



# RIVERSTONE

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ENVIRONMENTAL SOLUTIONS INC.

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Muskoka D & M Corp.

C/O Victoria Lemieux  
Planner/Planning Technician  
Innovative Planning Solutions  
150 Dunlop St. E, Suite 201  
Barrie, Ontario  
L4M1B1

*via email to: viemieux@ipsconsultinginc.com*

**SUBJECT: Assessment of Setback from Watercourse, 233 and 246 Dunlop St. West,  
City of Barrie**

## **BACKGROUND**

RiverStone Environmental Solutions Inc. (hereafter, “RiverStone”) was retained to prepare a *Tree Inventory and Preservation Plan* as required by the City for the approval of a residential condominium structure in the City of Barrie . The condominium structure is to be constructed on two (2) parcels (hereafter, “Subject Property”) located at 233 and 245 Dunlop Street west (). It is understood that these two lots will be merged to facilitate the proposed development across the properties.

Currently, Schedule A (“Land-use”) of the City’s Official Plan (OP; office consolidation April 26, 2017), has the Subject Properties designated as “Residential”. The Subject Property is also within a Defined Policy area per Schedule C of the OP. The Subject Properties are currently zoned Residential Multiple Dwelling Second Density (RM2) per Zoning By-law 2009-141 and is proposed to be rezoned to meet requirements of the Zoning By-law. At present the lot at 233 Dunlop St. is vacant and the existing residential dwellings at 245 Dunlop St. will be demolished as part of the site development plan.

As part of the planning process, the Lake Simcoe Region Conservation Authority (LSRCA) has Watershed Development Guidelines for the implementation of Ontario regulation 179/06 – Development, Interference with Wetlands and Alterations to Shoreline and Watercourses regulation. Relevant to the current application are the required setbacks from Bunker’s Creek. According to the guidelines, in general, all new development shall be set back a minimum of 30 m rom the edge of the low flow channel of all watercourses. The current development plan is requesting a reduction in the setback from 30 m to 20 m. This reduction is setback distance would apply to the western portion of the property only, not across the entire property adjacent to the creek.

In addition to completing the Tree Preservation Plan, RiverStone was retained to review the site to determine if a reduced setback/buffer could be supported. A site assessment was undertaken on Tuesday April 24, where the watercourse and associated buffer were reviewed, along with staff from the Lake Simcoe Region Conservation Authority (LSRCA). Bunker's Creek drains west to east through the back yard of the subject property and adjacent lands. The creek begins as a narrow confined channel to the west of the subject lands, spreading into a ponded area immediately to the east. Across much of the subject property, there is a steep valley rising approximately 5 m from the creek to the level area of the property. At the west end of the property along the creek, the valley depth is reduced and the remaining sloped area turns away (north) from the creek and toward the neighbouring yard to the west. The backyard of the property to the west, spans to both sides of the creek, is entirely manicured with only grass to the edge of the creek. The creek channel in this location is also hardened with rock lining the channel to prevent natural meandering and eroding of the banks.

The proposal for development of the site is requesting a reduced setback (30 m to 20 m) along western corner of the property. The area of the proposed reduced buffer is adjacent to the manicured grass on the properties to the west, where the steep slope has turned away from the creek and the channel banks are hardened. The development proposal will have an existing retaining wall reconstructed, to support parking spaces. The reduced setback is a minimum of 20 m at the closest point toward the creek, increasing to 30 m (**Drawing FIG-5**). The location of the reduced setback is moderately vegetated, with spare trees including White Spruce (*Picea glauca*), American Elm (*Ulmus americana*), and Manitoba Maple (*Acer negundo*). The reduction of the buffer in this area does not impact the protection of the creek channel in any way. Stabilizing the current situation at the existing retaining wall will prevent the potential impacts of bank collapse in the future. That being said, the grassed area at the base of the slope toward the creek is large enough that any destabilization above would not connect with the channel outside of flooding conditions.

It is our opinion that the confined reduction in buffer will not have an impact on the creek or its function. In the future, when permission can be gained, revegetation of the grassed area on the adjacent lands to the west would be beneficial to enhance the function of the buffer directly adjoining Bunker's Creek. In order to ensure there are no adverse impacts, the following recommendations are provided:

- **Strict implementation of the Sediment and Erosion control plan provided by Pearson Engineering as well as the recommendations provided in the tree Preservation Plan by RiverStone Environmental Solutions.**
- **Trees on the steeply sloped area be entirely retained through construction of the retaining wall and adjacent structures. Any trees damaged as part of the construction be assessed by an arborist to determine if the trees will survive or need to be replaced.**

Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,  
RiverStone Environmental Solutions Inc.



Al Shaw, M.Sc.  
Senior Ecologist/Principal