

Environmental and Ecological Planning Advisory Committee September 19, 2019







WOD Area: Background

- Large portion of White Oak/Dingman area added to City as part of annexation in 1993 (Industrial land).
- London Plan Land Needs Review undertaken in 2014 as background to new Plan.
 - Evaluated industrial lands to determine if lands should continue as future industrial lands or be redesignated to non-industrial uses.
 - Result: a portion of the lands to be re-designated.



The London Plan – Map 1





Secondary Plan

- "Future Community Growth" in London Plan.
- When is a Secondary Plan required?
- Examples from London Plan policy 1557 :
 - Areas added to the Urban Growth Boundary.
 - · Areas in the "Future Community Growth" Place Type.
 - Areas requiring coordinated subdivision development.
 - Areas that are subject to substantial change as the result of a proposed major development.



White Oak-Dingman Area





Background Studies to Secondary Plan - SLSR

Subject Lands Status Report (policies 1425-1430)

- Confirms and maps boundaries of NHS features/areas.
 - (Green Space Map 5 of The London Plan)
- · Evaluates significance of lands in the Environmental Review Place Type.
- Identifies and evaluates the significance of other natural heritage features and areas which are not included in the Green Space or Environmental Review Place Types
 - including NHS features and vegetation patches greater than 0.5 hectares in size.
- Identifies natural heritage features that act as triggers for subsequent E.I.S. study (per PPS 2014 and The London Plan Table 13).
 - · EIS undertaken at time of specific development application.
 - EIS determines whether, or the extent to which, development may be permitted in areas within, or adjacent to, specific components of the NHS (i.e. within the "trigger distance" study area).



Subject Lands Status Report

- · Parsons conducted 3-season study on behalf of City.
- · Draft available for Public and EEPAC comment.
- Aiming for end of 2019 to report to Planning and Environment

Committee.





Parsons Field Investigations -3 Season Ecological Inventory

Vegetation Characterization

- · Botanical Inventory
- Ecological Land Classification (ELC)
- Wetlands
- Invasive Species

Wildlife

- Breeding Bird Survey
- · Amphibian Call Survey
- Bat Acoustic Survey
- Snake Visual Encounter Survey
- Species at Risk Survey

Significant Wildlife Habitat

- Species at Risk
- Fish Habitat

SURVEY TYPE	DATE OF SURVEY	WEATH ER CONDIT IONS	TARGET SPECIES/DATA	FIELD INVESTIGA TORS
Anuran Call Survey & Acoustic Bat Survey	26 April, 2018	Clear, 11°C	Amphibian survey visit #1 & Acoustic Bat Survey	Will Van Hernessen, Julie Scott
	16 May, 2018	Clear, 24°C	Amphibian survey visit #2a & Acoustic Bat Survey	
	17 May, 2018	Clear, 21°C	Amphibian survey visit #2b & Acoustic Bat Survey	
	13 June, 2018	Clear, 21°C	Amphibian survey visit #3 & Acoustic Bat Survey	
Vegetation Survey & Snake Visual Encounter Survey (VES)	29 May, 2018	Sunny, 28°C	ELC and botanical inventory (spring) & snake VES	
	29 June, 2018	Sunny, 31°C	ELC and botanical inventory (summer) & snake VES	
	11 October, 2018	Sunny, 21°C	ELC and botanical inventory (fall) & snake VES	
Breeding Bird Survey	14 June, 2018	Sunny, 12°C	Breeding birds visit #1	
	29 June, 2018	Sunny, 31°C	Breeding birds visit #2	
Fish Habitat	19 July, 2018	Sunny, 25°C	Fish habitat assessment	Mitch Dender



Subject Lands Status Report-Key Findings

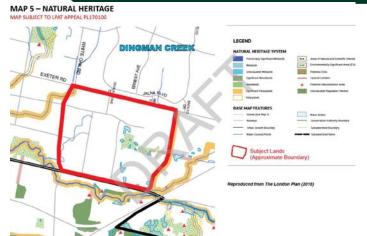


Natural Heritage Features





Map 5 - London Plan





Subject Lands Status Report – Proposed Updates to Map 5





Subject Lands Status Report

- Draft available on City's Secondary Plan webpage for Public and EEPAC comment.
- Aiming for end of 2019 to report to Planning and Environment Committee.



