



WELCOME

Dingman Creek Subwatershed Stage 2 Schedule C Municipal Class Environmental Assessment and Proposed Official Plan Amendment for Regulatory Floodplain Mapping

Open House — 6:00 to 7:30 p.m.
Thursday, October 19, 2023

Presented by:





The City of London is situated on the traditional lands of the Anishinaabek, Haudenosaunee, Lūnaapéewak and Attawandaron. We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today. As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

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WHAT IS THE PURPOSE OF THE PROJECT?

The objective of the Dingman Creek Subwatershed Stage 2 Environmental Assessment (EA) is to:

- Establish stormwater servicing strategy by accommodating future growth
- Assess potential flood mitigation and stormwater servicing alternatives to address imminent and future flooding and erosion risks
- Propose an approach that aligns with the City's vision of a complete corridor that integrates natural heritage, stormwater management and recreational uses

In parallel with the EA, an update of the Dingman Creek Regulatory Floodplain is under review and will conclude through an Official Plan Amendment process.



Jeffery the Salamander is the mascot for the Dingman Creek EA study! He is based on the Jefferson Salamander, which is an endangered species in Ontario.



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WHAT IS DINGMAN CREEK EA STAGE 2?

Dingman Creek Master Plan



Stage 1: lands less impacted by floodplain expansion to:

- Recommend Stormwater Servicing solutions for developable lands within 5-7 year Growth Period
- Generally outside of Dingman Creek zone of influence
- For more information on the Stage 1 EA visit: <https://getinvolved.london.ca/DingmanCreek>



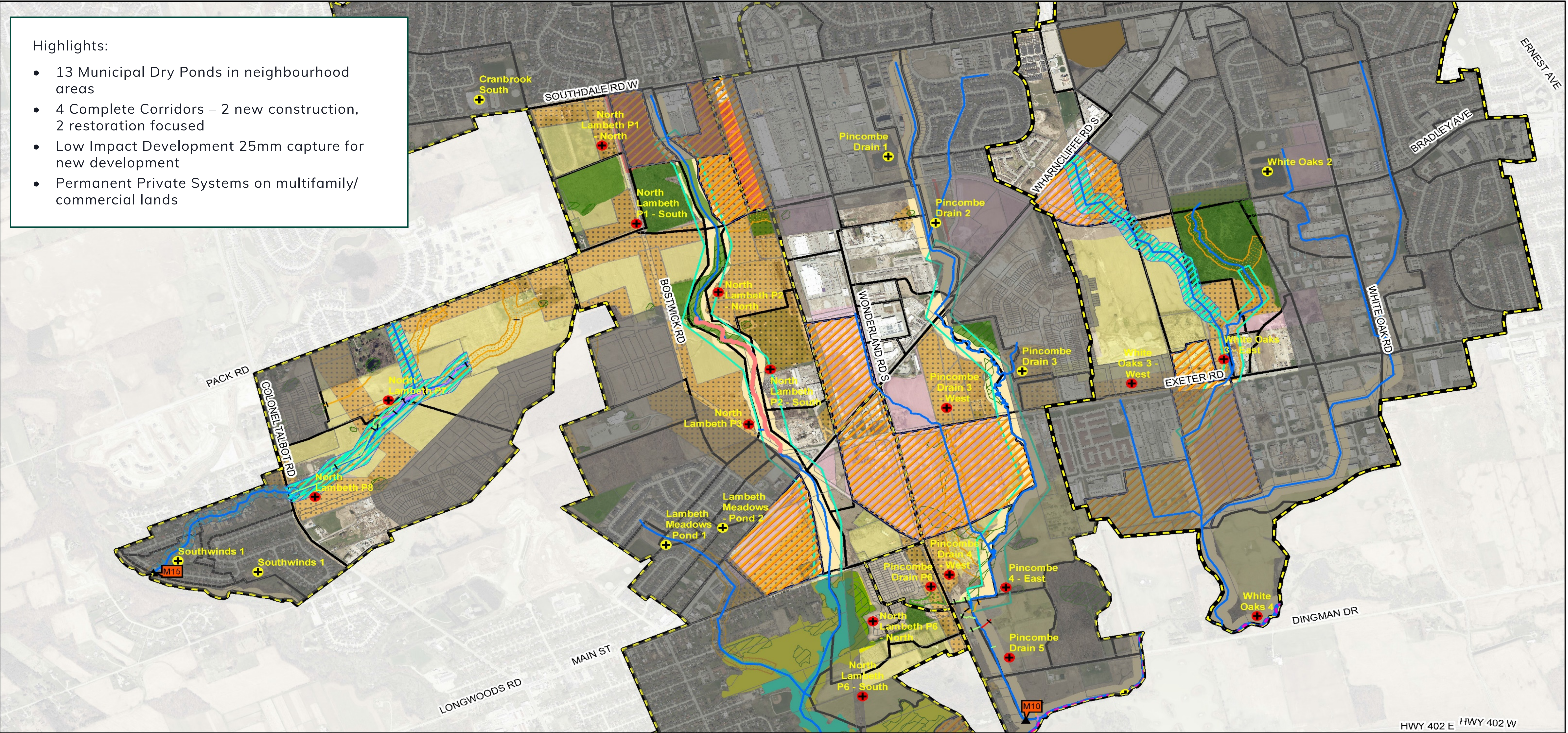
Stage 2: lands directly impacted by the proposed floodplain (by 2024)

- Update floodplain and assess mitigation options

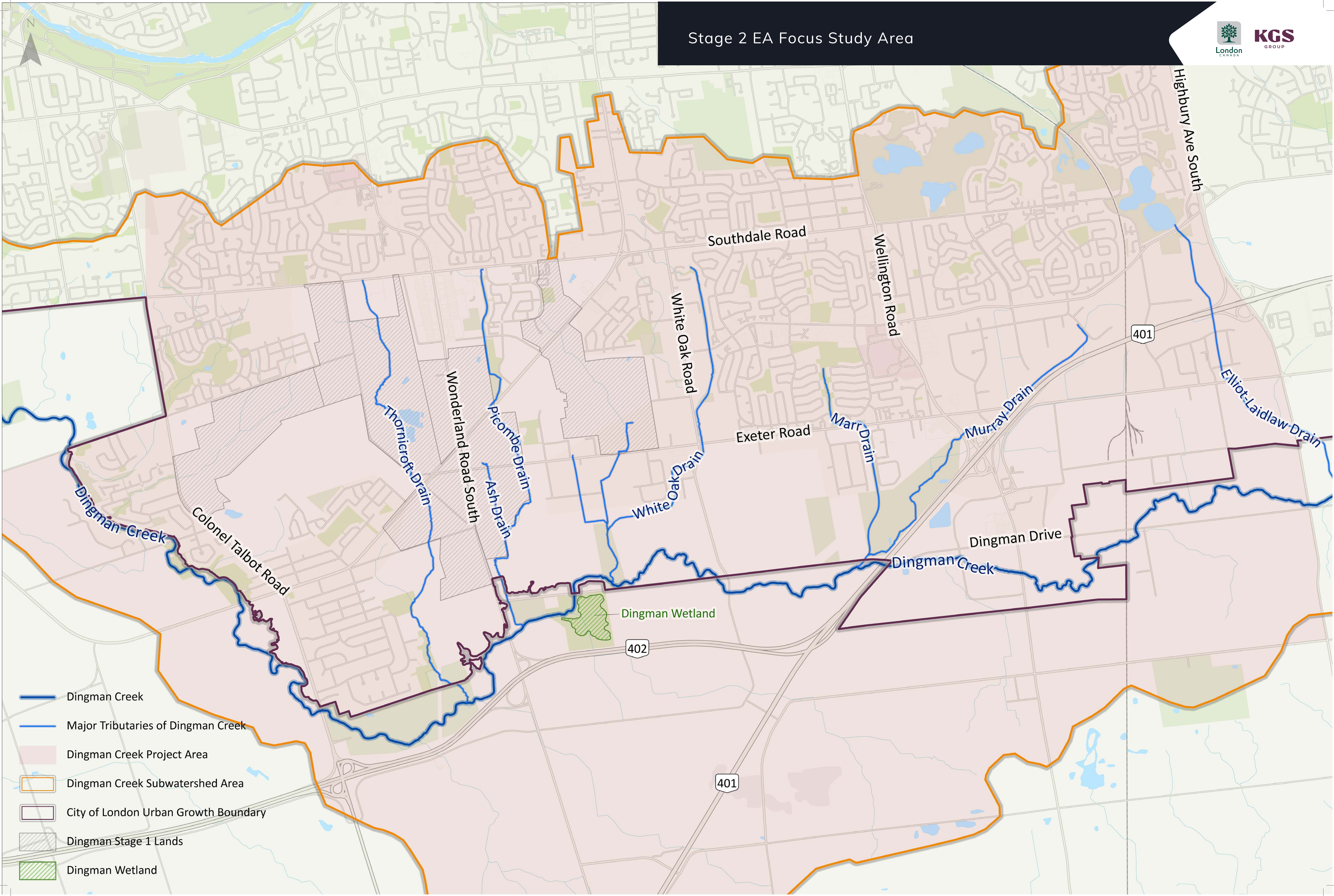
Stormwater Strategy – Stage 1 EA Preferred Alternative (completed 2020)

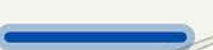
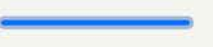
Highlights:

- 13 Municipal Dry Ponds in neighbourhood areas
- 4 Complete Corridors – 2 new construction, 2 restoration focused
- Low Impact Development 25mm capture for new development
- Permanent Private Systems on multifamily/commercial lands



Date: November 2019 Source: City of London, 2016	Dingman Creek Subwatershed Study	Municipal Stormwater Facilities: - Existing - Future - Slope Stability Hazard - Meander Belt - Private Permanent Systems (PPS) - Property Parcels HDF Management Recommendation: - Protection - Conservation - Mitigation - No Management Required Developments - Nov 2019: - EMPLOYMENT - LOW DENSITY RESIDENTIAL - MEDIUM DENSITY RESIDENTIAL - HIGH DENSITY RESIDENTIAL - RESIDENTIAL GROWTH Channel Reconstruct - Complete Corridor Width to be confirmed at functional design stage - Provincially Significant Wetlands - Unevaluated Wetland - Locally Significant Wetlands - Significant Woodlands - Woodlands - Environmentally Significant Areas - Significant Valleylands - Potential ESAs - Valleylands Dingman Creek EA Stage 1 - Dingman Creek EA Stage 2 - Subcatchments - Tributaries Notes: - Stream System Studies for White Oaks Fluvial Geomorphic Assessment - to be updated - HDF Assessments - to be completed - Erosion Hazards - meander belt assessment provided, stable slope hazard to be confirmed - Maps are representative and do not include all features	0 300 600 Meters
	Implementation Plan - Overview		



-  Dingman Creek
-  Major Tributaries of Dingman Creek
-  Dingman Creek Project Area
-  Dingman Creek Subwatershed Area
-  City of London Urban Growth Boundary
-  Dingman Stage 1 Lands
-  Dingman Wetland

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CLASS EA PROCESS AND PROJECT TIMELINE

The Dingman Creek Stage 2 Lands is following the Class EA Process for Ontario Environmental Assessment Act and will cover all necessary phases of the Schedule 'C' EA Process.

- Step 1 – Define Problem / Opportunity (completed)
- **Step 2 – Public Consultation: Draft Floodplain and Mitigation Strategies | Fall 2023 (this event)**
- Step 3 – Publish updated Preliminary Draft Floodplain Mapping online | October 2023
- Step 4 – Targeted Consultation with Impacted Landowners and Neighbourhoods | Fall/Winter 2023
- Step 5 – Develop Alternative Solutions and Select Preferred Alternative/s | Winter 2023/24
- Step 6 – Develop Design Concepts for the Preferred Alternative/s | Winter 2023/24
- Step 7 – Official Plan Amendment for Regulatory Floodplain | Summer 2024
- Step 8 – Complete the Environmental Study Report | Summer 2024
- Step 9 – EA Approval | Summer/Fall 2024

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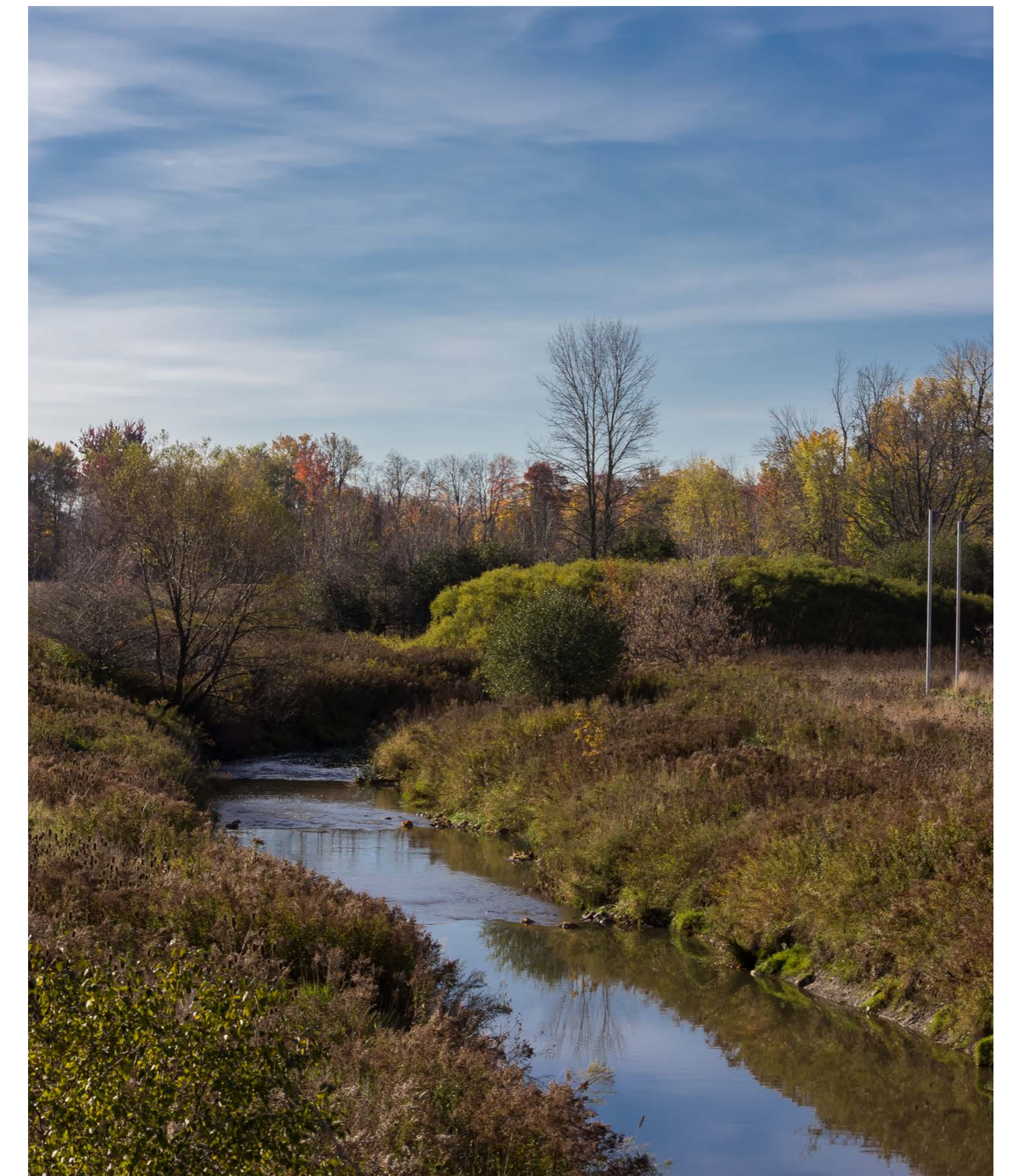
STAGE 2 - EA OPPORTUNITY / PROBLEM STATEMENT

The Dingman Creek Subwatershed (DCS) suffers from poor water quality, lack of wildlife habitat, loss of trees and vegetation as well as flooding and erosion issues.

Sustainable growth within the Urban Growth Boundary of the DCS is a City of London priority. To maintain, enhance, and restore the DCS, the City needs a comprehensive plan to support both environmental and development goals.

This plan must:

- Build on the 1995 and 2005 Dingman Creek Subwatershed Studies and be consistent with the goals and objectives of the Official Plan and Southwest Area Secondary Plan
- Meet the targets established in the Environmental Compliance Approval
- Create a complete corridor that provides a continuous natural area for the movement of water, wildlife and people.



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WHY IS THE FLOODPLAIN CHANGING?

The floodplain map was developed over 30 years ago. The updated floodplain considers the following:

Climate Change

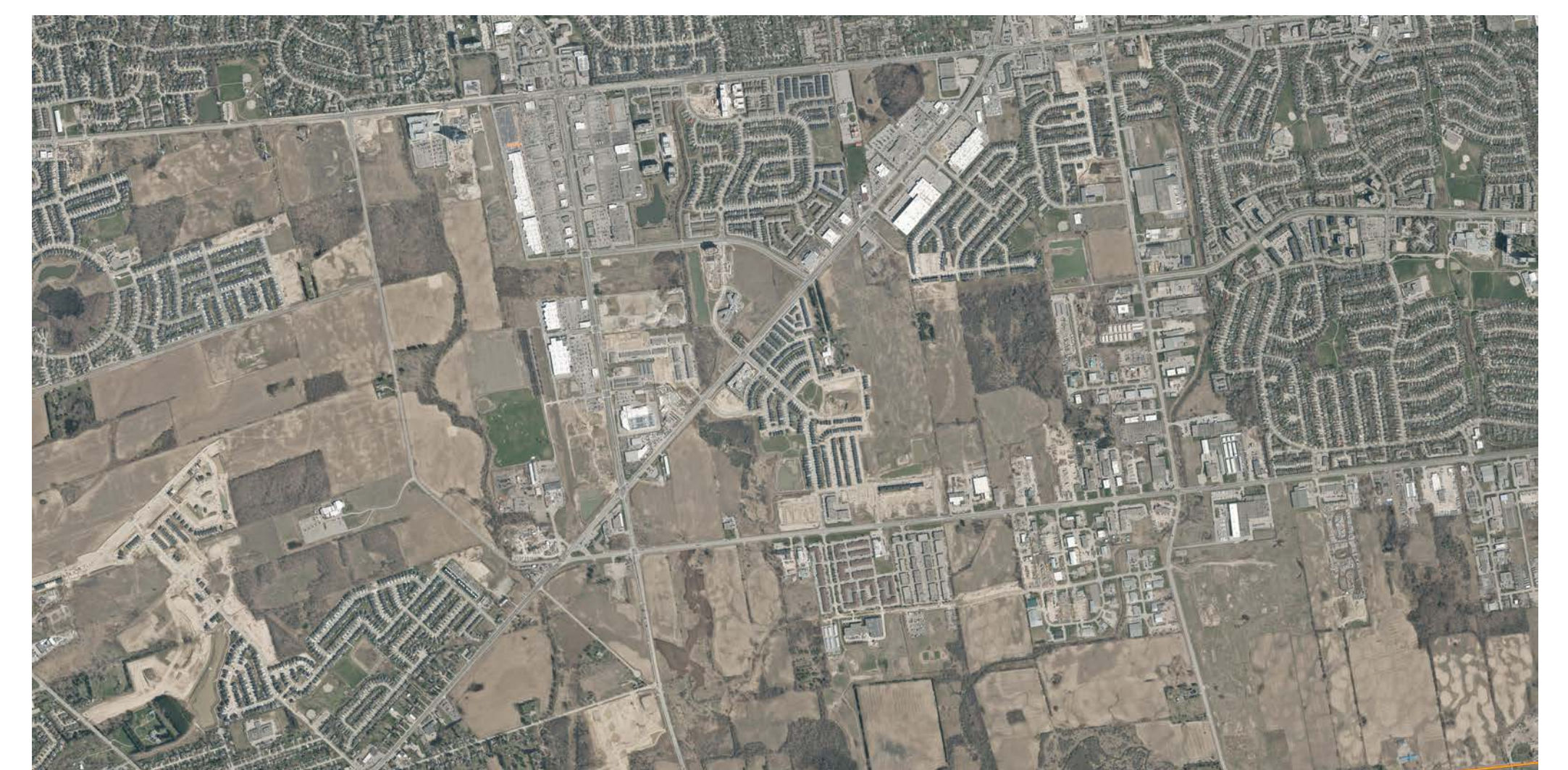
- The climate is changing
- The new model incorporates potential effects of climate change
- Large storm events continue to happen in urban areas. The City needs to prepare for flooding in existing and new development areas

Better Technology and Data

- More advanced and accurate analysis and mapping tools have become available
- New and improved data includes meteorological / hydrological records and topographic base maps

Development within the Urban Growth Boundary

- Existing and future changes to the landscape in the Dingman Subwatershed have been included in the update
- The updated floodplain targets the City's 20-year growth boundary



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WHAT IS A REGULATORY FLOODPLAIN?

What is a floodplain?

During normal conditions, the flow in the creek is contained within the main channel (i.e. within the creek banks).

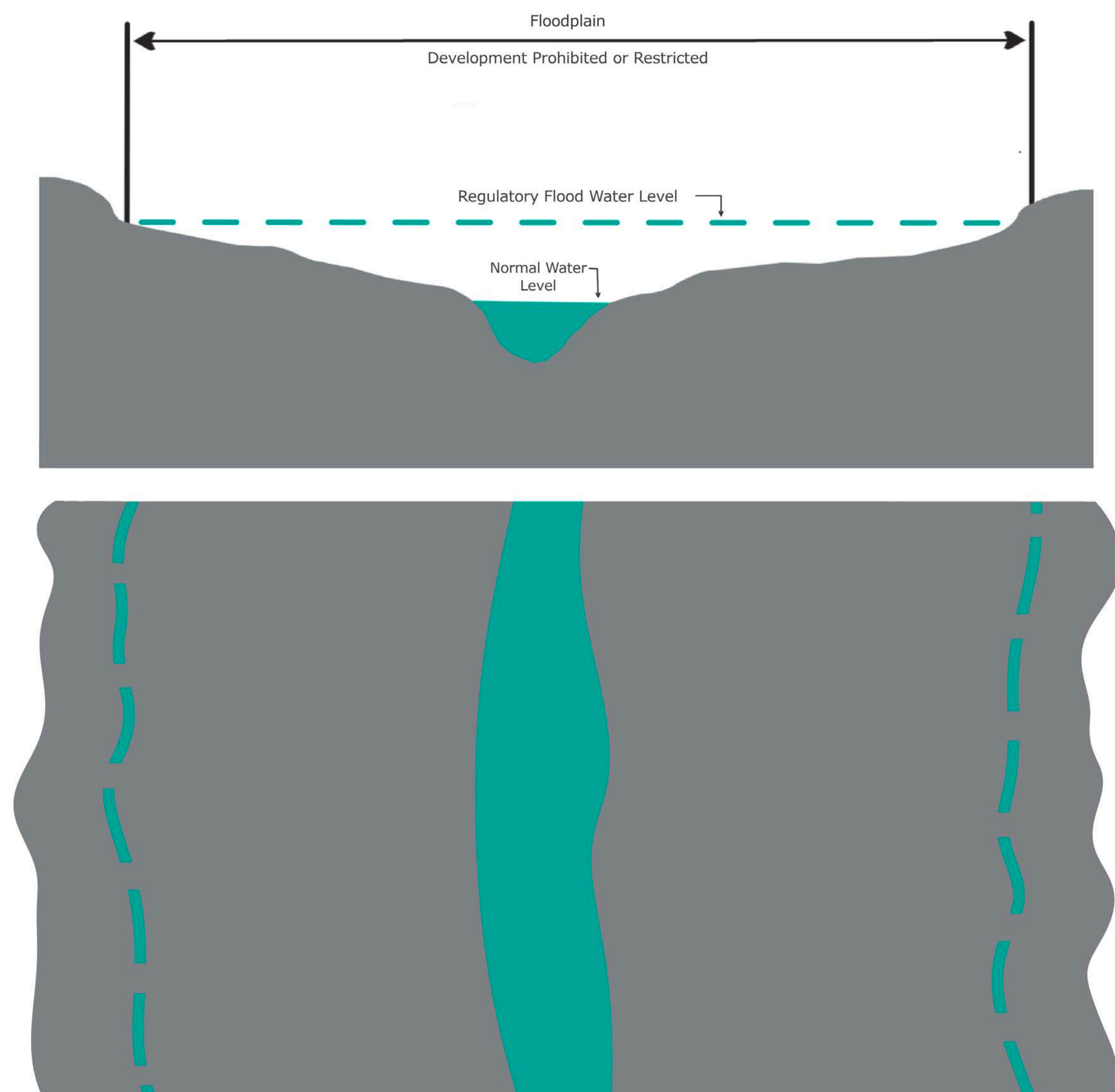
The floodplain is the area next to the main channel that is occupied by water during a flood, when the creek banks are overtopped.

What is a Regulatory Floodplain?

The floodplain that corresponds to the Regulatory Flood event.

In London, the Regulatory Flood is based on the flood of 1937. This event has an annual chance of 0.4% (250-year return period).

Within the Regulatory Floodplain, development is restricted to protect people and properties.



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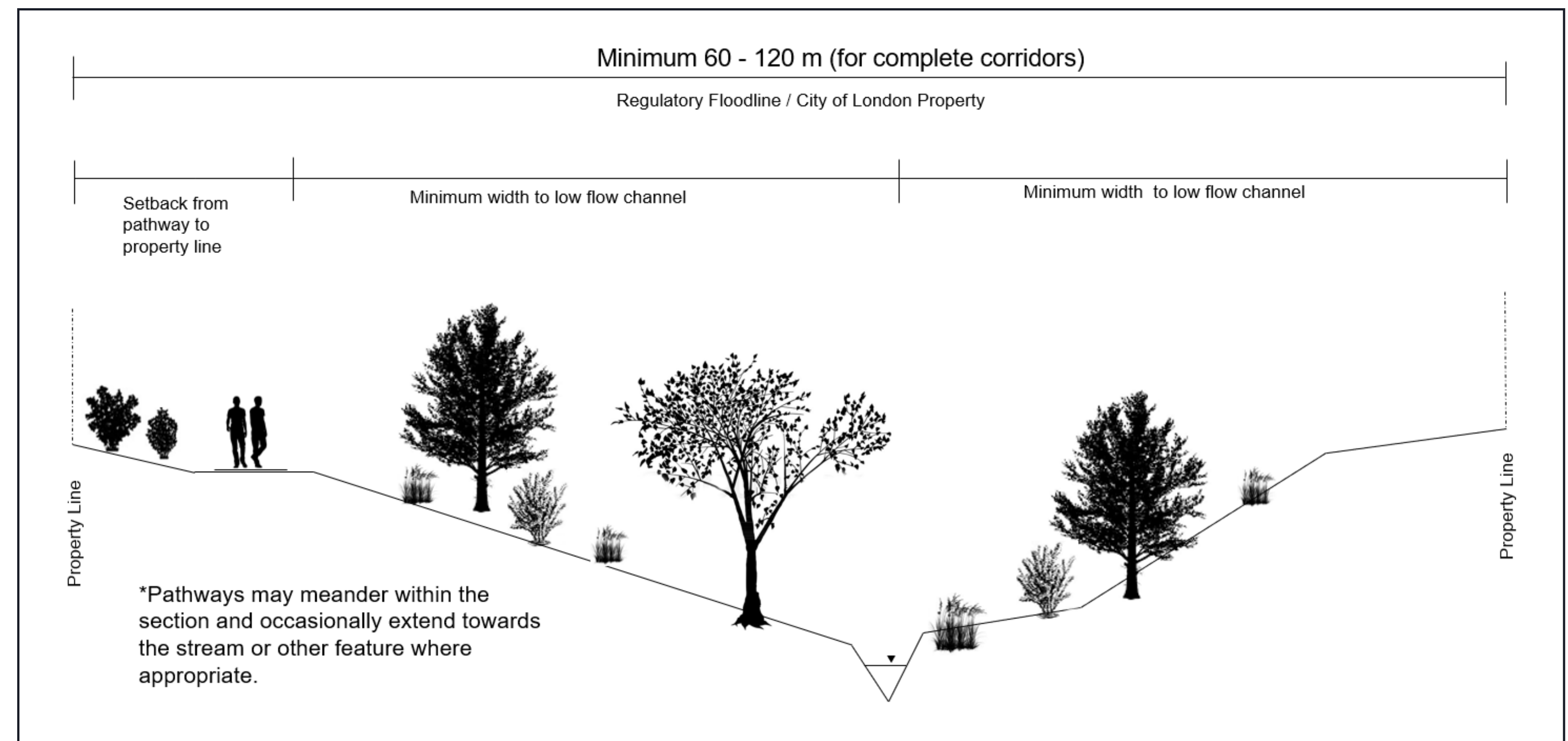


WHAT IS A COMPLETE CORRIDOR?

An overarching concept of the project is to create a naturalized corridor within South London, that promotes movement of water, wildlife and people.

The 3 components of the complete corridor:

- Natural Heritage – to connect significant natural features
- Floodplain Corridor – to convey water, provide habitat for aquatic life and expand flood storage
- Multiuse Pathway – to encourage physical activity, such as walking, running, and cycling



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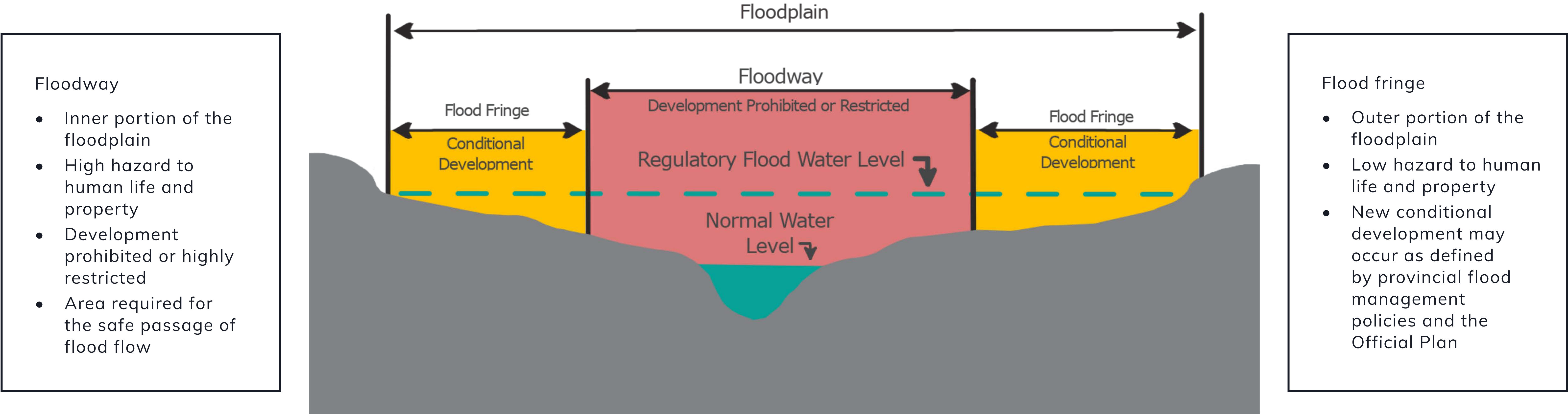


WHAT IS A TWO ZONE FLOODPLAIN?

The previous Dingman Creek floodplain employed a one-zone that limited development anywhere in the floodplain.

A new approach is proposed to differentiate the floodplain into two zones, the floodway and flood fringe.

The use of the two-zone concept may allow for some new development within the flood fringe subject to policies and criteria to be developed through the Official Plan Amendment process.



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WHAT IS THE LONDON PLAN?

The London Plan is the official plan for the City of London, adopted in 2016. An official plan describes policies on how land should be used.

An official plan deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, watermains, sewers, parks and schools will be needed
- When, and in what order, parts of your community will grow
- Where natural heritage or hazard lands (such as floodplain) are located and how to maintain/protect them

The London Plan includes:

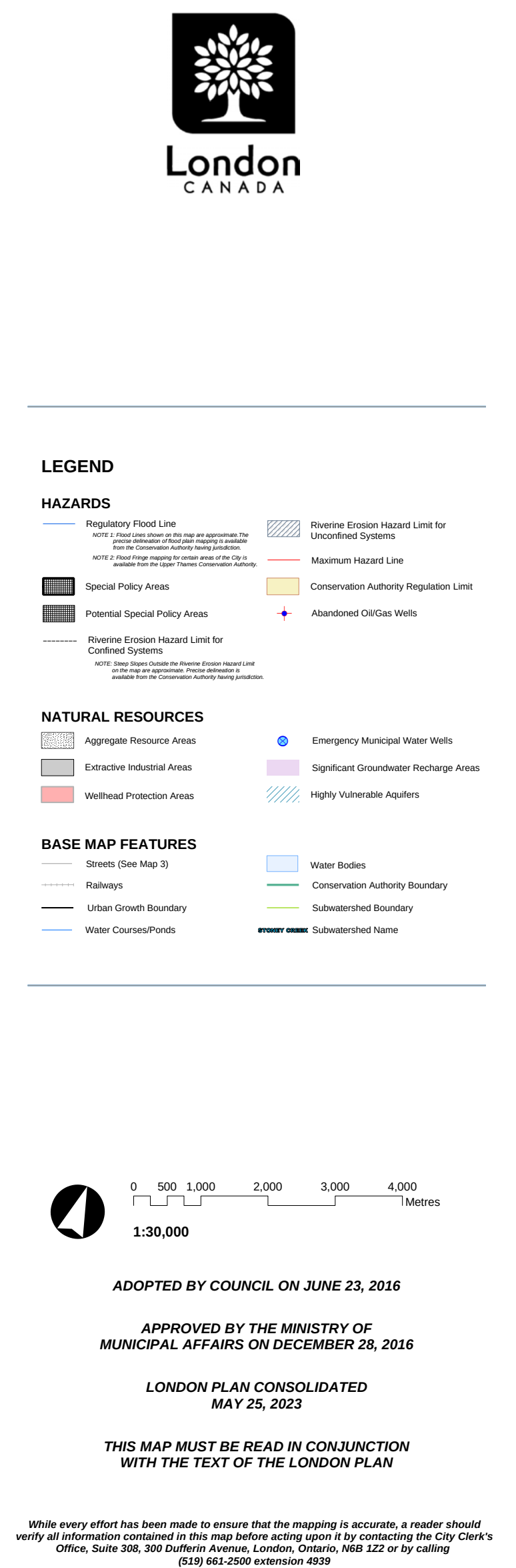
- Policies that apply city-wide, such as urban design, or servicing
- Policies that apply to areas specified on the map (designations or “place types”)
- The guiding principles for growth and development over a set planning horizon
- Mapping to implement the above policies and place types

All by-laws and public works must conform with the official plan. Amendments can be made to the Official Plan/ London Plan at any time, subject to a mandatory public meeting, and Council approval.

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OFFICIAL PLAN AMENDMENT PROCESS

MAP 6 - HAZARDS AND NATURAL RESOURCES



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YOUR FEEDBACK IS IMPORTANT TO US!

<https://getinvolved.london.ca/dingmancreek>

To provide comments, request additional information, or receive future correspondence related to the project, please contact a member of the project team below:

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