

5.0 Recommendations and Conclusions

This study provides a review the existing conditions in and around the NEA, and establishes recommendations to be used by City staff when reviewing development proposals for adjacent lands. Examination of the natural features and possibility of future development surrounding the NEA raised several planning issues relating to permitted uses and recreation. It is recommended that:

- the portion of Land between the First Line Road Allowance and the proposed extension of Terry Fox Drive be designated as part of the Natural Environment Area. This would require Official Plan and zoning amendments;
- the boundaries of the NEA be adjusted to reflect the location of natural features;
- the boundaries of the NEA be adjusted to ensure the complete east-west system of trails is maintained;
- linkages be created between the NEA, South March Highlands and Trillium Woods

It is recommended, that in addition to the standard review given to development submissions, areas adjacent to the NEA should be reviewed for agreement the following issues of concern:

- all other options should be explored before services (water or sanitary) are routed within the NEA boundary, if services are proposed in the NEA, the City should required the applicant to evaluate impacts through an Environmental Assessment;
- stormwater flows have been directed to an outlet serviced with a sediment forebay, and that the storm sewer system has been designed to minimise the number of outlets;
- new sediment forebays have been properly designed and landscaped, with recreational pathways incorporated/connected to access roads for each forebay;
- floodplain cut and fill balance issues are addressed for any construction within the Beaver Pond area;
- environmental assessment requirements have been satisfied, and the MOE Certificate of Approval for the Beaver Pond is appropriately amended to include each new forebay;
- impacts on and protection of Type 1 and 2 fish habitat in the main channel of Shirley's Brook must be considered in the design of the development area. A 15m from top of bank (each side) buffer has been recommended by the Subwatershed Study (Dillon 1999), and this recommendation should be respected.

5.1 Recommended Future Studies

The ongoing and changing nature of the development areas surrounding the NEA will require that further work be completed. In particular, the continuous changes in stormwater management techniques and the proposed service area changes require that a new review of

the Beaver Pond be undertaken. Opportunities to retrofit the facility to optimise treatment should also be investigated. This work should be combined with an evaluation of the proposed options for servicing new outlets from the adjacent development areas, so that a final comprehensive plan for the facility is prepared, clearly identifying the requirements of developers within the service area. The impact of the increased diversion area from the Shirley's Brook watershed on the treatment efficiency of the Beaver Pond should also be investigated.

Development Projects "Discharge"

Development area to the West of... project in the area

servicing outlet... has only been considered... account for...

Attendants... West/Beaver Pond has been proposed... and dig... in...

Final plan... has been reviewed

Shirley Brook... has been reported as recommended in the...

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