



MEMO

TO: Colin Poponne, M Star Developments
Darren Vella, Innovative Planning Solutions
Andrew Edwards, Innovative Planning Solutions

FROM: Jonathan Harris – Biologist - Dillon Consulting Limited
Allen Benson - Biologist - Dillon Consulting Limited

DATE: March 21, 2019

SUBJECT: 910 Veterans Drive – Draft Plan and Zoning Submission – SAR Screening

OUR FILE: 18-7983

Dillon Consulting Limited (Dillon) was retained by M Star Developments Limited (the “proponent”) to provide a screening for Species at Risk (SAR) in support of an upcoming Draft Plan and Zoning submission for the re-development of 910 Veterans Drive (the “Project”), within the City of Barrie (the “City”).

The purpose of this Screening is to:

- Screen the potential for SAR to occur; and,
- Provide information that will assist in the determination of whether there is a Low Likelihood or High Likelihood for SAR and/or SAR habitat to occur and be impacted.

Project Location

The Project is located on part of Lot 5, Concession 10 (the “Study Area”), in the Geographic Township of Innisfil, City of Barrie, and County of Simcoe (see Figure 1). The Project is associated with the civic address of 910 Veterans Drive.

The Study Area where the Project is to occur is currently residential land use with a single dwelling, outbuildings, landscape trees and hedgerows. The Study Area is roughly bound by agricultural fields to the west and north, residential property to the south (918 Veterans Drive) and Veterans Drive to the east.

General Description of Proposed Activities

The Project is in the initial planning stage with a Draft Plan and Zoning application to be submitted to the City for review in March 2019. A conceptual development plan (March 20, 2019) provided by Innovative Planning Solutions (IPS) is provided as an attachment to this memo.

The conceptual Draft Plan for the Project includes four blocks of townhouses buildings (53 units total) ranging from 9 to 20 units with associated infrastructure (e.g. parking, laneways) and landscaping. As shown on the Draft Plan, the surrounding lands are also subject to separate development applications.

Species at Risk Screening

A search of the Natural Heritage Information Centre (NHIC) was completed in July 2018 and reconfirmed in March 2019 to obtain occurrence records of SAR and to determine whether SAR have the potential to occur and/or be impacted by the proposed development.

Based on NHIC records, there is potential for two avian SAR to occur in the general area Bobolink (*Dolichonyx oryzivorus*) and Eastern Meadowlark (*Sturnella magna*).

In addition to the NHIC records, based on Dillon's collective knowledge of other SAR known to occur in the City of Barrie and Simcoe County, other species with potential to occur in the general area also include Tri-colored Bat (*Perimyotis subflavus*), Little Brown Myotis (*Myotis lucifugus*), Eastern Small-footed Myotis (*Myotis leibii*), Butternut (*Juglans cinerea*), and Barn Swallow (*Hirundo rustica*).

A screening was undertaken to further refine the species with potential to occur based on the suitability of habitat present in Study Area. The results of the screening are presented in Table 1.

TABLE 1: SPECIES AT RISK HABITAT SCREENING FOR RE-DEVELOPMENT OF 910 VETERANS DRIVE

Species		Federal SARA Status in Canada ¹	ESA Status in Ontario ²	SRank ³	Habitat Requirements ⁴	Potential of Species to Occur Within Development Footprint	Rationale for Potential to Occur
Scientific Name	Common Name						
BIRDS							
<i>Sturnella magna</i>	Eastern Meadowlark	---	THR	S4	Open, grassy meadows, farmland, pastures, hayfields or grasslands with elevated singing perches; cultivated land and weedy areas with trees; old orchards with adjacent, open grassy areas >10 ha in size	None	Residential lands associated with the Property are comprised of mown lawn and treed areas that would not provide suitable breeding habitat for Eastern Meadowlark.
<i>Hirundo rustica</i>	Barn Swallow	---	THR	S4B	Farmlands or rural areas; cliffs, caves, rock niches; buildings or other man-made structures for nesting; open country near body of water	Low	Barn Swallow may nest on existing buildings present within the Study Area. However, suitable nesting structures are limited, as there are only a few existing buildings on the Property.
<i>Dolichonyx oryzivorus</i>	Bobolink	---	THR	S4B	Large, open expansive grasslands with dense ground cover; hayfields, meadows or fallow fields; marshes; requires tracts of grassland >50 ha	None	Residential lands associated with the Property are comprised of mown lawn and treed areas that would not provide suitable breeding habitat for Eastern Meadowlark.
MAMMALS							
<i>Myotis leibii</i>	Eastern Small-footed Myotis	---	END	S2S3	Roosts in caves, mine shafts, crevices or buildings that are in or near woodland; hibernates in cold dry caves or mines; maternity colonies in caves or buildings; hunts in	Low	SAR bats may be found roosting in anthropogenic structures and/or natural settings such as cavities in woodland habitats.

Species		Federal SARA Status in Canada ¹	ESA Status in Ontario ²	SRank ³	Habitat Requirements ⁴	Potential of Species to Occur Within Development Footprint	Rationale for Potential to Occur
Scientific Name	Common Name						
					forests.		Attic space associated with the existing residential dwelling may provide suitable roosting habitat though impacts to SAR bats can be avoided by completing demolition of those buildings outside of the active roosting period.
<i>Myotis lucifugus</i>	Little Brown Myotis	END	END	S4	Uses caves, quarries, tunnels, hollow trees or buildings for roosting; winters in humid caves; maternity sites in dark warm areas such as attics and barns; feeds primarily in wetlands, forest edges	Low	
<i>Pipistrellus subflavus</i>	Tri-colored Bat	END	END	S3?	Can be found in a variety of forested habitats. They form day roosts and maternity colonies in older forest and occasionally in barns or other structures, and overwinter in caves. They forage over water and along streams in the forest.	Low	

VASCULAR PLANTS

<i>Juglans cinerea</i>	Butternut	END	END	S3	Prefers well-drained soil and often found along streams. Also found on well-drained gravel sites and rarely on dry rocky soil. Does not grow well in the shade and often grows in sunny openings and near forest edges. ⁶	Low	There may be potential for the species to occur along hedgerow features.
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1 – Status under the federal *Species at Risk Act*, 2002; 2 - Species at Risk in Ontario List under the provincial *Endangered Species Act*, 2007; 3 - Ontario SRank; S5 = secure; S4= apparently secure; S3 = vulnerable; S2 = imperiled; SX = Extirpated; SH = Possibly Extirpated; 4 - OMNR Significant Wildlife Technical Guide - Appendix G (2000); 6 – MNR Species at Risk Descriptions (mnr.gov.on.ca)

Based on the screening of the habitat for SAR within the Study Area, there is low potential for the following species to occur in association with the development footprint:

- Barn Swallow (low potential) - Nesting habitat may be associated with the buildings proposed for removal.
- SAR Bats (low potential) – Three species of SAR bat have a low potential roosting habitat associated with the buildings proposed for removal. Avoidance of harm to the species (if present) can be achieved through scheduling demolition outside of the active period for roosting.
- Butternut (low potential) - May be found in association with hedgerow features located in the Study Area and/or woodland edges.

Closing

There is low potential for five Species at Risk and/or their habitat to occur within and/or adjacent to the development footprint for 910 Veterans Drive as outlined below in Table 2.

TABLE 2: SUMMARY OF SPECIES AT RISK AND NEXT STEPS/MITIGATION

Species	Potential	Next Steps
Barn Swallow	Low	The existing buildings within the Study Area may provide suitable conditions for Barn Swallow to construct nests. A survey of buildings occurred on June 28, 2018 and no nests or Barn Swallow individuals were observed. It is recommended that the proponent undertake a follow-up survey of buildings closer to demolition to confirm absence of nests. If nests are observed, the Project will be registered with the MNRF to comply with the requirements outlined in <i>Ontario Regulation 242/08</i> of the ESA, 2007. Registration will occur prior to construction activity if the nests are expected to be disturbed and/or removed as part of the development.
<u>SAR Bats</u> Eastern Small-footed Myotis Little Brown Myotis Tri-colored Bat	Low	The existing buildings within the Study Area may provide suitable conditions for roosting of SAR bat species. If possible, demolition of buildings should occur outside of the active period for roosting bats as a means of avoidance. Based on an initial survey of the buildings on June 28, 2018, no obvious entrances for bats were observed and the buildings appeared to be in good upkeep.
Butternut	Low	No Butternut were observed during an initial site visit on June 28, 2018. A tree inventory is to be completed for the development and will include hedgerows and small patches of trees. If wild Butternut (i.e. not planted) is documented as part of the inventory, a Butternut Health Assessment (BHA) will occur. Following the completion of the BHA, if Category 2 trees are identified and will be impacted, the Project will register with the MNRF to comply with the requirements outlined in <i>Ontario Regulation 242/08</i> of the ESA, 2007. If Category 3 trees are identified and will be impacted, further consultation with the MNRF will occur.

The footprint of the development within 910 Veterans Drive is located within existing agricultural and residential lands and encroachment into natural features is not anticipated. Minimal potential for SAR and/ or SAR habitat exists within development footprint. Further follow-up studies are recommended to the proponent to confirm the presence/absence of Barn Swallow and/or Butternut. If documented, the Project will complete the required next steps to remain in compliance with *Ontario Regulation 242/08* of the ESA, 2007.

Based on the results of our screening and determination of a Low Likelihood of potential impact to SAR and/or SAR habitat, we request confirmation of this determination and the proposed next steps and mitigation.

References

Ontario Ministry of Natural Resources and Forestry. 2018. Make a Natural Heritage Area Map. <https://www.ontario.ca/page/make-natural-heritage-area-map>. Accessed July 2018.

Ontario Ministry of Natural Resources and Forestry. 2016. O.Reg. 242/08: General. Last amended September 14, 2016. <https://www.ontario.ca/laws/regulation/080242#BK35>. Accessed July 2018.

Ontario Ministry of Natural Resources and Forestry. 2017. O.Reg. 20/08: Species at Risk in Ontario (SARO) List. Last amended June 2, 2017. <https://www.ontario.ca/laws/regulation/080230>. Accessed July 2018.

Government of Canada. Species at Risk Act (S.C. 2002, c.29). <http://laws-lois.justice.gc.ca/eng/acts/S-15.3/index.html>

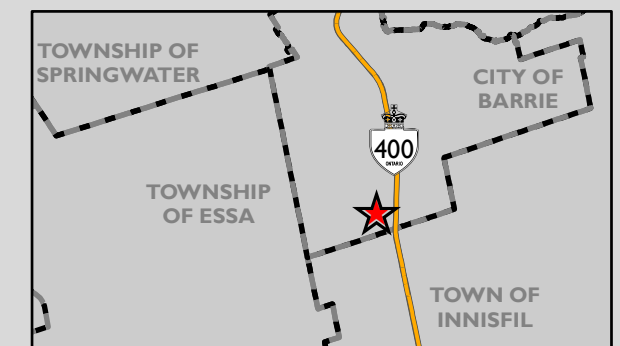
Government of Ontario. 2007. Endangered Species Act, 2007, S.O.2007, C.6. <https://www.ontario.ca/laws/statute/07e06>



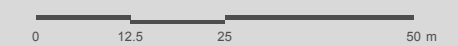
M STAR DEVELOPMENTS
SPECIES AT RISK SCREENING

DEVELOPMENT LOCATION
910 Veterans Drive
FIGURE 1: SITE LOCATION

- Study Area
- Parcel



SCALE 1:1,000

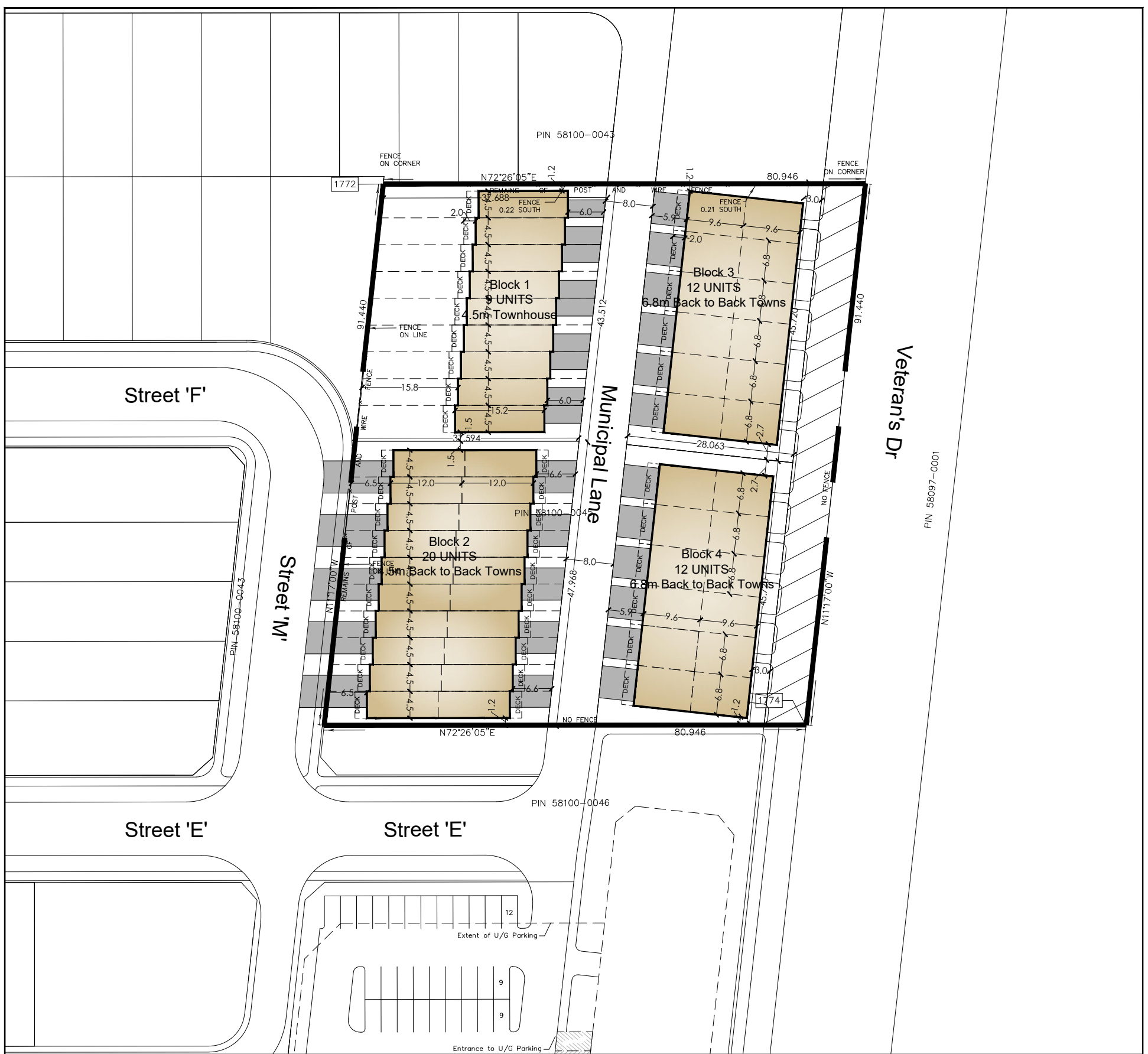


MAP DRAWING INFORMATION:
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MAP CREATED BY: JWH
MAP CHECKED BY: AB
MAP PROJECTION: NAD 1983 UTM Zone 17N



PROJECT: 18-7983
STATUS: DRAFT
DATE: 7/31/2018



ZONING TABLE			
PROVISION	REQUIRED Back to Back	PROVIDED - Block 2	PROVIDED - Block 3 & 4
Lot Frontage (min)	5.5m	4.5m	5.5m
Front Yard Setback (min)	3.0m	6.5m (Street M)	3.0m (Veterans)
Exterior Side Yards Setback (min)	2.0m	n/a	n/a
Interior Side Yards Setback (min) one side	0m	0m	0m
Interior Side Yards Setback (min) opposite side	0m	0m	0m
Rear Yard (min)	5.0m	6.6m (Lane)	5.8m (Lane)
End Unit Interior Side Yard Setback	1.2m	1.2m	1.2m
Dwelling unit floor area (min)	35m ² /dwelling unit + 10m ² /bedroom	35m ² /dwelling unit + 10m ² /bedroom	35m ² /dwelling unit + 10m ² /bedroom
Gross floor area (max % of lot area)	250%	181%	Block 3 - 184% Block 4 - 183%
Maximum Height Number of Storeys	3	3	4
Maximum number of contiguous units in a row	8	10	6
Parking	1 space per unit, tandem permitted	2 spaces per unit in tandem	2 spaces per unit in tandem

ZONING TABLE		
PROVISION	REQUIRED Block/Cluster/Street	PROVIDED - Block 1
Lot Frontage (min)	11.0m	43.5m for total block
Front Yard Setback (min)	3.0m	6m
Exterior Side Yards Setback (min)	2.0m	n/a
Interior Side Yards Setback (min) one side	0m	0m
Rear Yard (min)	5.0m	16.1m
End Unit Interior Side Yard Setback	1.2m	1.2m
Landscaped Open Space (min % of lot area)	25%	30% per lot & 35% for total block
Minimum General Amenity Area per Unit	10m ²	72m ² in backyards
Dwelling unit floor area (min)	35m ² /dwelling unit + 10m ² /bedroom	35m ² /dwelling unit + 10m ² /bedroom
Lot Coverage (max % of lot area)	50%	46% per lot & 43% for total block
Gross floor area (max % of lot area)	250%	121.5% per lot & 114% for total block
Maximum Height Number of Storeys	3	3
Maximum number of contiguous units in a row	8	9
Parking	1 space per unit, tandem permitted	2 spaces per unit in tandem

CONCEPT PLAN 'A'

53 Units

VETERAN'S DRIVE AND MCKAY RD
SALEM SECONDARY PLAN

Note: This drawing is for discussion purposes only.



Date: March 20, 2019

Scale: 1 : 750

File: 18-769

Drawn By: VS



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