

March 8, 2023

N.J. Electric General Contracting  
c/o Innovative Planning Solutions  
647 Welham Road, Unit 9A  
Barrie, ON L4N 0B7

RE: **Environmental Impact Study**  
159 Huronia Road  
City of Barrie

## 1. Introduction

The following is provided as an Environmental Impact Study for development of the above noted property for townhouse dwelling units. The subject property is shown on *Figure 1 – Property Location*.

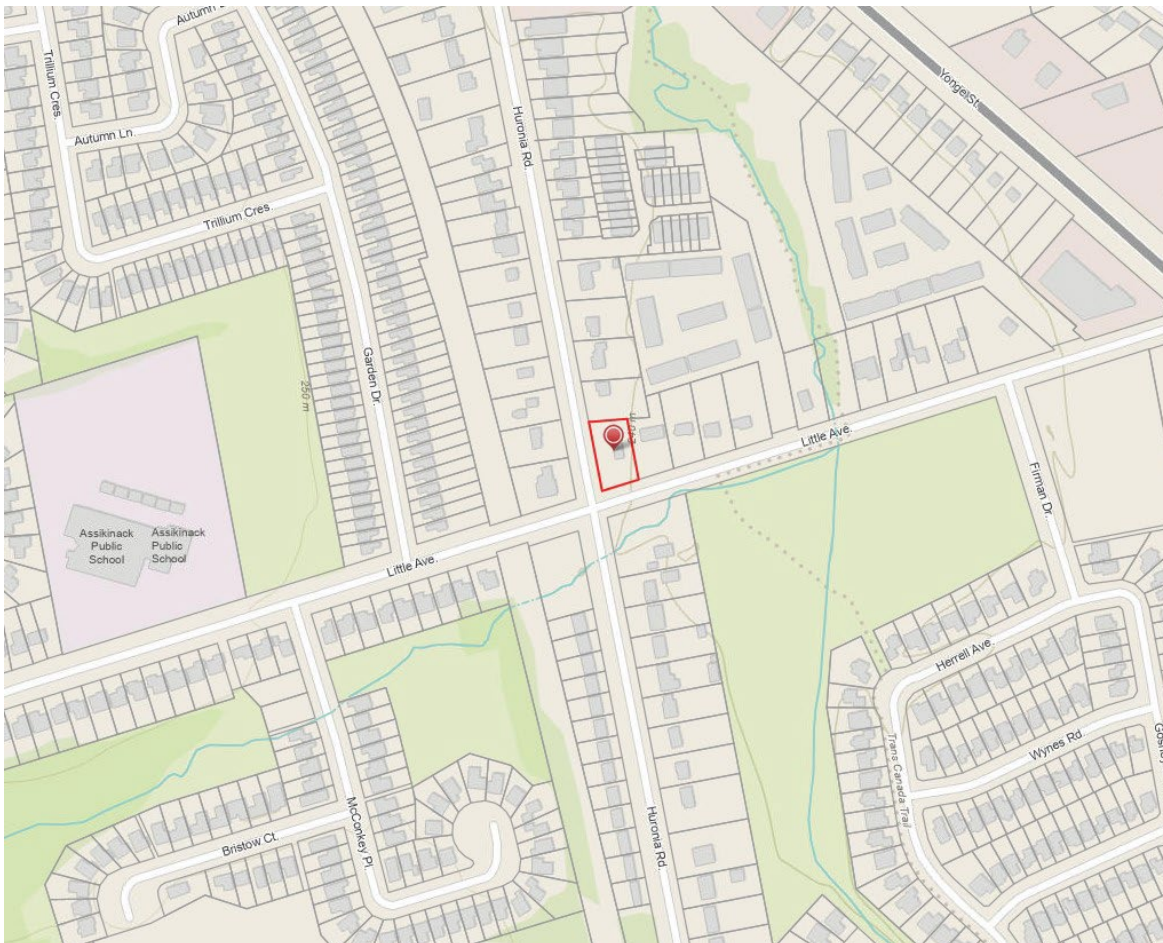


Figure 1: Property Location

The subject property has a total area of approximately 0.14 ha (1,394m<sup>2</sup>). The subject property currently has a residence, grassed area and trees along the north and east limit. Surrounding land uses are residential. Huronia Road and Little Avenue border the west and south boundaries, respectively.

The development will include townhouse dwelling units with parking and amenity areas.

Pre-consultation comments were received (February 9, 2022) from the City of Barrie. These comments stated that a portion of the subject lands are identified as a Level 1 (with existing development) Natural Heritage Resource on Schedule H to the Official Plan. An Environmental Impact Study (EIS) is required to demonstrate no negative impacts to natural heritage features and ecological functions to features within that designation.

We note that based on City of Barrie Official Plan mapping, this designation does not appear come into the subject property but abuts the southeast corner. Section 3.5.2.4 (a) of the Official Plan states that an EIS is required for any development or site alteration within 120 metres of a Level 1 feature.

The purpose of this EIS is to identify natural heritage features on the property or adjacent lands, demonstrate no negative impacts to those features, and ensure compliance with applicable municipal/provincial policies and legislation.

## 2. Existing Conditions

### 2.1. Desktop Review

A desktop review was completed for natural features in or adjacent to the subject property using available online resources, including:

- Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre (NHIC) Natural Areas Mapping;
- City of Barrie Official Plan; and
- County of Simcoe Interactive Mapping.

#### 2.1.1. MNRF Natural Areas Mapping

The NHIC geographic search for the subject property (Square 17PK0613) was completed to identify previous records for natural features in the area. Occurrences documented by NHIC may include those beyond the subject property and on habitats suitable to those species. The following records were found:

- Fogg's Goosefoot (*Chenopodium foggii*)
- Midland Painted Turtle (*Chrysemys picta marginata*) (Special Concern) (SC)
- Northern Map Turtle (*Graptemys geographica*) (SC)
- Butternut (*Juglans cinerea*) (Endangered) (END)

No wetlands, Areas of Natural and Scientific Interest (ANSI) or other features were identified in the records within or adjacent to the subject property.

#### 2.1.2. County of Simcoe Interactive Mapping

The County of Simcoe Interactive Mapping identifies the presence of a watercourse on adjacent lands to the south of the subject property, across Little Avenue. No other natural features (i.e., ANSI's) were identified.

#### 2.2. Site Investigation

A site visit was conducted on November 29, 2022, to document existing conditions, assess and confirm previously mapped natural features and determine the potential habitat species at risk on the subject property.

The subject property has been fully developed in the past. An existing residence is present with grassed amenity area and driveway from Huronia Road (see *Table 1 – Site Photos*). A tree row of the invasive Black Locust (*Robinia pseudoacacia*) is present along the east border of the property. Planted tree species were also found within the south and north parts of the property consisting of Eastern White Cedar (*Thuja occidentalis*), Manitoba Maple (*Acer negundo*), Norway Spruce (*Picea abies*) and Red Maple (*Acer rubrum*).

Due to the anthropogenic use of the subject property, there is no applicable vegetation unit under Ecological Land Classification for Southern Ontario (ELC) (1st Approximation). Existing conditions within the subject are illustrated on *Figure 4 – Existing Conditions* and Table 1.

A watercourse is present to the south of the subject property, across Little Avenue. It was noted that stormwater catch basins are present on Little Avenue and Huronia Road that would capture any stormwater along the roadways. There is no direct route for any sediments or potential contaminants leaving the subject property to the watercourse.

No SAR were observed during the site visit nor any other unmapped natural features (i.e., wetlands, etc.). Trees within the site did not contain any cavities/snags that would support SAR bat species (*Myotis* spp.).

### 3. Natural Heritage Analysis

The following analysis was completed for the presence of natural heritage features within or adjacent to the subject property. Identification of features is based on the 2020 Provincial Policy Statement (PPS), City of Barrie Official Plan and applicable technical policies and guidelines.

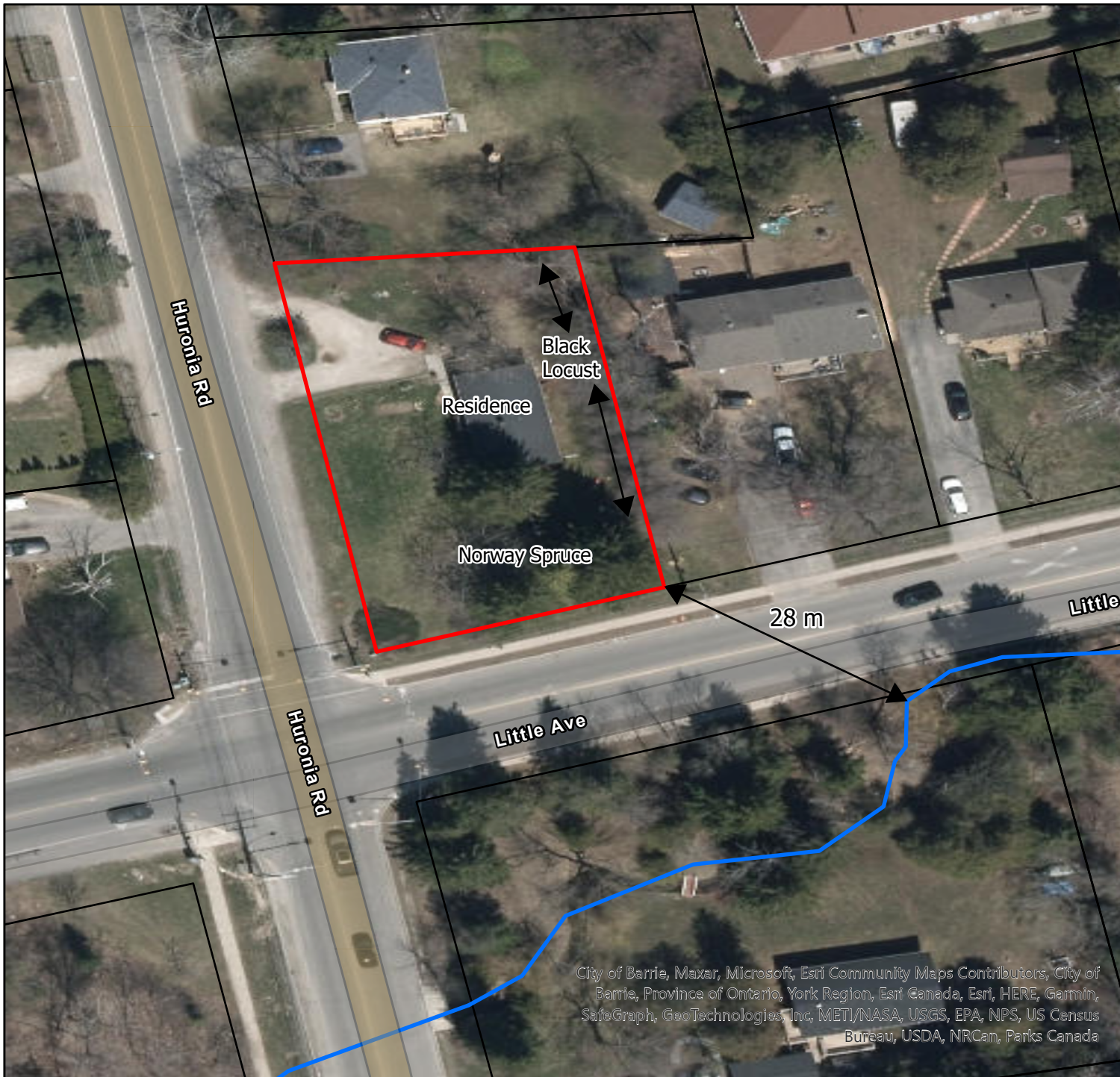
#### 3.1. *Fish Habitat*

A watercourse is mapped to the south of the subject property and is found within 120 metres of the subject property. An impact assessment is provided in Section 4 of this report.



Figure 2: NHIC Mapping  
([https://www.lioapplications.lrc.gov.on.ca/Natural\\_Heritage/index.html?viewer=Natural\\_Heritage.Natural\\_Heritage&locale=en-CA](https://www.lioapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA))





## Legend

- Parcel Fabric
- Subject Property
- Watercourse (MNRF)

### ENVIRONMENTAL IMPACT STUDY

Figure 3  
Existing Conditions

N.J. Electric General Contracting  
159 Huronia Road  
City of Barrie

City of Barrie, Maxar, Microsoft, Esri Community Maps Contributors, City of Barrie, Province of Ontario, York Region, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada





N

25 12.5 0 25 50 75 100 Meters



*Table 1: Site Photos*

	
<p>Existing residence, driveway and grassed amenity area.</p>	<p>East border of the property with a row of Black Locust. Adjacent residential development visible to the east.</p>
	
<p>Across Little Avenue looking north to the subject property. Norway Spruce visible in south part of the property.</p>	<p>Looking northeast to the north edge of the subject property.</p>
	
<p>Little Avenue between the subject property and watercourse to the south (looking west).</p>	<p>Watercourse across Little Avenue flowing east to crossing under Little Avenue east of the subject property.</p>

### *3.2. Wetlands (including Provincially Significant, Evaluated Non-Provincially Significant and Unevaluated)*

No Provincially Significant, Evaluated Non-Provincially Significant, or unevaluated wetlands were found within the subject property or adjacent lands.

### *3.3. Significant Woodlands*

Significant Woodlands are not identified on the subject property based on the City of Barrie Official Plan *Schedule H – Natural Resources*.

The narrow tree row along the eastern edge of the property and scattered urban plantings on site would not be considered significant under criteria in the Official Plan for woodlands greater than at least 0.5 ha in size.

No significant woodlands are found within the subject property.

### *3.4. Significant Valleylands*

No Significant Valleylands were identified by a desktop review of available resources or during the field investigation.

### *3.5. Significant Wildlife Habitat*

The subject property is entirely developed and contains no native habitats or anthropogenic structures capable of support Significant Wildlife Habitat (SWH). No Significant Wildlife Habitat is found within or adjacent to the subject property.

### *3.6. Significant Areas of Natural and Scientific Interest*

Significant ANSIs were not identified by a desktop review of available resources or during field investigations.

### *3.7. Habitat of Endangered Species and Threatened Species*

Habitat for endangered or threatened species was assessed during a site investigation on the subject property based on records for the area identified during the desktop review and currently listed species in the ESA.

All development will occur entirely within the existing disturbed areas and maintained areas of the property. There are no naturalized or anthropogenic habitats in these areas suitable for supporting SAR noted in the desktop review.

Based on lack of habitat for SAR in the development areas, an impact assessment is not required, and no contravention of the ESA is anticipated.



#### 4. Impact Assessment and Mitigation

The following provides an impact assessment for identified natural heritage features adjacent to proposed development area and mitigation measures, as required, to ensure no negative impacts.

##### *4.1. Fish Habitat*

A watercourse is illustrated in background mapping and confirmed during a site investigation. Distance to this watercourse varies from the property, between approximately 28 metres to the southeast of the subject property and 58 metres to the south and southwest of the property. No development will within this mapped feature.

As described in Section 2.2, any overland flow exiting the subject property will be captured by catch basins along Little Avenue and Huronia Road. There is no direct route to the watercourse for any sediments from the subject property.

As there will be no direct or indirect impacts, we anticipate no negative impacts to this feature.

#### 6. Conclusions

Roots Environmental has been retained by N.J. Electric General Contracting to complete a Environmental Impact Study in support of applications for development of the property located at 159 Huronia Road in the City of Barrie.

Provided that development occurs in accordance with the proposed plans, we anticipate no negative impacts to the natural heritage features and related ecological functions.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle Fleming', with a stylized flourish extending to the right.

Kyle Fleming, BSc. (Wildlife)  
Senior Ecologist/President