



**MTE**

**MTE Consultants**

123 St. George St., London, Ontario N6A 3A1

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MTE File No.: 54035-100

Southside Construction Management Limited  
75 Blackfriars Street  
London, ON N6H 1K8

### **6309 Pack Road Environmental Impact Study – Executive Summary**

MTE Consultants Inc. has been retained by Southside Construction Management Limited (the Proponent) to undertake an Environmental Impact Study (EIS) in support of a Draft Plan of Subdivision and Zoning By-Law Amendment for the land holdings located at 6309 Pack Road in London, Ontario (Subject Lands). The Subject Lands are currently mostly active agriculture, with an area of disturbance in the east where a rural property was demolished in 2022. The surrounding lands include residential and agricultural lands, with several scattered woodland features in the general area. The planning application proposes low, medium, and high-density residential development within the Subject Lands, in accordance with the neighbourhood land use shown on Map 1 of the London Plan (2023). A SWM block in the northwest is intended to create the top end of the complete corridor as proposed in the Dingman Creek EA (2020).

This SLSR/EIS was requested by and scoped with the City of London. The SLSR/EIS identified the natural heritage features within and adjacent to the Subject Lands and evaluated their significance based on municipal and provincial policies, with reference to adjacent ecological studies where applicable. The proposed development avoids direct impacts to the adjacent Significant Woodlands and woodlands, as well as their associated wildlife and wetland functions. Appropriate buffers and setbacks have been recommended, and a wetland compensation area is proposed in Block 267 to recreate the marginal terrestrial crayfish and amphibian habitat to be removed from the Subject Lands. Recommendations are also provided to address indirect impacts (i.e., erosion, sedimentation, temporary wildlife disturbance, general construction activity management). Based on the review of potential ecological impacts from the Draft Plan and the mitigation recommendations provided in this SLSR/EIS and supporting reports (i.e., SWM Report, Geotechnical and Hydrogeological Assessment) this development is anticipated to meet the test of no net negative ecological impacts.

Next steps for ecological work include completion of a Tree Preservation Report and finalization of monitoring plans at a future application stage. Additional hydrogeological work may help inform the proposed wetland compensation area. A Section 28 permit will be required by UTRCA. No *Endangered Species Act* permitting is considered necessary based on the SAR assessment and mitigation measures proposed in this SLSR/EIS. Detailed design phases of the development application are expected to be able to be addressed through an updated standalone Environmental Management Plan (EMP).

MTE seeks comments from the City of London with respect to the contents of the SLSR/EIS. Should clarification or additional information be required as part of the review of this SLSR/EIS, do not hesitate to contact us.

Yours truly,

**MTE Consultants Inc.**

*Allie Leadbetter*

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