

**Proposed Environmental Mapping Modifications
City of London Five Year Official Plan Review**

	<i>Proposed Mapping Modification</i>	<i>Rationale for Proposed Modification</i>
1	Map Format Modification – Replace existing Map Schedule “B” – Flood Plain and Environmental Features, with two separate Map Schedules as follows: Schedule “B1” – Natural Heritage Features Schedule “B2” – Natural Resources and Natural Hazards	Following the 2001 Official Plan review process, it was determined that the large amount of information represented on Schedule “B” was making it difficult to read and understand; and that important environmental features could be more clearly identified by showing it on two separate map schedules.
2	On the Legend of Map Schedule “B1”, adding a “Significant Woodland” category under the Natural Heritage System	This modification was recommended in the June 19, 2006 report to Planning Committee, to clarify the policies on Significant Woodlands and Woodlands, in response to OMB Decision / Order No. 2304.
3	On the Legend of Schedule “B1”, adding an “Unevaluated Vegetation Patches” category under the Natural Heritage System (this replaces the former delineation “Vegetation Patches Outside ESA’s and Wetlands”)	This new category has been added to the Natural Heritage System to reflect the fact that not all vegetation patches have been evaluated. This change relates to modifications being proposed to OP Policy 15.4.12.
4	On the Legend of Map Schedule “B1”, adding an “Unevaluated Wetlands” category under the Natural Heritage System	This new category has been added to the Natural Heritage System to reflect the fact that not all wetlands have been evaluated. This change relates to modifications being proposed to OP Policy 15.4.2.
5	On the Legend of Map Schedule “B1”, replacing “River, Stream and Ravine Corridors Outside Flood Plain Regulated Corridors” with two categories: “Significant River, Stream and Ravine Corridors”; & “Regulated Streams or Ravines”	The policies relating to the “River Stream and Ravine Corridors” are being revised to more clearly differentiate between those corridors that are identified as being “Significant” and other corridors that may not be warrant the same level of protection (relates to the modification of policy 15.4.6.)
6	On the Legend of Map Schedule “B1”, replacing the terminology “Wetlands Class 1–3” and “Wetlands Class 4–7” with “Provincially Significant Wetlands” and “Locally Significant Wetlands”	The revised description of how wetlands are identified and evaluated is a more up-to-date and accurate reflection of Provincial policy (relates to the modification of policy 15.4.2.)
7	On the Legend of Map Schedule “B1”, adding a “Maximum Hazard Line” delineation under the Natural Hazards heading. This replaces the previous “Fill Line” delineation, which no longer applies within the City of London and is being removed from the map legend	The Maximum Hazard Line is delineated on Schedule “B1” for reference purposes, based on information provided by the Conservation Authority having jurisdiction. It represents the combined limit of the flooding hazard and the erosion hazard.
8	Apply labeling on Schedule “B1” to identify the names of all ESA’s	This will make it easier for users to determine the geographic location of ESA’s, and relate mapping information to the descriptions in the OP text.
9	Identifying subwatershed area boundaries on Map Schedules “B1” and “B2” for reference purposes	This identification of subwatershed area boundaries on the Environmental Map Schedules will make it is easier to relate geographic areas of the City with recommendations from the Subwatershed Plans. This information will assist in the review of applications and preparation of Environmental Impact Studies.
10	On the Legend of Map Schedule “B2”, adding “Maximum Hazard Area” delineation under the Natural Hazards heading. This	The Maximum Hazard Area is identified on Schedule “B2” for reference purposes, based on information provided by the

	replaces the previous “Fill Line” delineation, which no longer applies within the City of London and is being removed from the map legend	Conservation Authority having jurisdiction. It represents the combined limit of the flooding hazard and the erosion hazard.
11	Several “known or suspected former petroleum well locations” have been added to Schedule “B2”	The additional locations reflect more detailed records that have been made available since OPA 88 was adopted in 1996. While most of the identified wells have previously been plugged and abandoned, their locations should be identified to ensure that potential hazards are suitably mitigated prior to permitting new development, in accordance with 3.2.1 of the PPS.
12	On Map Schedule “B1”, apply a “Significant River, Stream and Ravine Corridor” delineation along the Thames River and the main branches of Stoney Creek, Medway Creek, Dingman Creek, Pottersburg Creek, Wabuno Creek, Mud Creek, Stanton Drain and Kelly Drain as well as several tributaries to these watercourses. On Map Schedule “A” the designation of these corridors changes from Environmental Review to Open Space	The Council-adopted Subwatershed Studies provide supporting documentation on the locations of “Significant River, Stream and Ravine Corridors” that should be clearly reflected on the Official Plan map schedules. The current terminology on Schedule “B” – “River, Stream and Ravine Corridors Outside Flood Plain Regulated Corridors” is being revised to “Significant River, Stream and Ravine Corridors” which more accurately corresponds with the
13	Identify several new locations for “Potential Naturalization Areas” and “Potential Upland Corridors” on Map Schedule “B1”	The identification of potential naturalization and corridor locations is based on recommendations from the Subwatershed Studies, which were prepared as part of the Vision London process, and endorsed by Council as a Guideline Documents. The establishment of these potential features would be considered through the preparation of an Area Plans and/or EIS
14	Recognize woodland patches in various locations with an Open Space designation on Schedule “A” and a “Woodland” delineation on Schedule “B1”, pursuant to policy 15.4.5. of the an (note most of the woodland patches are already designated Open Space and/or City-owned).	Woodlands that are not determined to be ecologically significant but are to be retained for public open space or park purposes according to policy 15.4.5., or woodlands to be retained at the landowners request as a private woodland, will be designated as Open Space on Schedule “A” and delineated as “Woodlands” on Schedule “B1”
15	Arva Moraine Wetland Complex – Change the delineation from Locally Significant Wetland to Provincially Significant Wetland on Schedule “B1” (excluding developments that have been approved through an application under the Planning Act)	Wetland mapping from the Ministry of Natural Resources has confirmed the Provincially Significant status of the Arva Moraine Wetland Complex, which includes several wetland pockets in the north end of the City. This change will implement the PPS (Note: the wetlands in question are already designated OS on Schedule “A”)
16	Provincially Significant Wetlands – Apply a Provincially Significant Wetland delineation on Schedule “B1” and Open Space designation on Schedule “A” (excluding developments that have been approved through a Planning Act application process)	Wetland mapping from the Ministry of Natural Resources has confirmed changes in the size and configuration of several PSW’s, which should be reflected on Map Schedules “A” and “B1”. Some of these wetland areas are already designated Open Space on Schedule “A”
17	Identify a symbol on the Map Legend and delineate the Coves Special Policy Area	Special Policy Area status has been approved by the Province for the Coves basin pursuant to provisions in the Provincial Policy Statement and the Official Plan. This status should be confirmed and reflected on Map Schedule “B2”

18	Recognize the status of vegetation patch 8008 (east of Highbury Ave., north of the Thames River) as “Significant Woodlands” and “Unevaluated Wetland” on Schedule “B1”.	This vegetation patch is already designated Open Space on Schedule “A” of the OP and was evaluated as part of the Kilally Community Plan (O-6527). The “Significant Woodland” and “Unevaluated Wetland” status can now be confirmed with these two delineations on Schedule “B1”.
19	Change delineation of the woodland patch at 530 Sunningdale Rd. East (Uplands) from “Woodland” (on Schedule “B”) to “Significant Woodland” on Schedule “B1”	This change will reflect the evaluation undertaken as part of application 39T-05510, which has been draft approved. This change is consistent with the policies that are proposed for Significant Woodlands and Woodlands, in response to OMB Decision / Order No. 2304. The woodland patch is already designated Open Space on Schedule “A” and zoned OS5.
20	Apply an Environmental Review designation on Schedule “A”, and “Vegetation Patches” / “Unevaluated Wetland” delineations on Schedule “B1” to lands located north of Sunningdale Road, east and west of Hyde Park Road (abutting the northern boundary of the City)	These lands were not within the study area of Vision 96 Subwatershed Plans. The patches have been subsequently identified through Ecological Land Classification (ELC) mapping and zoned Environmental Review. The natural features should be recognized in the OP until such time as further evaluation has been conducted to determine significance (note: most of the lands immediately north of these patches are identified as “Significant Woodlands” in the Middlesex County Official Plan).
21	Apply a “Significant Woodland” delineation on Schedule “B1” to two woodland patches located east of Hyde Park Road, between Fanshawe Park Road and the CPR corridor (note: these patches are already designated Open Space on Schedule “A” of the OP) The third woodland patch (Van Horik property) was found not to be a “Significant Woodland” and designated “Urban Reserve” by the OMB	The two patches in question were the subject of an OMB hearing on the policies relating to “Significant Woodlands” and “Woodlands”. As directed by the OMB (Decision / Order No. 2304), modifications to Section 19.2 and 19.2.1. were recommended in the June 19, 2006 report to Planning Committee to clarify the policies on Significant Woodlands and Woodlands. These refinements provide a policy context that supports delineation of the two “Significant Woodlands”. The third woodland patch was found not to be a “Significant Woodland” and re-designated by the OMB from “Open Space” to “Urban Reserve”.
22	Clara Brenton Woods – change the delineation from “Woodland” to “Significant Woodland” and identify a small “Locally Significant Wetland” patch (north of the CNR) on Schedule “B1”	This woodland is owned by the City, designated Open Space on Schedule “A”, and has been confirmed as a “Significant Woodland” through recent evaluations. The woodland is zoned OS5.
23	Beaverbrook Woods (north of Beaverbrook, west of Capulet) – change the designation from Low Density Residential and Multi-Family, Medium Density Residential to Open Space on Schedule “A”; and change the delineation from “Vegetation Patch” to “Woodland” on Schedule “B1”	This area was acquired by the City as part of the Beaverbrook Subdivision (39T-99512) and should be recognized as “Woodland” in the Official Plan.
24	Hickory Woods Park – (south of Oxford, east of Westdel Bourne) – change the designation from “Woodland” to “Significant Woodland” on Schedule “B1”	This woodland patch was confirmed as significant and acquired by the City in 2005 as part of Subdivision Application 39T-02506 (Sydenham/Sifton). The patch is already designated “Open Space” and should now be recognized as a “Significant Woodland” on Schedule “B1”

25	Apply an “Environmental Review” designation and “Unevaluated Vegetation Patch” delineation to the woodland patch located at 1826 Oxford St. West	The northern part of this property was the subject of an application for plan of subdivision, which was draft approved in 2006 (39T-04507). The Planning evaluation and Issues Summary Report for this application recommended that additional inventory & evaluation be undertaken to determine whether the woodland is significant or potentially developable. The recommended designation and delineation will ensure that the property is suitably protected until a final determination is made.
26	North Talbot – remove a portion of “Vegetation Patch”; and, identify a “Significant Woodland” delineation on Schedule “B1”	The portion of vegetation patch being removed has been evaluated and approved/zoned for development. A “Significant Woodland” delineation should be applied to the deciduous swamp community in the interior of the subdivision, which was previously designated Open Space and Zoned OS5.
27	Remove a portion of the “Vegetation Patch” delineation on Schedule “B1” in the area north of Dingman Drive, east of Old Victoria Road	There is no vegetation in this area and the “Vegetation Patch” delineation was mistakenly applied in OPA 88 (note: most of this area will continue to be designated ER or OS on Schedule “A” as it is within the Significant Stream Corridor and adjacent hazard area).
28	Westminster Ponds – Change name of “Walkers Pond” to “Saunders Pond” on all Official Plan Map Schedules	The pond in question, which is part of the Westminster Ponds - Pond Mills Wetland Complex, has been known by several names in the past including “Walkers Pond”, but is now referred to as “Saunders Pond”, in honor of the William Saunders homestead.