

December 16, 2025

MTE File No.: C45598-100

W3 Farms Inc.
303 Richmond St. Suite 201
London, ON N6B 2H8

RE: W3 Farms East Development Block 44 Woodland Dripline Review

As part of the EIS for the east phase of the W3 Farms Development (MTE, 2020) and Implementation Plan (Matrix Solutions Inc., 2023), a 5 metre Environmental Review (ER) Block was proposed between the adjacent Woodland Patch #10066 (Community 3 and 4) and Block 44 of the development given the condition of the feature at the time. Block 44 is proposed as medium density residential consisting of street townhouses. MTE has been retained by W3 Farms Inc., to re-evaluate the ER block based on the current status of the woodland edge and development plans on the property to the north. This letter serves as an update to address the existing conditions of the south edge of Patch #10066 and its proximity to the proposed development plan.

BACKGROUND

In the W3 Farms EIS (MTE, 2020), Patch #10066 was described as highly disturbed and in decline. At the time (field work in 2015), the canopy trees along the southern limits of the woodland were Ash (*Fraxinus* sp.) that had succumbed to Emerald Ash Borer. Common Buckthorn (*Rhamnus cathartica*) was the dominant species in the understory.

As a result, the EIS proposed a 5 metre Environmental Review (ER) block from the property line (dripline staking was not required) to buffer the disturbed Patch #10066 edge pending the future evaluation of the woodland and development plans to the north. This 5 metre buffer was considered sufficient to accommodate the woodland edge, predominantly consisting of dead or dying ash, and allow for new root establishment and protection of the woodland and any healthy existing trees along the border.

Amiraco Properties Inc. has since submitted a Draft Plan of Subdivision application for the property north of W3 Farms (i.e., 3563 Bostwick Road). The subdivision (known as the Westwinds subdivision) proposes retention of some of Patch #10066, and, as a result, the woodland will largely remain in place at the interface between the Westwinds subdivision and Block 44 of the W3 Farms subdivision. Some of the woodland within Westwinds property were proposed for removal along with the creation of a 30-metre-wide naturalized corridor along the south property boundary to connect to natural heritage features across Bostwick Road (MTE, 2025). As well, invasive species management was recommended within the retained area of Patch #10066 due to the observed dominance of invasive Common Buckthorn.

Since the plans for the adjacent development have been submitted and Patch #10066 was last assessed for the W3 Farms Subdivision in 2015, MTE has been retained to re-assess the woodland edge and determine if the 5 m buffer is appropriate or needed.

EXISTING CONDITIONS

A re-assessment of the south Patch #10066 edge was completed on September 4, 2025. In this woodland edge review, the dying Ash previously noted were not longer observed. Instead, Bitternut Hickory now forms the majority of the woodland dripline. The dead trees previously dominating the edge appear to have fallen and been replaced by other vegetation.

However, from the property boundary out to the dripline, the ground layer is still agricultural fields in much of the area. Common ground layer species at the edge are goldenrod species (*Solidago sp.*) and Multiflora Rose (*Rosa multiflora*). The interior of the woodland is still predominantly invasive Common Buckthorn, with limited species diversity observed. The limit of the woodland patch (i.e., dripline and vegetated edge) was surveyed on October 27, 2025, and is shown on **Figure 1**. The woodland dripline, as surveyed in 2025, is still primarily contained within the 5 m ER block. As a result, the previously proposed 5 m ER block, converted to Open Space, is appropriate to protect the woodland. This buffer is recommended to be naturalized with a native woodland edge seed mix.

However, on occasion, the driplines of some trees extend beyond this line up to an additional 5 m (**Figure 1**). A larger buffer is not considered necessary to protect these trees that would be preserved through site specific tree preservation plans, since the understorey is active farmland and the adjacent woods is to undergo invasive species management (MTE, 2025).

Therefore, to incorporate the remainder of the dripline, an additional 5 m easement at the back of the Block 44 townhouses is proposed to maintain the full extent of the Patch #10066 edge (**Figure 1**). No hard surfaces (e.g., parking, buildings, accessory structures) will be constructed in this easement. Long term maintenance of the buffer and easement will be managed by the owner of the townhouse block to mitigate against potential issues such as encroachment and landscape management.

It is MTE's opinion that a 5 m Open Space Block and 5 m easement would provide long-term protection of the adjacent Patch #10066. Should you wish to clarify any questions or require additional information as part of the review of this letter, do not hesitate to contact us.

Yours truly,

MTE Consultants Inc.



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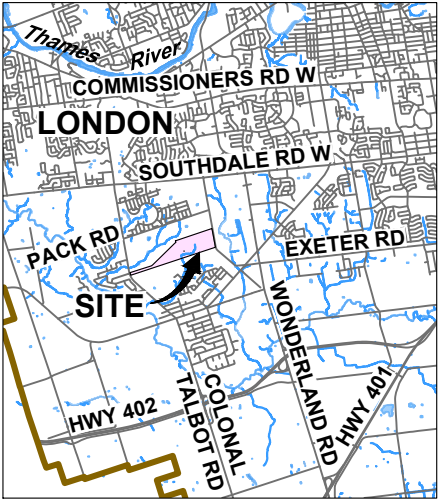


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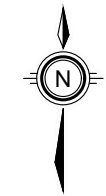
ACL: jmm

Attach.

https://mte85.sharepoint.com/sites/45598-100/Shared Documents/07-Reports/bio reports/W3 Dripline Memo/45598-100_2025-12-16_ltr_W3 Dripline.docx



KEY PLAN (nts)



LEGEND

- SUBJECT LANDS
- SURVEYED DRIPLINE
- 5m OPEN SPACE BLOCK
- 5m EASEMENT

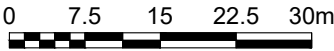
REFERENCES

CITY OF 2025 LONDON PARCEL AND AERIAL IMAGERY, CITY OF LONDON ROAD AND WATER NETWORK (key plan), OPEN DATA SET.

NOTES

THIS FIGURE IS SCHEMATIC ONLY AND TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE.



PROJECT
WOODLAND DRIPLINE REVIEW
W3 FARMS EAST DEVELOPMENT, BLOCK 44
LONDON, ONTARIO

TITLE
SURVEYED
DRIPLINE LOCATION

Drawn	DCH	Scale	1:750	Figure 1
Checked		Project No.	45598-100	
Date	2025-11-26	Rev No.	0	