  - Questions & Discussion



### City of London ESAs



- Managed ESA's in London
  - Westminster Ponds (204 h)
  - Sifton Bog (40 h)
  - Warbler Woods (29 h)
  - Kains (25 h)
  - Kilally (132 h)
  - Meadowilly (44 + 14h)
  - Medway (95 + 34h)
  - Coves ESA (area tbd)



The map shows the City of London with several Environmental Significant Areas (ESAs) highlighted and labeled. The labels include: Westminster Ponds, Sifton Bog, Warbler Woods, Kains, Kilally, Meadowilly, Medway, and Coves ESA. A small logo is visible in the bottom right corner of the slide.

### City of London ESAs

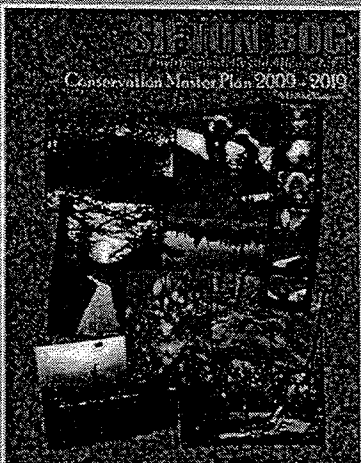
- ESA Team
  - ESAs are managed by the UTRCA under agreement with the City
  - ESA Team have unique skills:
    - Wildlife management
    - Professional foresters/arborsists
    - Carpentry
    - Municipal bylaw enforcement
  - Yearly Operating Budget
  - Yearly Capital Budget



The top photograph shows five members of the ESA Team standing in a row. The bottom photograph shows workers in an ESA, possibly performing maintenance or conservation work. A small logo is visible in the bottom right corner of the slide.

### Project Planning in ESAs



- Conservation Master Plans
  - Goals, Objectives, Recommendations
  - Sifton Bog 2009
  - Westminster Ponds 2005
  - Kilally Meadows 1999
  - Medway Valley 1996
  - Meadowlilly 1989
  - Coves – new plan 2012/2013
  - Update to Medway 2012/2013
  - Update to Meadowlilly 2013/2014



### Overview of 2012 Capital Projects in ESAs

- 2012 Project Highlights:
  - EAB Injections (200 ash trees injected)
  - Buckthorn Management at Sifton Bog (35,000 stems in 2011/2012)
  - ESA Encroachments & Bylaw enforcement
  - No Trail related work

- ESA Trail Standards Report
- Trail Advisory Committee
- Council Report on Asphalt Moratorium
- Coves Stage 1 master plan
- Medway North Trail Plan
- Species at Risk Safe Operating Proc's
- ESA Observation Forms

### 2013 Projects in ESAs

- **Table Summarizing 2013 projects**
  - Source of request
  - Location of project
  - City staff contact
  - Project ID #
  - Description of project
  - Master plan goal, objective, recommendation numbers

Number of Project	Project Name	Project ID	Project Description	Status of Project		
				Start	End	Phase
1	Citywide EIS Review	1000000000	Citywide EIS Review	2012	2013	Phase 1
2	Coves Stage I CMP	1000000001	Coves Stage I CMP	2012	2013	Phase 1
3	Coves Stage II CMP	1000000002	Coves Stage II CMP	2013	2014	Phase 1
4	Medway North Trail Master Plan	1000000003	Medway North Trail Master Plan	2012	2013	Phase 1
5	Medway South Stage I CMP	1000000004	Medway South Stage I CMP	2013	2014	Phase 1


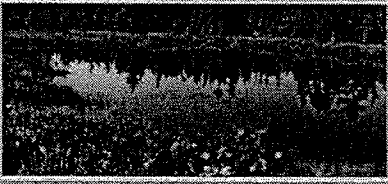

### 2013 Projects in ESAs

- **Master Plans & Other Studies**
  - City wide EIS Review
  - Coves: finalize stage I CMP
  - Coves: commence stage II CMP
  - Medway North: finalize trail master plan for area located north of Fanshawe Park Road
  - Medway South: commence stage I CMP for area located south of Fanshawe Park Road

Medway Valley Trail North of Fanshawe Park Road  
Ecological Zones  
2012-2013




### 2013 Projects in ESAs

- Master Plans & Other Studies
  - Sifton Bog: re-evaluate vegetation monitoring and deer exclosure plots
  - Sifton Bog: hydrological monitoring and peer review study



### 2013 Projects in ESAs




- Master Plans & Other Studies
  - WMP: management zones and life science inventory for entire ESA
  - WMP: finalize heritage master plan (Veteran buildings)
  - Boler/Dingman ESA: complete subject lands status report (which delineates ESA boundary on private property)






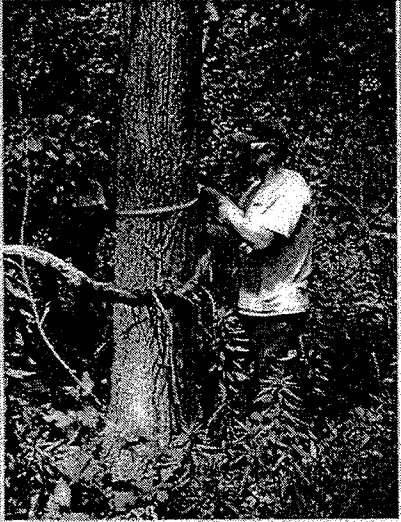
### 2013 Projects in ESAs

- Invasive Species Management
  - City wide invasive species strategy
  - Sifton Bog: year 3 buckthorn management
  - Sifton Bog: goldfish removal
  - Kilally Meadows: prairie habitats
  - Meadowlily ESA: seed bearing buckthorn
  - WMP: weed management at vet buildings
  - WMP: invasive aquatic plant removal




### 2013 Projects in ESAs

- EAB & Property Line Tree Hazards
  - Monitor ash trees injected in 2012
  - Attempt to salvage seed from live ash trees. Both injected and non-injected trees.
  - Ash tree removals along private property line.





### 2013 Projects in ESAs

- Trail Related Work
  - Kains: misc. boardwalks & railings to address wet locations and 'trail braiding'
  - Kains: 'Howe ravine' boardwalk






WEST END OF BALLY WOODS  
A - Different trail  
B - Boardwalk alignment (crossed by users)  
C - Boardwalk management created by users





### 2013 Projects in ESAs

- Trail Related Work
  - Kilally Meadows: upgrade entrance at Wakefield following removal of stair case in 2012.
  - Medway: close lower trail linking to UWO property due to ongoing erosion, tree hazards
  - Warbler Woods: extend existing boardwalks to address isolated wet trails at boardwalk entrances




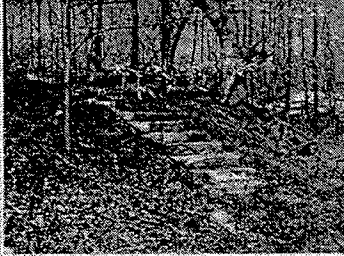

### 2013 Projects in ESAs

- Trail Related Work
  - Sifton Bog: design boardwalk and trail linkage between Naomee Place and Havenwood Way
  - Sifton Bog: design kiosk and trail entrance at Naomee Place, or Santa Monica.
  - It is expected that the above projects at Sifton Bog would be implemented in 2014.



### 2013 Projects in ESAs

- Trail Related Work
  - WMP: improvements to existing trail at Southdale/Adelaide (boardwalk extensions)
  - WMP: naturalization planting at historical trail closed locations
  - WMP: extend existing boardwalk located west of Saunders Pond
  - WMP: implement 2-3 small boardwalks on existing trail north of Spettigue Pond.



### 2013 Projects in ESAs



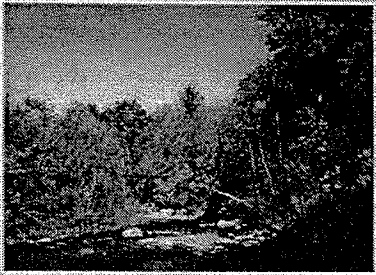
- Trail Related Work
  - WMP: planning of CN crossing as per conservation master plan
  - WMP: consideration for pathway connection between Commissioners & Parliament Cr.

### 2013 Projects in ESAs



- Anticipated Meetings (Oct 2012 - Feb 2013)
  - WMP Master Plan Update Public Meeting – October 24
  - Meeting with Nature London – October 25
  - Trail Advisory Group (TAG) – October 25
  - Project 1.02 Coves Stage I CMP – EEPAC November. Public meeting in late November
  - Project 1.03 Coves Stage II CMP – Public Meeting in New Year
  - Project 1.04 Medway North Trail Master Plan – November public meeting. Planning & Environment Committee in New Year
  - Project 1.05 Medway South Stage I CMP – Public meeting in New Year
  - Project 1.09 WMP Heritage Master Plan – LACH November 14
  - Project 4.12 WMP CN Crossing - TBD
  - Project 4.13 WMP Commissioners to Parliament Pathway – December Community Services Committee

### City of London ESAs

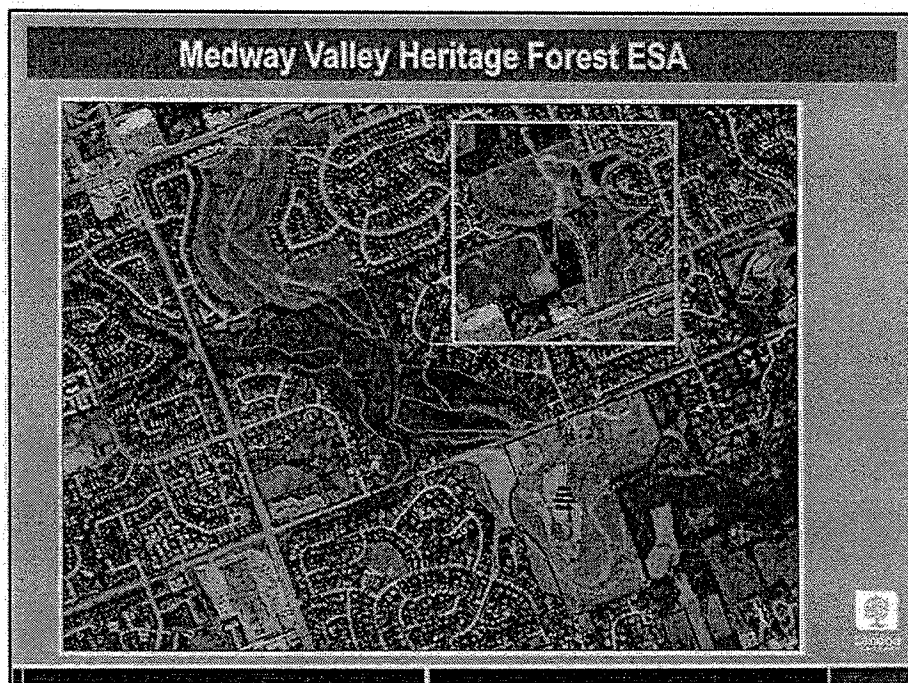
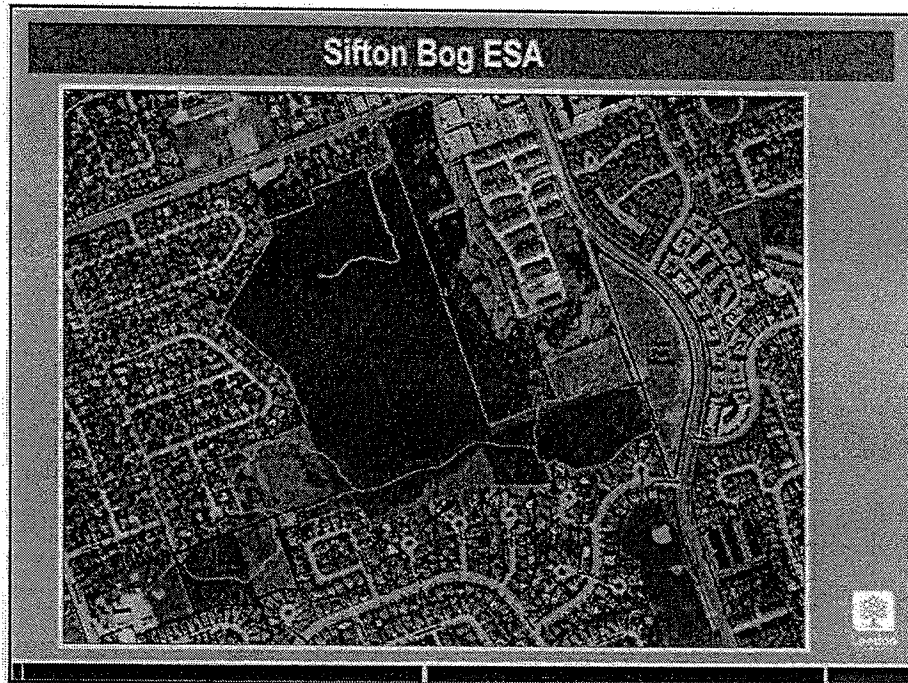
- Presentation Summary:
  - A lot planned for 2013
  - New trail strategy and TAG should help to ensure efficient planning processes for trail projects
  - Proceed with conservation master plans
- Provide comments prior to Oct. 31
- Does this presentation help EEPAC?
- Questions & Discussion



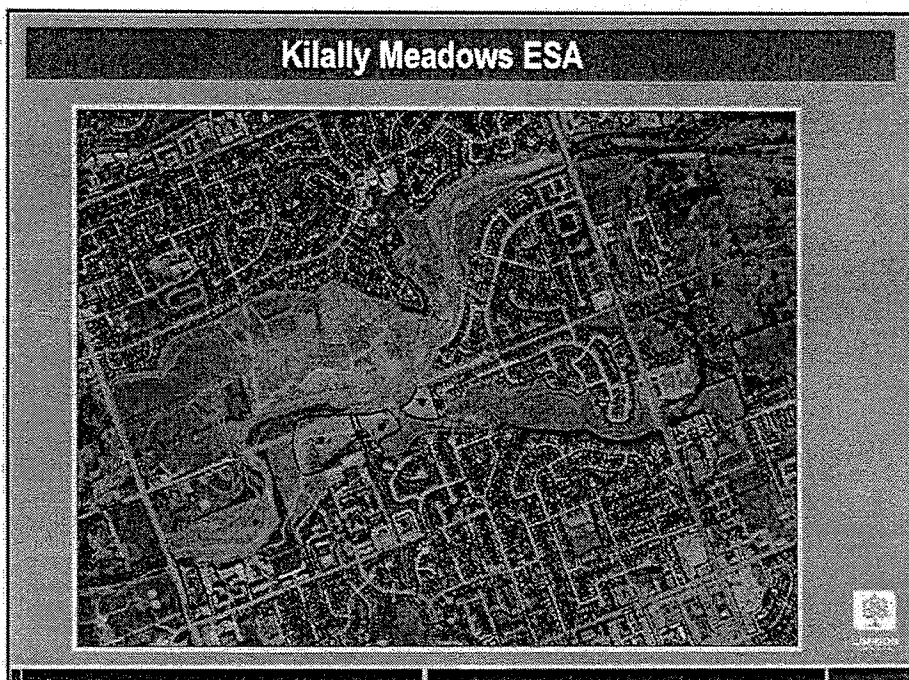
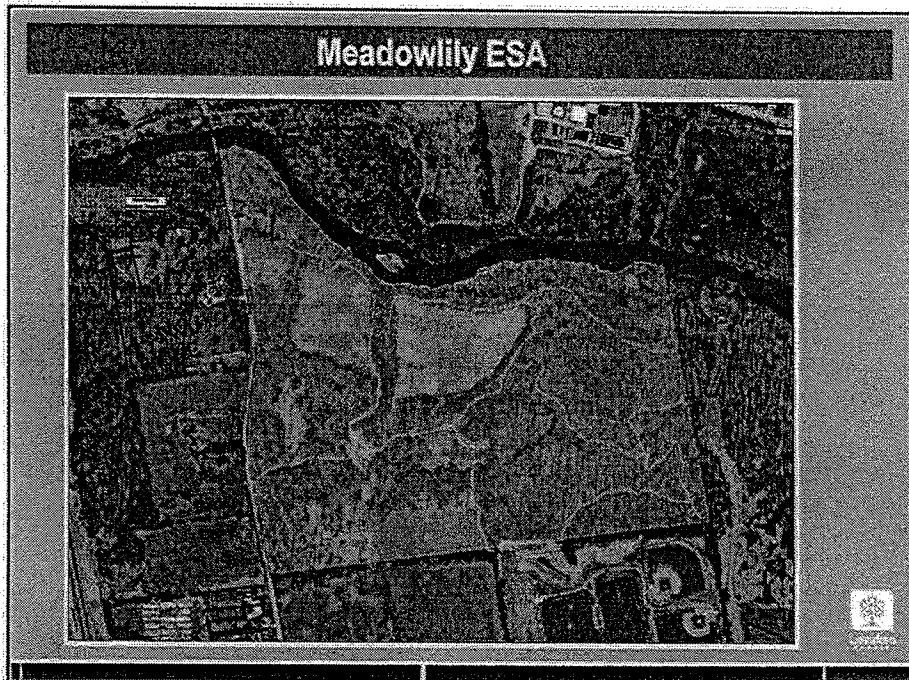
### Westminster Ponds ESA



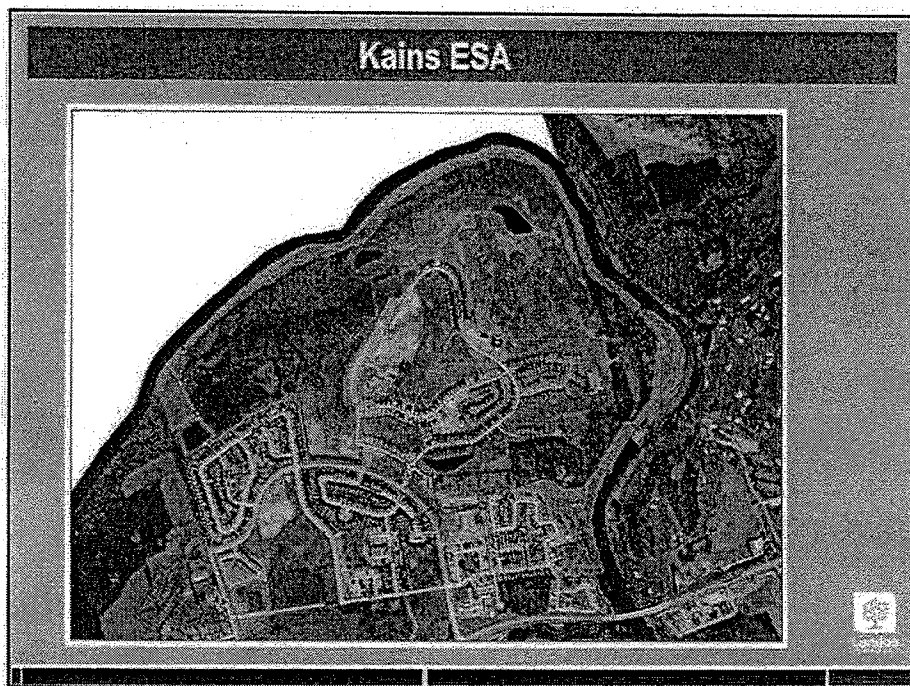
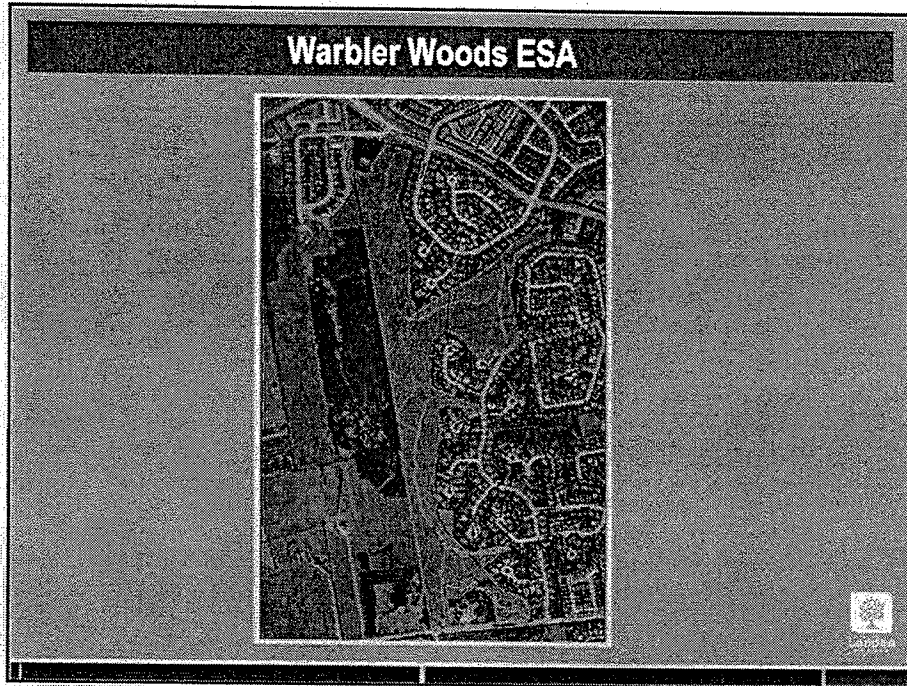
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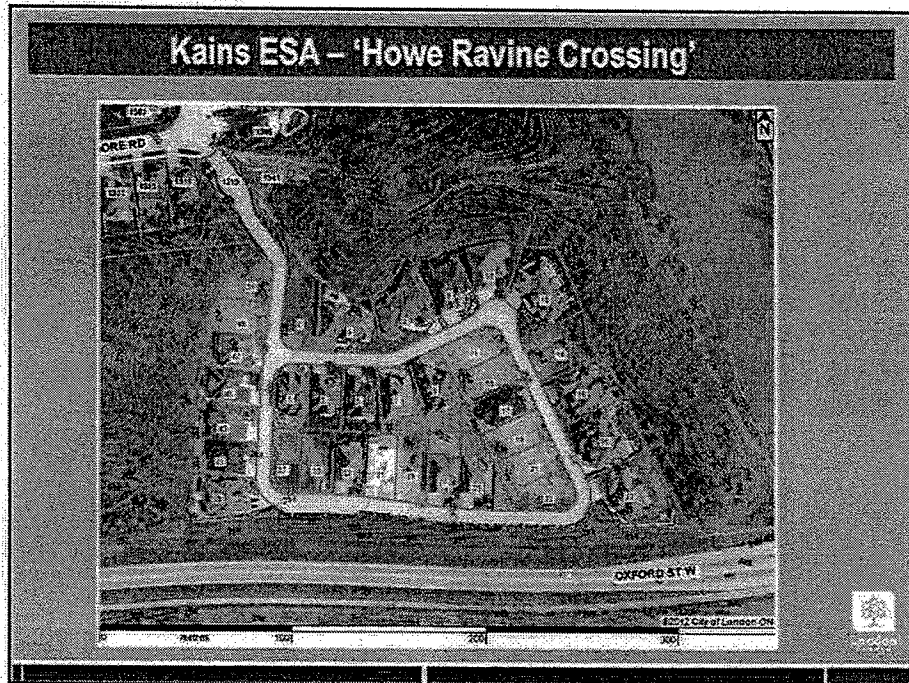
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### 2013 Projects in ESAs

- Trail Related Work
  - Medway: close lower trail linking to UWO property due to ongoing erosion, tree hazards

The photograph shows a steep, eroded embankment with sparse vegetation. The ground appears to be a mix of soil and rocks, with some small plants growing. This is likely the site of the trail closure mentioned in the text.

City of London, ON

Proposed 2013 Projects in ESAs - October 18, 2012

Source of Request	ESA / Location	City Staff Contact	Project ID	Description of potential project	Master Plan Reference		
					Goal	Objective	Recom.
<b>Conservation Master Plans and Other Studies</b>							
City	Env. Review	LM	1.01	EIS Review			
City	Coves	BB	1.02	Complete Stage I of CMP - life science and site inventory			
City	Coves	BB	1.03	Stage II of CMP - develop goals, recommendations, etc.			
City	Medway	BB	1.04	Complete Medway North trail masterplan (north of Fanshawe)			
City, N. L.	Medway	LM	1.05	Stage I of CMP life science and site inventory (south of Fanshawe)			
City	Sifton Bog	BB	1.06	Re-evaluate veg. monitoring & deer enclosure plots	1	1.5	1.5.1
City	Sifton Bog	BB	1.07	Hydrological monitoring and peer review	1	1.7	1.7.1
City, N. L.	WMP	BB	1.08	Management zones & life science inventory	1	1.1	1, 2, 3
City	WMP	LMn	1.09	Complete Heritage Master Plan - vet buildings	3	3.2	74
City	Dingman	BP	1.10	Complete Boler/Dingman ESA boundary delineation study			
<b>Invasive Species Management</b>							
City, UTRCA	All ESAs	BB	2.01	Develop a City-wide invasive species management protocol	Multiple		
City, UTRCA	Sifton Bog	BB	2.02	Buckthorn Management - year 3	1	1.4	1.4.5
UTRCA	Sifton Bog	JB	2.03	Goldfish removal	1	1.4	1.4.6
City, UTRCA	Kilally	LM	2.04	Invasive species management in meadows/pairies (consider a burn)			6.0
City, UTRCA	Meadowlily	LM	2.05	Invasive species management - focus on seed bearing buckthorn			
City	WMP	LMn	2.06	Weed management at Westminster Vet Buildings	1	1.7	26
UTRCA	WMP	LM	2.07	Aquatic invasive species removal (water lettuce, water hyacinth, etc.)	1	1.7	26, 30
<b>EAB &amp; Property Line Tree Hazards</b>							
City, UTRCA	All ESAs	SR	3.01	EAB Inspection monitoring (200 +/- trees) and seed collection			
City	All ESAs	SR	3.02	EAB hazards along property line			
<b>Trail Related Work</b>							
N. L., UTRCA	Kains	LM	4.01	Misc. trail upgrades (boardwalks, railings, bioengineering, etc.)			
City, N. L.	Kains	JB	4.02	Trail upgrades - Howe ravine crossing			
City, UTRCA, public	Kilally	JB	4.03	Wakefield access upgrades (replacing removed stair case)			
UTRCA	Medway	LM	4.04	Close lower trail to Western property (erosion along creek, tree hazards)			
City	Warbler	JB	4.05	Extend existing boardwalks to bridge wet areas			
City, UTRCA, N.L.	Sifton Bog	JB	4.06	Finalize boardwalk design southeast of Naomee Park	2	2.1	2.1.2b
City	Sifton Bog	JB	4.07	Finalize kiosk design at Naomee, or Santa Monica	2	2.1	2.1.2a
N. L.	WMP	JB	4.08	Upgrade trail at Southdale/Adelaide - boardwalks, etc.	6.2	2	48
N. L.	WMP	JB	4.09	Shrub planting at trail closed locations (turtle nesting)	6.2	3	58
City, UTRCA, TVDSB	WMP	JB	4.10	Saunders Pond west boardwalk extension	6.2	3	65
UTRCA	WMP	JB	4.11	2-3 small boardwalks on trail North of spettigue, east of heritage Oak	6.2	3	65
City	WMP	LM	4.12	Planning of CN Crossing	6.2	3	62
City Council/public	WMP	LM	4.13	Commissioners to Parliament pathway connection			

- BB Bonnie Bergsma (Ecologist/Planner)
- LM Linda McDougall (Ecologist/Planner)
- JB Jeff Bruin (Landscape Architect/Parks Planner)
- LMn Lisa McNiven (Parks Project Coordinator)
- BP Bruce Page (Planner)
- SR Sara Rowland (Urban Forestry Planner)



**Friends of Meadowlily Woods Community  
Association**  
141 Meadowlily Road South  
London, ON N6M 1C3  
Email: [hopemailsmith@yahoo.ca](mailto:hopenailsmith@yahoo.ca)

**City Clerk's Office**  
**Attn: Betty Mercier**  
Ecological and Environmental Planning Advisory Committee  
London City Hall  
300 Dufferin Street  
London, Ontario

Thursday, October 18, 2012

**RE: Planned Projects in Environmentally Significant Areas for  
2013 – Meadowlily Woods**

Chairperson & Members of the Ecological and Environmental Planning  
Advisory Committee and Parks Planning Staff,

We, the Friends of Meadowlily Woods Community Association would like to applaud the efforts of the Parks Planning Division and Upper Thames River Conservation Authority as well as the City Ecologist in the supervision and management of our environmentally significant area, Meadowlily Woods over the past few years. We believe that these groups and individuals have made great strides to protect and preserve our natural area and to encourage the responsible use this ecological treasure on the London landscape.

The purpose of this letter is simply to make some suggestions for how this work might be furthered in the area of infrastructure and projects for the coming year of 2013. As opposed to some groups that resist trails closures and the addition of fencing in certain areas, our group applauds the attempts of the City of London ESA Management Group and Upper Thames River Conservation Authority to protect the natural heritage resources of Meadowlily Woods by some of these measures. We would in

**Friends of Meadowlily Woods CA Letter, 18 October 2012, Page 2**

fact like to see them improved in areas toward the east expansion of the ESA and around the access points to the trails in our natural area.

For example:

- 1) In terms of the **northwest access point off Meadowlily Road South** near Meadowlily Bridge, that the wooden and wire fencing near that entrance be **expanded to the south** where the old entrance was to prohibit traffic along that old trail: a lot of that traffic consists of cyclists trying to defeat the purpose of the turnstile entrance just to the north as well as many dog owners that seek to avoid leashing their dogs.
- 2) That the **Number 5 Access point along the East side** of the old ESA boundary near the Summerside Sewer access have a **boardwalk installed** at that point from the tree line of Meadowlily Woods over to the sewer access road to prevent the development of rogue trails trying avoid the moisture and seepage that develops down near the bottom of that hill in wet periods and spring thaw.
- 3) That **Access Point Number 1 up by the City-Wide Sports Park** be restored by **clearing the invasive undergrowth** that blocks the trail access point on the South side of Meadowlily Woods and installing a **small boardwalk/footbridge** that would allow hikers and walkers easy access over the water drain from the storm water management pond just to the south of that trail access.
- 4) We ask that the practice of using dead fall and other tree and shrub loss to block rogue trails on the newly expanded east part of Meadowlily Woods be continued and improved upon. The times that this practice is not maintained we witness more digging, jump building and damage down the lower slopes in this part of the ESA. We know that a lot of work has gone into correcting this damage and would simply see maintaining and improving this practice of blocking these illegal trails as a way to protect the work that has already been done by UTRCA and the city staff.

The Friends of Meadowlily sent a letter to the Planning Committee, June 18, 2012, where we suggested that community and neighbourhood groups need more direct access to the Environmentally Significant Areas Management Group so that discussions regarding the ESAs could be more open and participatory. We hope that an attitude of discussion, consultation, and participation continues.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gary Smith". The signature is fluid and cursive, with the first name "Gary" written in a larger, more prominent script than the last name "Smith".

Gary Smith

President,

Friends of Meadowlily Woods Community Association

Meadowlily Woods Environmentally Significant Area (ESA) is located in east London near Commissioners Road and Meadowlily Road, east of Highbury Avenue. The Meadowlily Bridge (c. 1910) at the foot of Meadowlily Road provides foot and bicycle access to the ESA from the Thames Valley Parkway trail system.

Meadowlily Woods ESA includes 44 ha owned by the City and 98 ha in private ownership. The site contains marshes and floodplain woods along the Thames River, old fields, shrub thickets and mature woodlands on higher, rolling land, and some active and retired agricultural fields.

To the west of Meadowlily Road along the Thames is the Meadowlily Nature Preserve, owned by the Thames Talbot Land Trust. The public is allowed to hike the trail through the preserve.

## Trails

The map on the reverse side shows the access points and trail system. The main access point is on Meadowlily Road not far from the river, by the large ESA sign.

About 4 km of trails loop through the ESA on gently sloping terrain. The managed trails are marked with yellow blazes painted on the trees. Please stay on the blazed trails to protect the sensitive environment.



## History

Over 60 archaeological sites are documented in the Meadowlily area, especially on the Ingersoll Moraine. These sites span the entire 11,000 years of prehistory and include everything from camps to villages, and sites where other objects have been found.

In the early 19th century, private homes for commissioned officers were built along the east end of Commissioners Road. One such house was built in 1848 on Park Farm. This farm was sold to the Fraser family in 1908.

Portions of the property were used for farming, but the wooded areas were protected by Harrison Fraser, who tended the area until his death in 1982. At that time, the City of London obtained his land. The Park Farm estate has been maintained and its future use is under review.

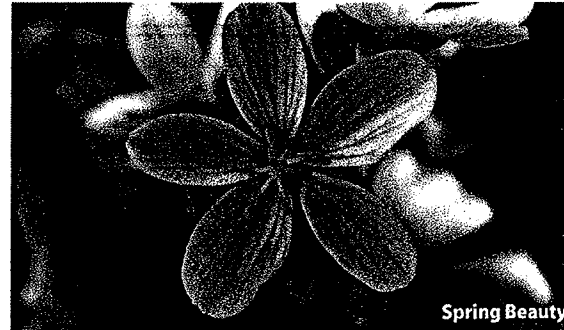
## Shaping the Landscape

Meadowlily Woods is situated within the valley of the Thames River. The Thames Spillway was carved by meltwater from the receding glaciers, 10,000 to 14,000 years ago. The water cut through the Ingersoll Moraine, which had been deposited by glaciers. Over time, three distinct terraces were carved into the moraine's north-facing slope by the erosive forces of the Thames River. From the river's floodplain, the ground climbs steeply for 10 metres to a broad terrace covered with rich loam soils. A more gradual slope rises to the upland, which is covered with clay soils. The terraces have been cut through by 10 to 12 intermittent streams that have cut gullies, some of which are more than 10 m deep. These ravines have created a varied topography.

## Plant Communities

The site contains a mix of wetland and upland forest species. In the bottomland along the river, Basswood, Hackberry, willow and dogwood dominate, while cattails and marsh plants grow in and near the water. In summer, colourful wildflowers can be found including Blue Flag (iris), Evening Primrose, Turtlehead and Great Lobelia.

The upland areas are dominated by Sugar Maple (some over 100 years old), American Beech, Black Cherry, Red Oak, Eastern Hemlock and Yellow Birch. In the spring, the woods are carpeted with a variety of flowers, including Red and White Trilliums, trout lilies, hepatica, Bloodroot, violets, Spring Beauty and Wild Ginger.



Spring Beauty

The cool, north-facing ravines provide the right habitat for Eastern Hemlock and Yellow Birch, which are unusual species for this region, and over a dozen species of ferns. Skunk Cabbage also grows in the wet seepage areas.

The meadows and young woods are full of asters and goldenrods in the fall.

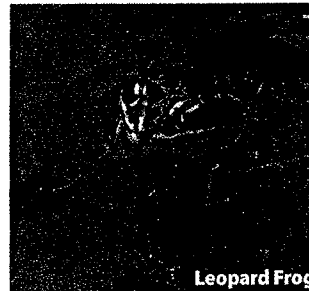
## Wildlife

Over 110 species of migratory and breeding birds have been observed in the Meadowlily Woods area. Due to its large size and location along the river, the forest supports forest interior and area sensitive species such as Pileated Woodpecker and Ovenbird. Other nesting species include Red-tailed Hawk, Great Horned Owl, Belted Kingfisher, four species of woodpeckers, Rose-breasted Grosbeak and American Goldfinch.

The animal life is typical of the London area with Raccoon, Coyote, Eastern Chipmunk, Red Fox, White-tailed Deer, Grey Squirrel, Woodchuck and Beaver.

The many wet habitats are home to Green, Wood and Leopard Frogs, Spring Peeper, Eastern Redback Salamander, Painted Turtle, and Eastern Garter and Northern Brown Snakes.

The meadows provide nectar-producing flowers for butterflies and moths. Giant and Tiger Swallowtails, Hickory Hairstreak, Clouded Sulphur and Spring Azure are among the species recorded in the area. Dragonflies, damselflies and many other species of insects can be found by the river.



Leopard Frog

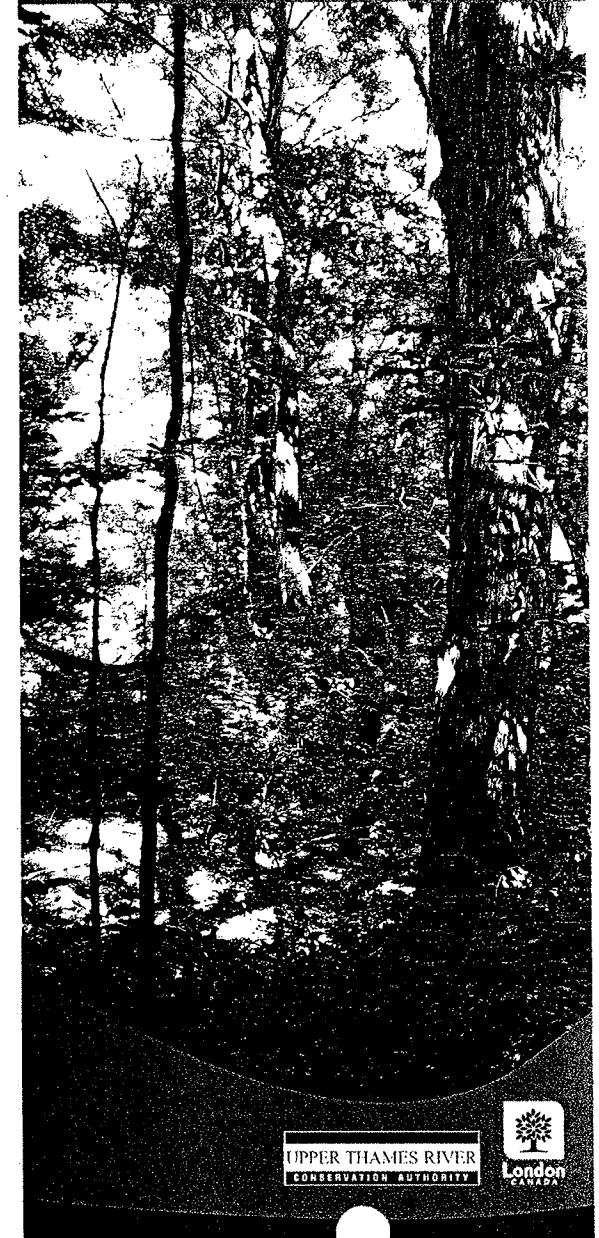
## For More Information

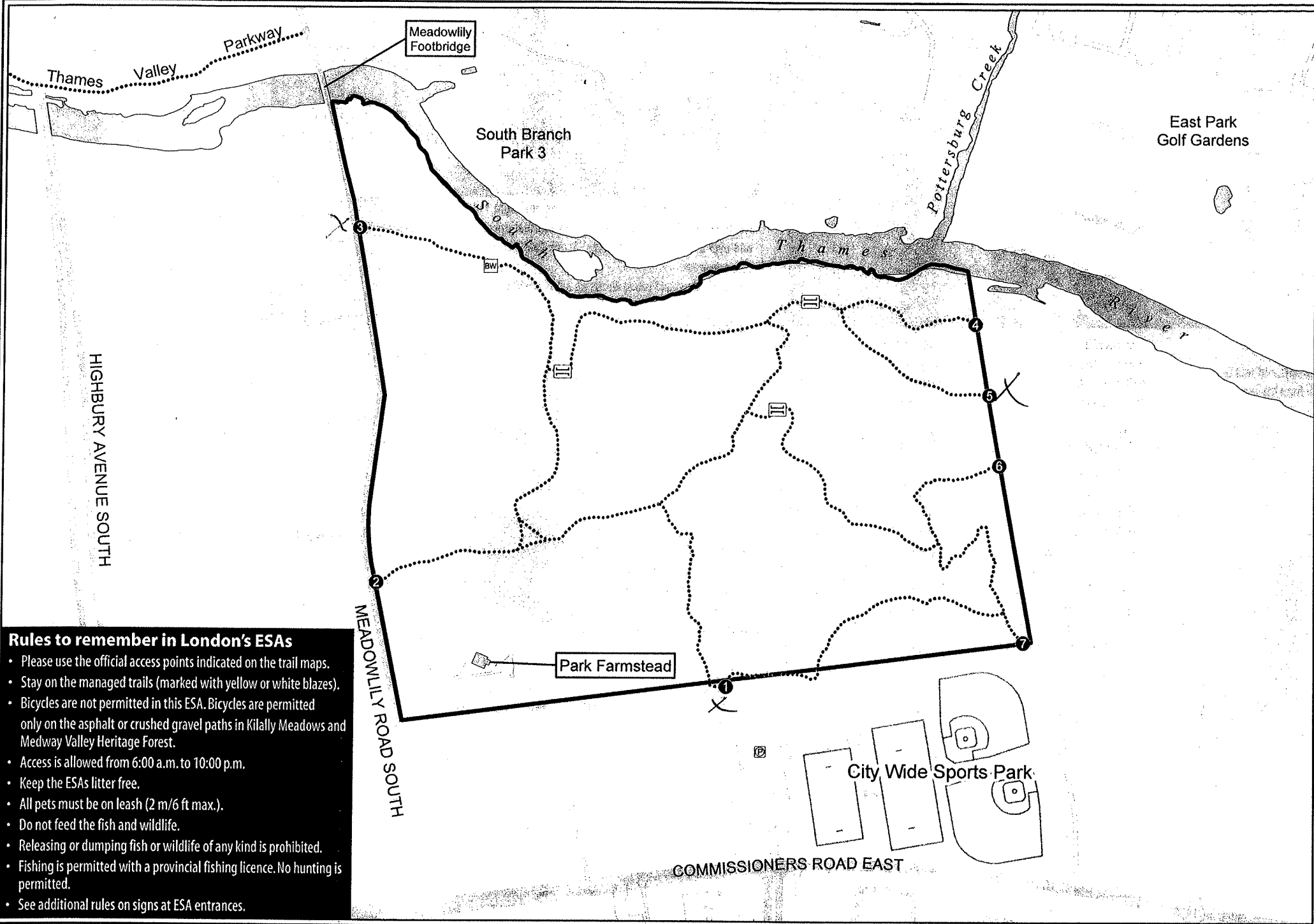
For more information on London's ESAs, please contact:

- Upper Thames River Conservation Authority (519-451-2800, [www.thamesriver.on.ca](http://www.thamesriver.on.ca))
- City of London Forestry Services (519-661-2500 ext. 5783) or Planning Department (519-661-2500 ext. 4980) ([www.london.on.ca](http://www.london.on.ca))

# Meadowlily Woods

Environmentally Significant Area





**Meadowlily Woods**  
Environmentally Significant Area

**Legend**

**Access Points**

- 1 City Wide Sports Park
- 2 Meadowlily Road South (South)
- 3 Meadowlily Road South (North)
- 4 North East
- 5 East
- 6 South East
- 7 Commissioners Road East

P Parking

BW Boardwalk

Bridge

..... Managed Trail (3.9 km)

Public ESA Boundary (43.8 ha)

Water

Vegetation

**Rules to remember in London's ESAs**

- Please use the official access points indicated on the trail maps.
- Stay on the managed trails (marked with yellow or white blazes).
- Bicycles are not permitted in this ESA. Bicycles are permitted only on the asphalt or crushed gravel paths in Kilally Meadows and Medway Valley Heritage Forest.
- Access is allowed from 6:00 a.m. to 10:00 p.m.
- Keep the ESAs litter free.
- All pets must be on leash (2 m/6 ft max.).
- Do not feed the fish and wildlife.
- Releasing or dumping fish or wildlife of any kind is prohibited.
- Fishing is permitted with a provincial fishing licence. No hunting is permitted.
- See additional rules on signs at ESA entrances.

**Location Map**

A small inset map shows the location of the Meadowlily Woods ESA within the city of London, with a red box indicating the specific area.

N

0 25 50 100 150 200 metres

UPPER THAMES RIVER  
CONSERVATION AUTHORITY

Map produced by UTRCA with data provided by the City of London. Copyright © UTRCA 2009.

# Planning 101



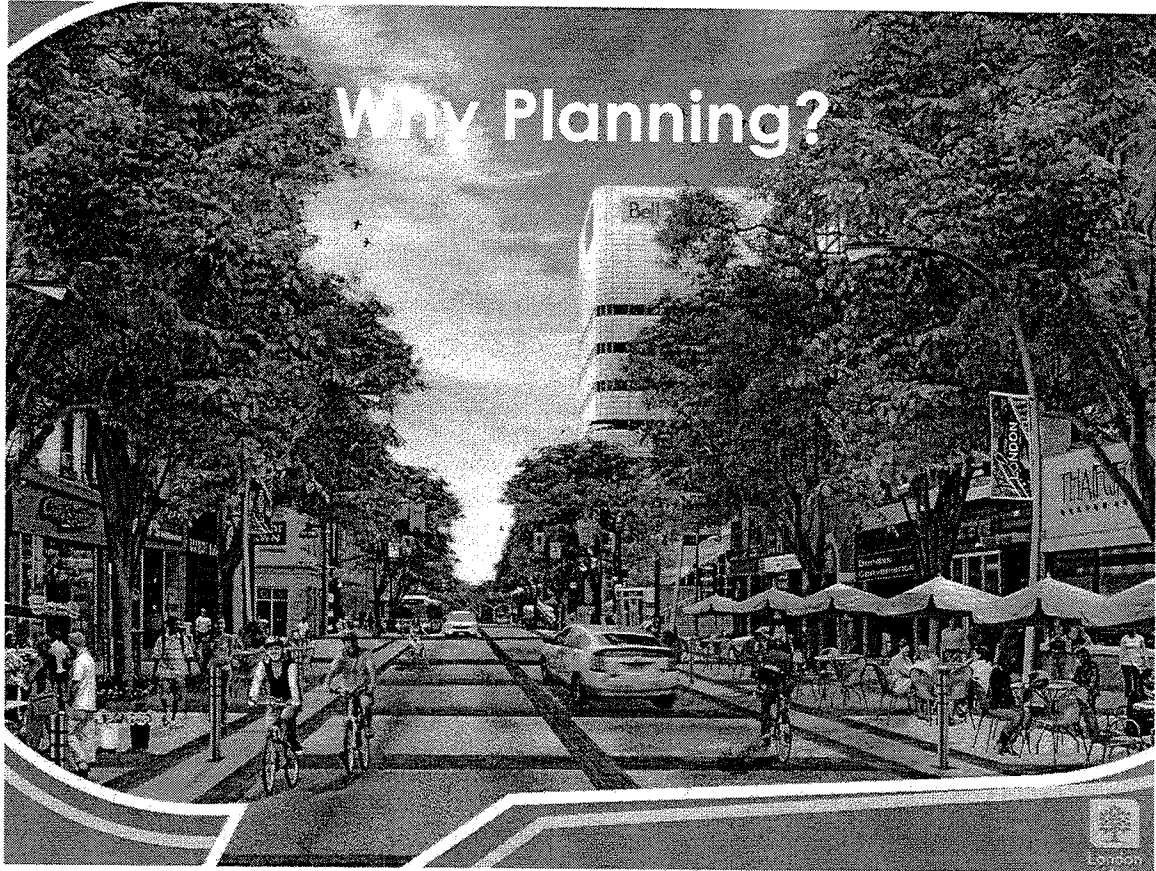
INSTITUTE OF  
BUILDING STUDIES  
LONDON

Why Planning?



INSTITUTE OF  
BUILDING STUDIES  
LONDON

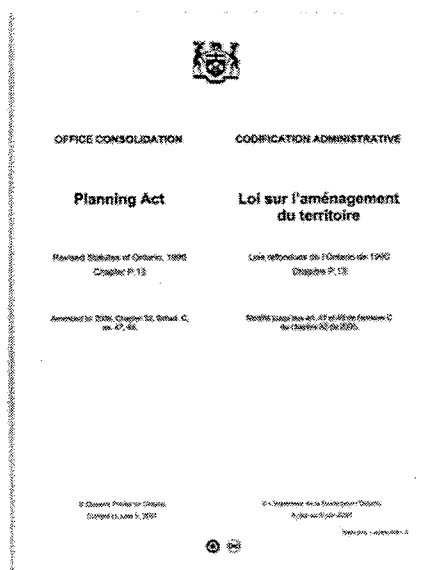






## Planning Act

- Outlines what a municipality can do to plan land use
- Gives cities planning tools to:
  - Allow for the subdivision of land
  - Regulate land uses
  - Regulate site planning & design (with limitations)

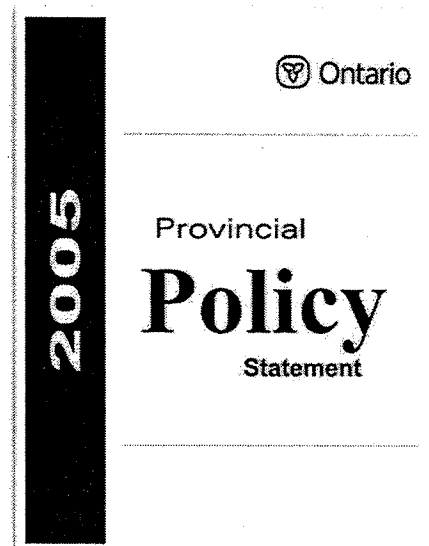


## Planning Act Does Not Allow

- Planning by relationship or by tenure
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations
- Detailed control over operations

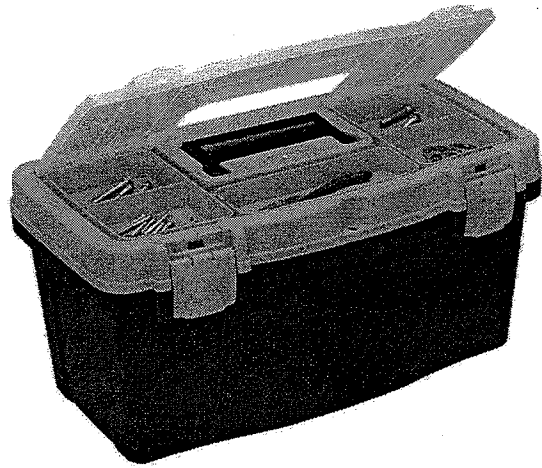
## Provincial Policy Statement (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- PPS lays out provincial interests



## Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws



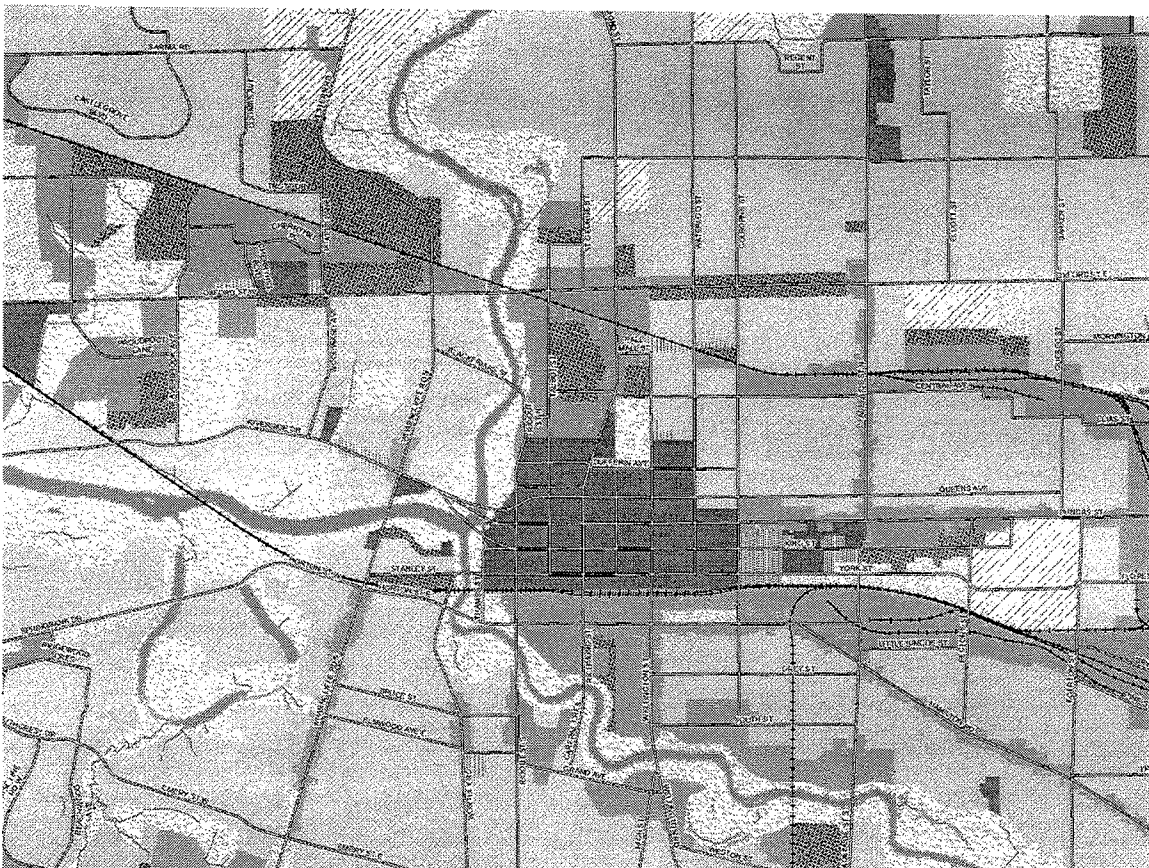
## Official Plan

- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision



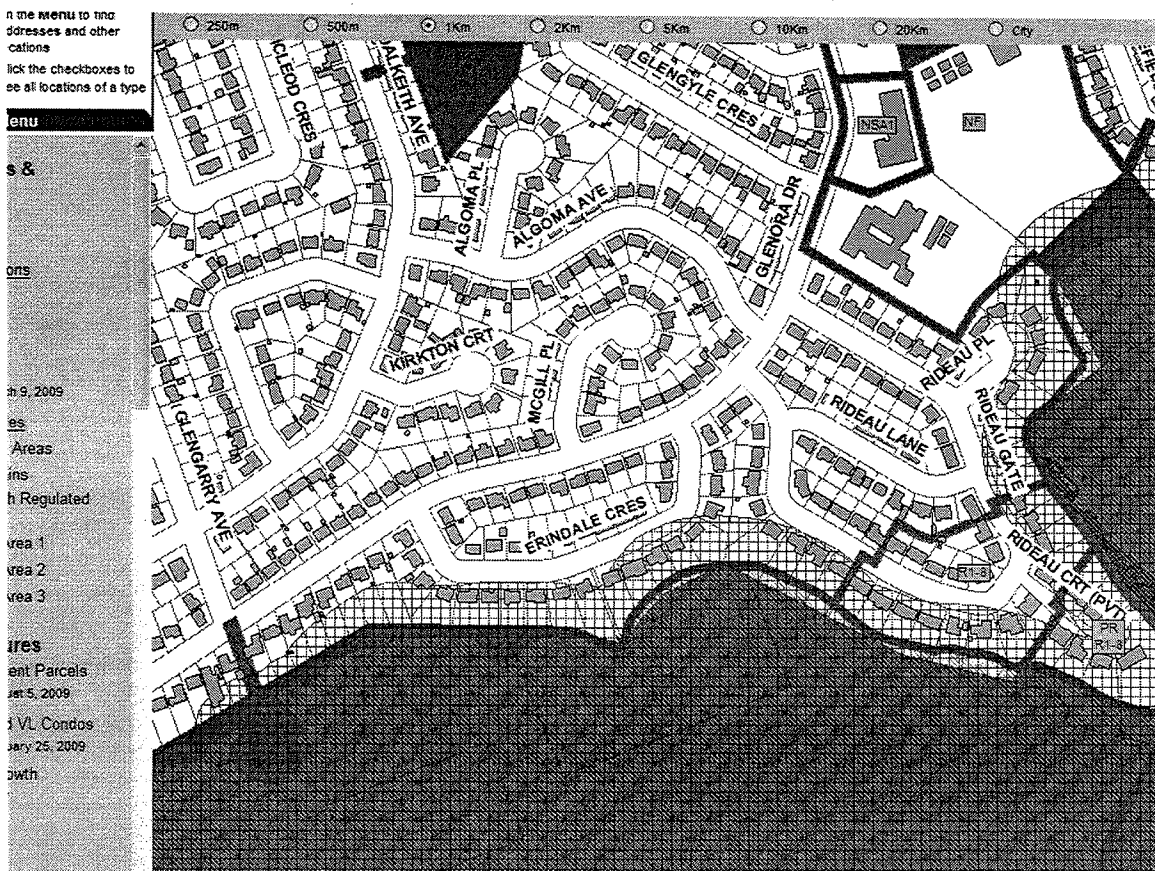
# Official Plan

- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN
- The Official Plan can be changed



# Zoning By-law

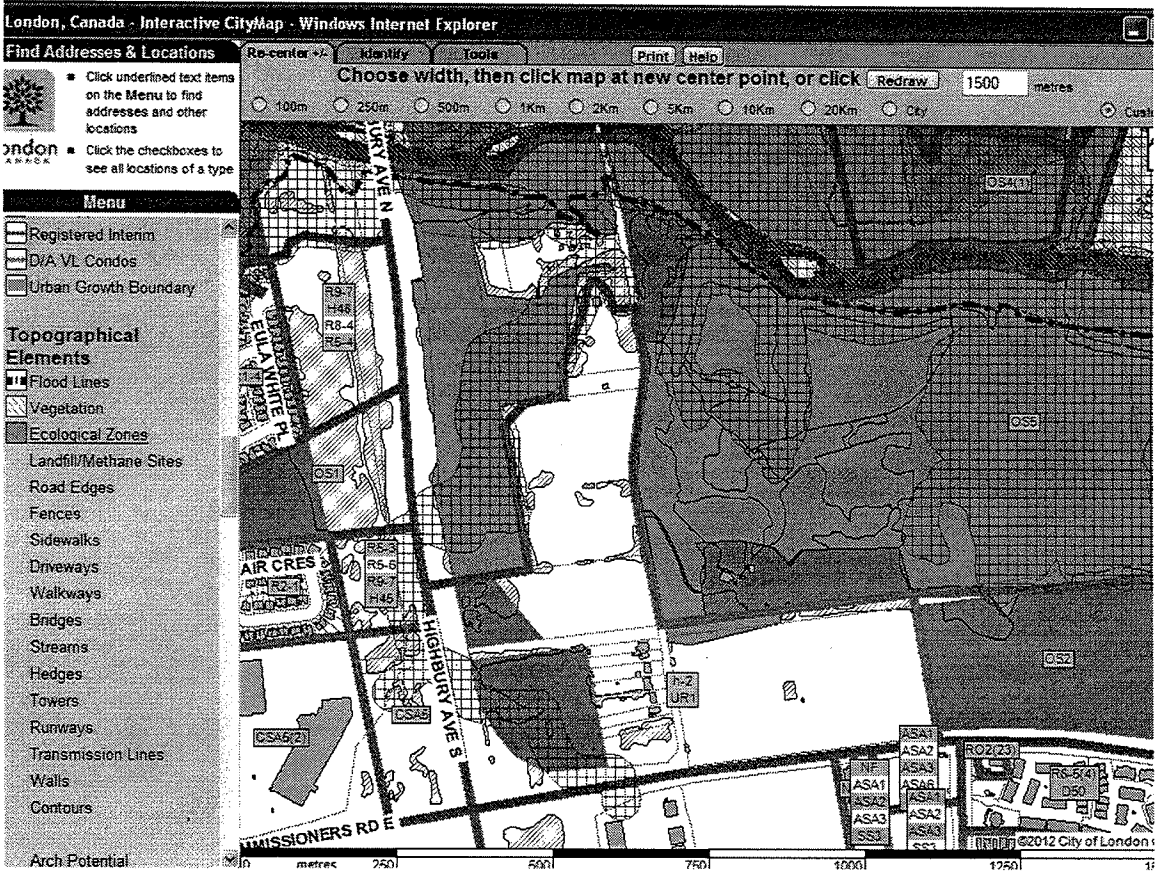
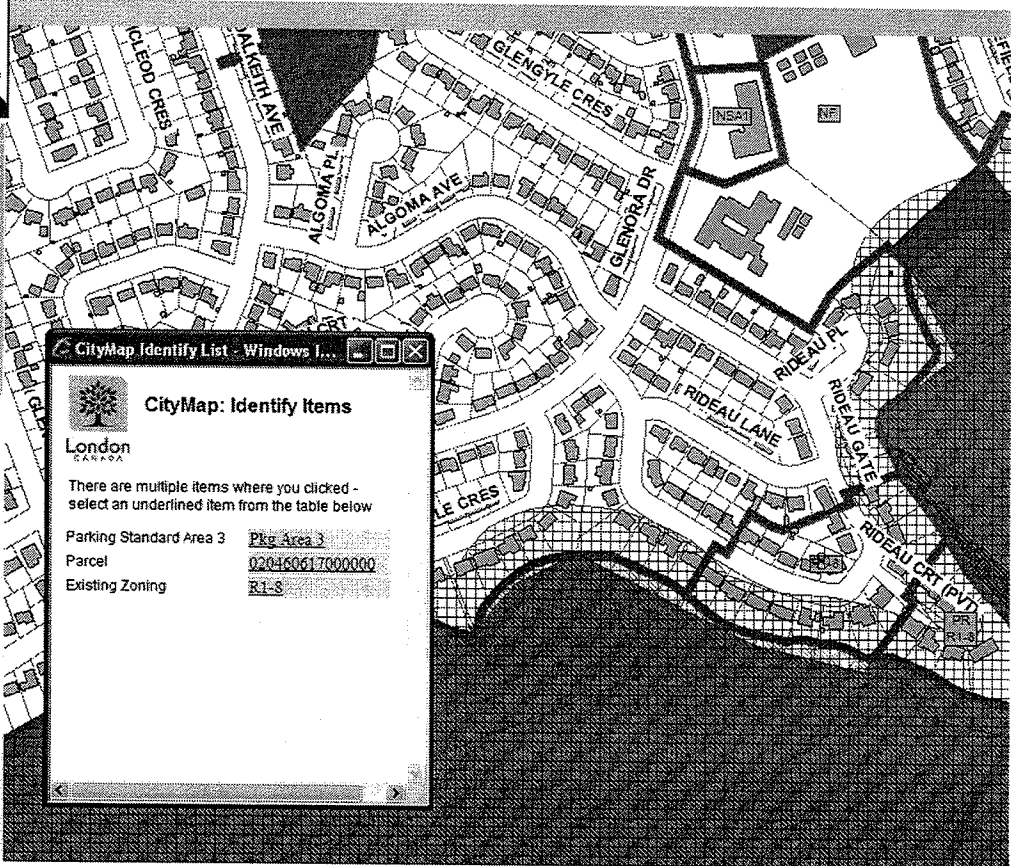
- All properties are assigned a zone
- Zone identifies permitted uses and regulations relating to height, building set-backs, coverage, density, gross floor area, etc.
- Zone must be consistent with the Official Plan
- Expected changes on an ongoing basis – OP guides evaluation of changes
- By law, must build according to Zoning By-law

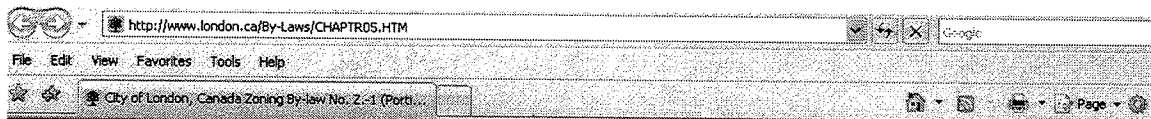
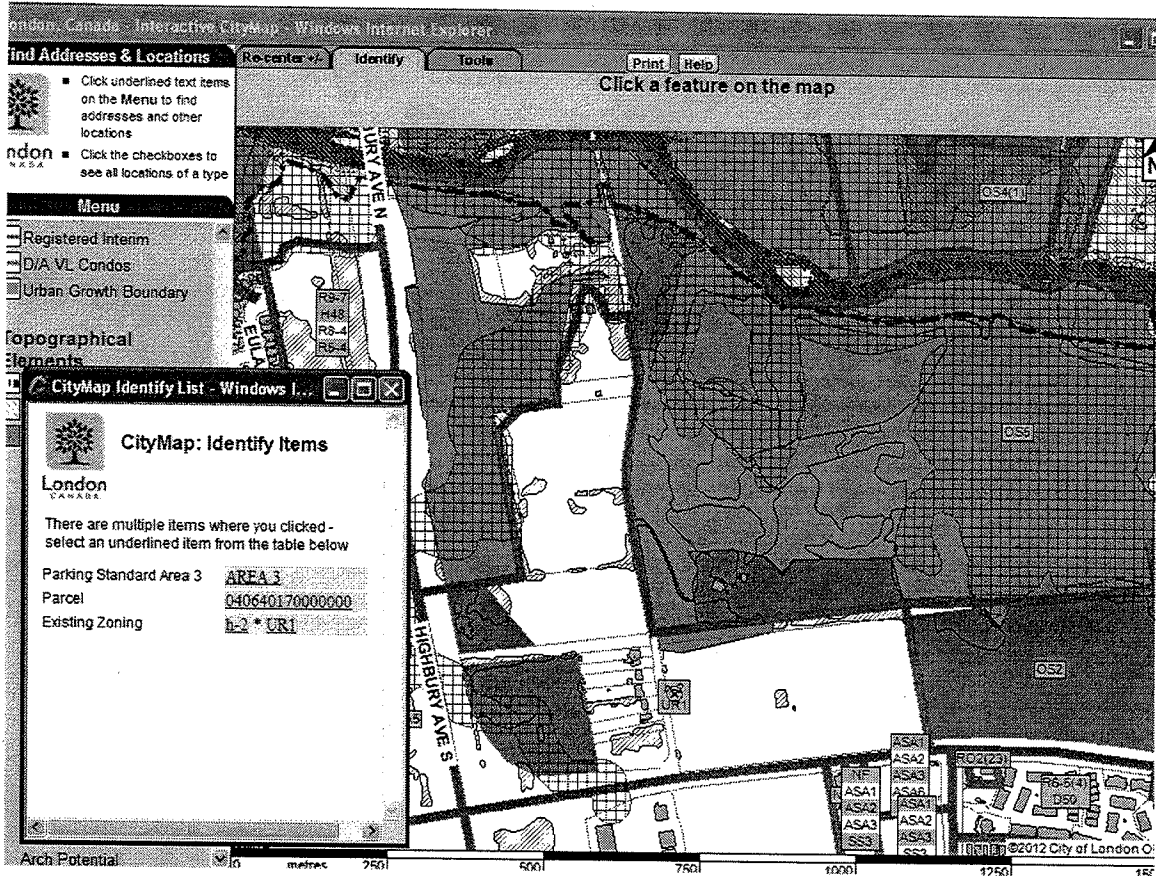


On the Menu to find addresses and other locations  
 Click the checkboxes to see all locations of a type

**Menu**

- Registered Interim
- D/A VL Condos
- Urban Growth Boundary
- Topographical Elements
- Flood Lines
- Vegetation
- Ecological Zones
- Landfill/Methane Sites
- Road Edges
- Fences
- Sidewalks
- Driveways
- Walkways
- Bridges
- Streams
- Hedges
- Towers
- Runways
- Transmission Lines
- Walls
- Contours
- Arch.Potential





## SECTION 5

### RESIDENTIAL R1 ZONE

#### 5.1 GENERAL PURPOSE OF THE R1 ZONE

The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The zone variations symbolized by R1 followed by a dash and a number. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units. The seventeen variations which comprise the zone are differentiated on the basis of site requirements in order to provide for a range of lot sizes and dwelling styles. Zone variations R1-1 to R1-3 deal with existing inner-City smaller lot single dwelling developments; Zone variations R1-4 to R1-9 are zones to be applied to most suburban single dwelling developments; Zone variations R1-10 and R1-11 deal with larger estate lot developments. The R1-12 Zone variation has the lowest lot area standards and is not intended to be applied to rural areas; rather, it is intended to be applied to specific areas and reflect existing development on local streets. The approach allows for the use of a range of lot sizes. The R1-13 Zone variation deals specifically with small lot single detached dwellings in suburban areas of the City. The R1-14, R1-15 and R1-16 Zone variations is intended to apply to large lots with single detached dwellings. A parking regulation (Section 4.1 addresses permitted garage and driveway widths. (Z-1-051337)

The R1-14, R1-15 and R1-16 Zone variations are generally applied to existing residential lots on individual services in rural areas, typically lands designated Low Density Residential and Rural Settlement in the Official Plan. The R1-17 Zone variation is typically applied to large estate lots in these rural areas.

(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)  
(Z-1-00759) (Z-1-051318) (Z-1-051390)

#### 5.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R1 Zone variation for any use other than the following use:

- a) A single detached dwelling.

#### 5.3 REGULATIONS



http://www.london.ca/By-Laws/CHAPTR05.HTM

View Favorites Tools Help

City of London, Canada Zoning By-law No. Z-1 (Porti... Page Tools

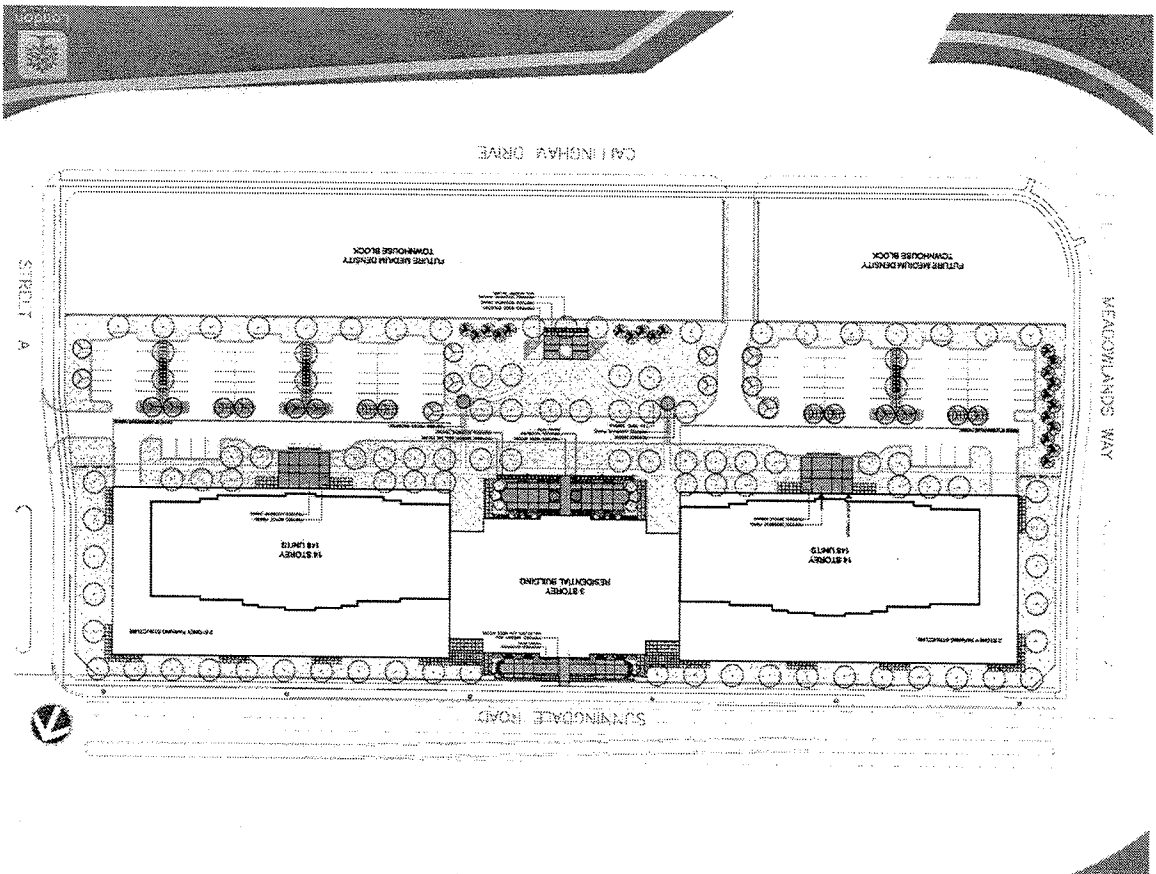
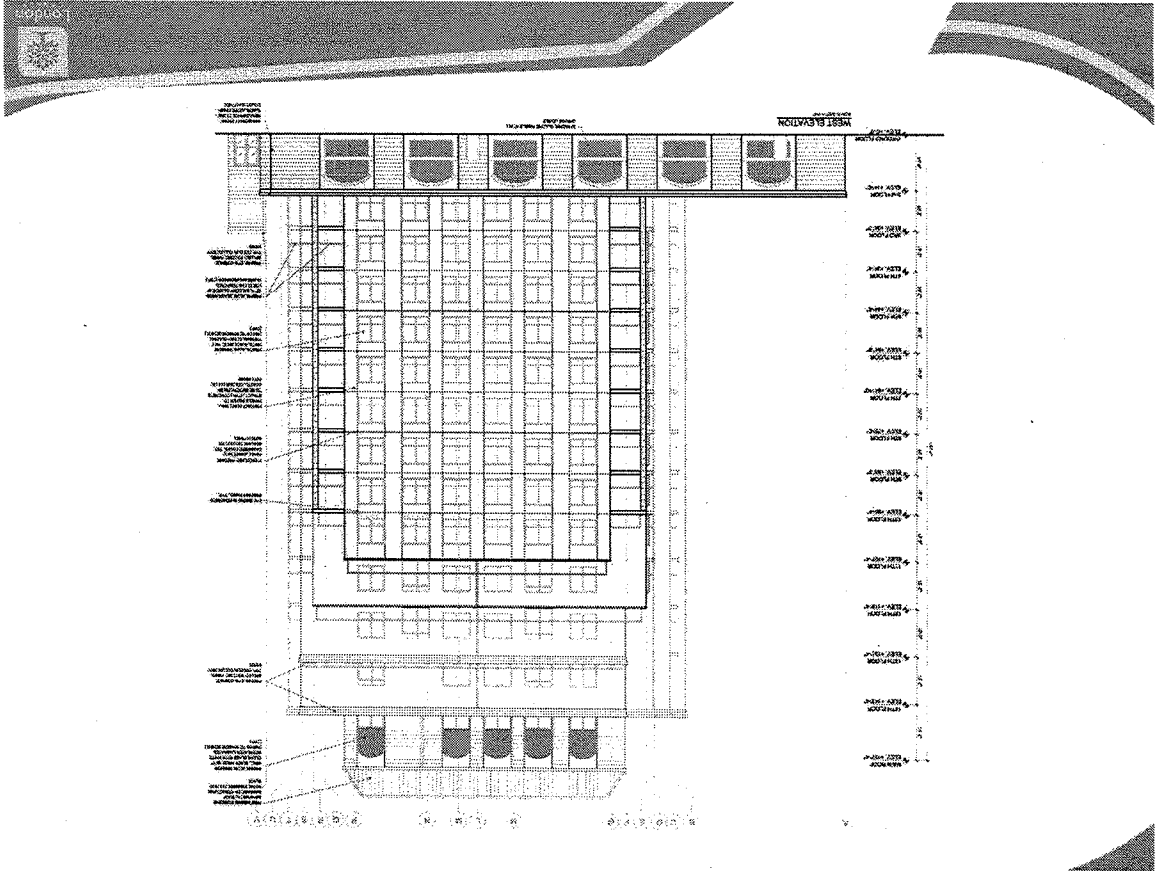
### RESIDENTIAL R1 ZONE REGULATIONS FOR R1 ZONE VARIATIONS

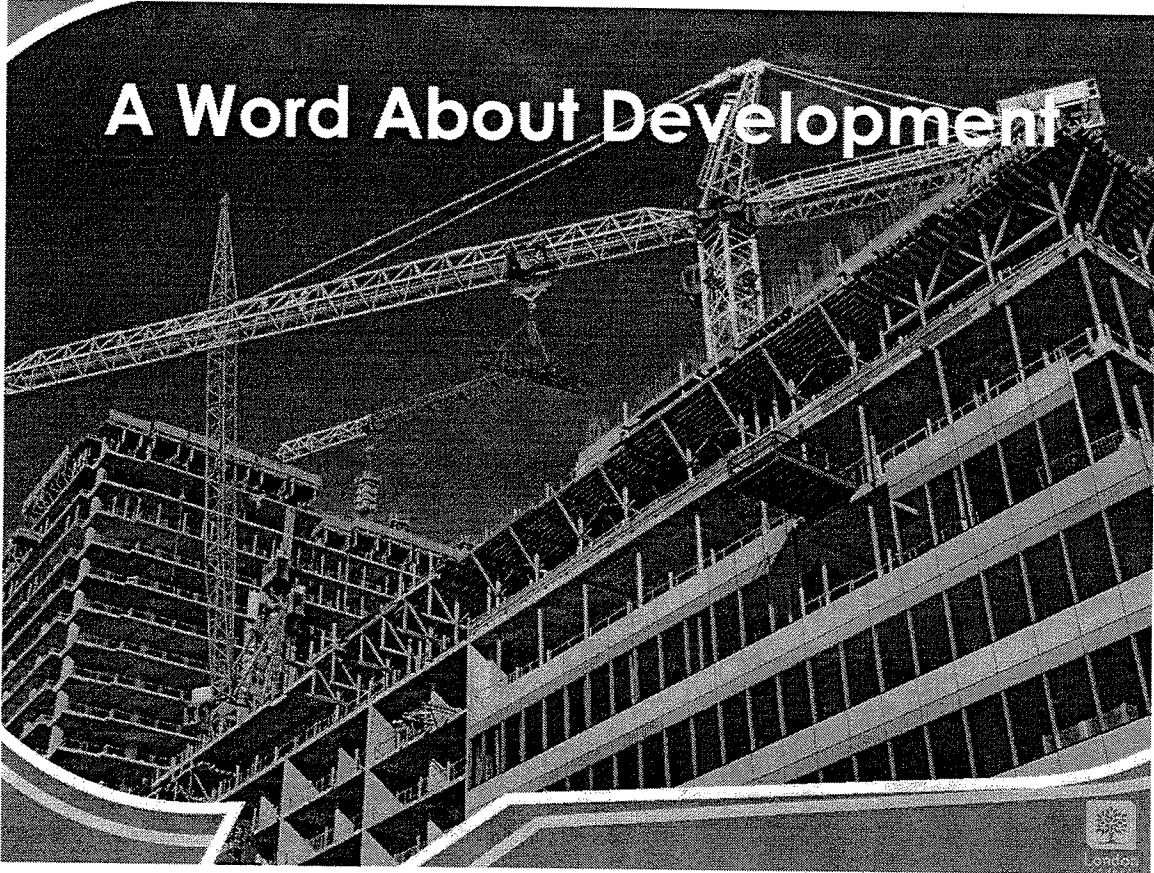
Column	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
Line 1	RESIDENTIAL TYPE	SINGLE DETACHED DWELLING UNIT														
2	ZONES	R1-1	R1-2	R1-3	R1-4	R1-5	R1-6	R1-7	R1-8	R1-9	R1-10	R1-11	R1-12	R1-13	R1-14	
3	PERMITTED USES	See Section 5.2														
4	LOT AREA (m <sup>2</sup> ) MINIMUM	250	300	300	360	415	450	550	600	690	925	1 390	200 See Section 5.3(5)*	270	2 000	
5	LOT FRONTAGE (m) MINIMUM	9.0	9.0	10.0	12.0	12.0	15.0	15.0	15.0	18.0	22.0	24.0	9.0 See Section 5.2(5)*	9.0	30.0	
6	***FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET AND SECONDARY COLLECTOR MARY BUILDING (Z.-1-041306)	4.5	4.5	4.5	4.5	4.5	5.0	5.0	5.0	5.0	6.0	6.0	4.5	4.5	6.0
7		LOCAL STREET AND SECONDARY COLLECTOR GARAGE (Z.-1-041306)	6.0 (Z.-1-061499)													

Local Intranet 100%

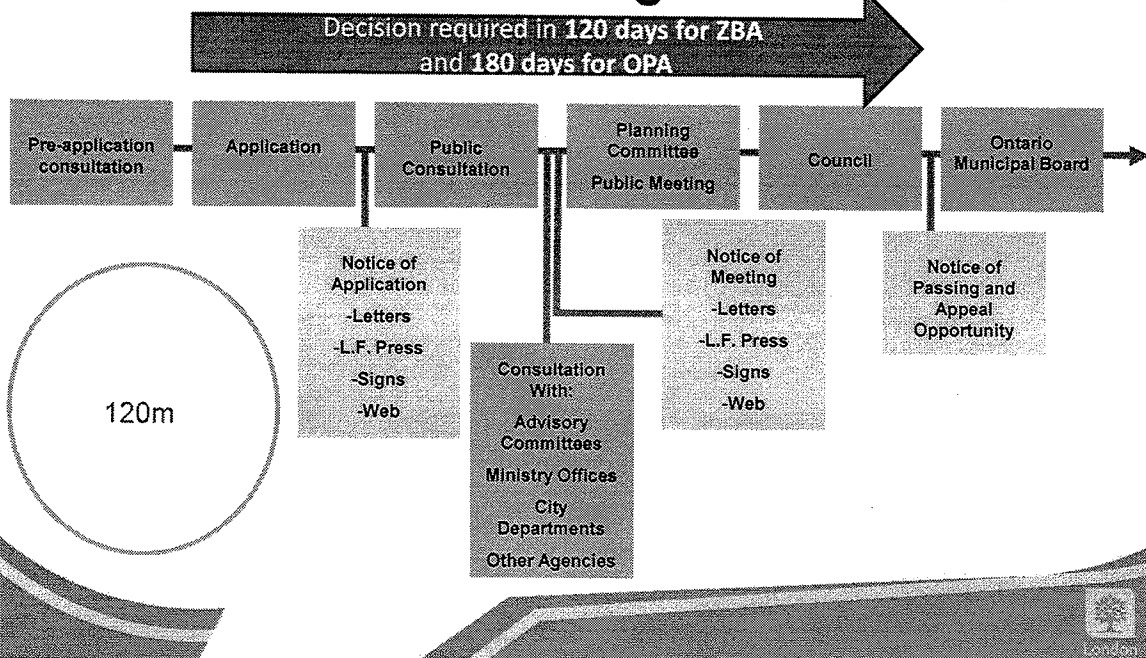
## Site Planning

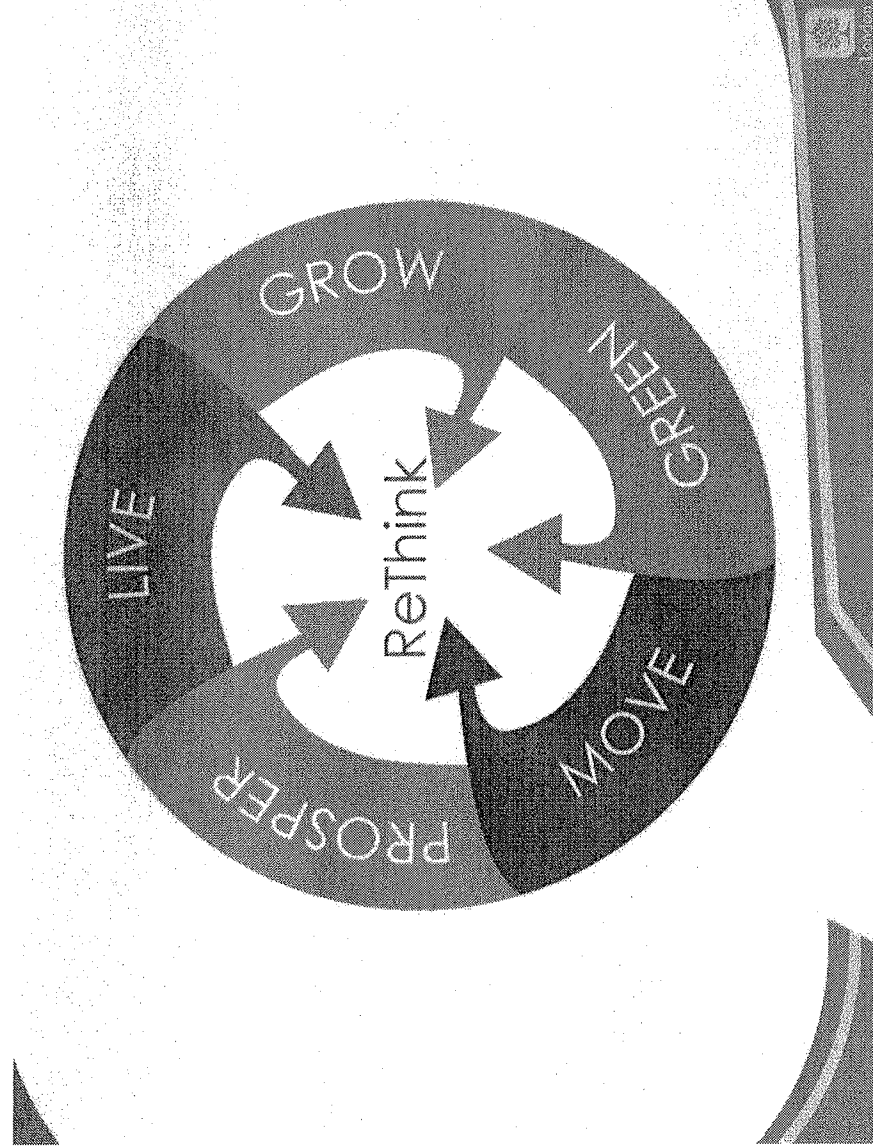
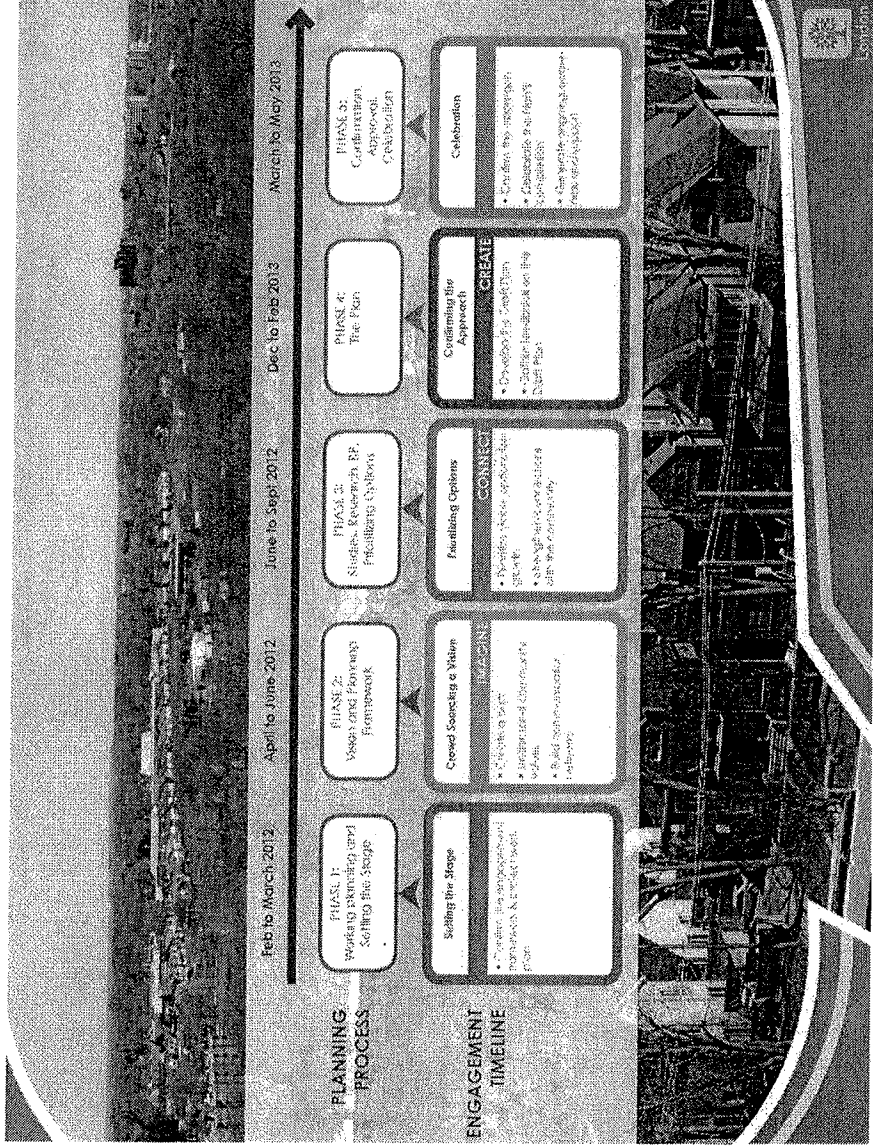
- Most buildings and substantial additions require site plan approval
- Site plan shows:
  - Location of building
  - Parking
  - Amenity areas
  - Access points
  - Landscape plan
  - Fencing
  - Etc.



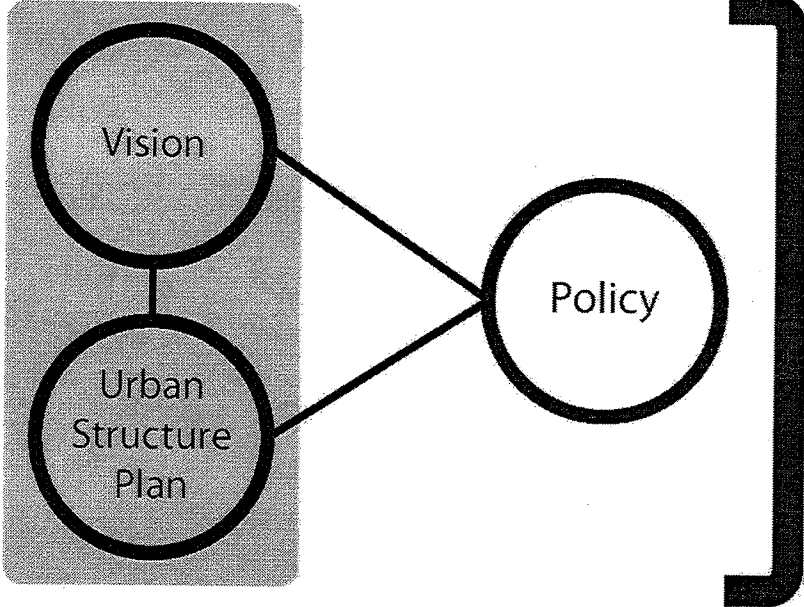


## Planning Application Process Official Plan & Zoning Amendments





Public Engagement



The Official Plan

