

414 and 418 Old Wonderland Road, London, Ontario
Environmental Impact Study - November 2020
Reviewed by EEPAC member Sandy Levin, January 2021

Given the limited work on surface flow changes and without groundwater movement information, there is an unknown impact on the adjacent open water feature which is a candidate Turtle Overwintering area (Candidate Significant Wildlife Habitat).

EEPAC did not receive servicing or grading plans and cannot comment. The City should review them and confirm there are no negative impacts on the adjacent woodland and open aquatic feature.

EEPAC supports the efforts to control construction impacts and run off (section 9-4, page 24-5). We would hope that the sediment and erosion control measures will be checked regularly (each day). However, this is a standard condition in most development agreements and EEPAC is unsure how this requirement is implemented and whether the City does any checking and if so, how often at each site? Although this is a site with minor impacts on the Natural Heritage System, this question applies to all sites with erosion and sediment control measures. It appears concerns are complaint generated from nearby residents. In greenfield development there are usually no nearby residents.

EEPAC supports the removal of invasive species particularly Japanese Knotweed. EEPAC points out this is a difficult plant to kill and multiple applications and checking for success are usually required.

EEPAC notes tree 45 east of the subject site is a Norway maple. It is recommended for retention. This species is not native and invasive. EEPAC recommends the abutting property owner (Sifton) be asked for permission to remove it along with the other trees slated for removal.

EEPAC commends the effort to retain the Black Walnut trees on the site.

EEPAC supports restoration with only native trees and shrubs or pollinator plants (p. 22-23). The development agreement must include the Landscaping and Planting Plan. Maintenance (regular watering and removal and replacement of dead material) of the plantings and monitoring should be for the standard three year period determined from time of completion of the project.