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Sent: Wednesday, November 16, 2022 1:05 PM

To: Lysynski, Heather <hlysynsk@London.ca>

Subject: [EXTERNAL] for ECAC agenda, just this part to go with 5.3

A. The item is scheduled for a public meeting before PEC on Monday November 28th at 7pm. Additional information can be found at:

<https://london.ca/business-development/planning-development-applications/planning-applications/952-southdale-road>

B. The comments from the file on this application:

The agreed to development limit provides a 30m or greater buffer in two sections and less than a 30m buffer in the other two sections to the Provincially Significant Wetland (PSW), there is also an approximate 10m buffer being applied to the Significant Woodland edge. While the overall buffer does not meet the minimum of 30m for a PSW under the Council approved Environmental Management Guidelines (2021), the application was being considered under the old EMGs (2007) due to the application date; and the 30m buffer while identified in the old EMG, it is not fully articulated. However, the proponent will be undertaking additional habitat restoration improvements due to the reduced buffers, including an invasive species management plan for the PSW communities and Significant Woodland edge and other improvements to be identified (i.e. snake hibernaculum, additional native pollinator friendly seeding). The City has agreed to place the required Parks pathway block in the buffer. The buffers and Natural Heritage Features are to be zoned OS5.

The proponent is still required to finalize the EIS, finalize the Hydrogeological study, and complete a detailed (feature based) Water Balance, all to the City's satisfaction. Two small Wetland communities (non PSW) on the edge of the Significant Woodland are required to be compensated for as per London Plan Wetland policies, which will include full/ partial relocation and habitat improvements. A holding provision will be required for the site to ensure all reports are fully completed and restoration and compensation works are all carried out to the City's satisfaction.

Due to the proponent not providing the full minimum 30m buffer to the PSW, any proposed green stormwater functions will need to be located within the development limit and cannot be considered within the buffer. The new EMG (2021) does allow for the consideration of some specific green stormwater functions within the buffer (i.e. LIDs), but only when the minimum required buffers have been applied.

It has been made clear that going forward with any new projects, the new EMGs (2021) which fully require and scientifically support a minimum 30m buffer to PSWs will apply.

As part of the recommendation, staff are implementing a holding provision for the site to ensure all reports (Final Environmental Impact Study (EIS), Final Hydrogeological Assessment and Water Balance Analysis) are fully completed and accepted by Staff, and that restoration and compensation works are all carried out to the City's satisfaction, prior to development/as part of site plan