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January 30, 2024

2820485 Ontario Inc.  
c/o Innovative Planning Solutions  
647 Welham Rd., Unit 9A  
Barrie, ON L4N 0B7

Attention: Rob Vellinga

RE: Scoped Environmental Impact Study  
12 Ottaway Ave.  
City of Barrie

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## 1. Introduction

The following is provided as a Scoped Environmental Impact Study (SEIS) in support of a consent application for the creation of one additional lot for residential uses at 12 Ottaway Avenue in the City of Barrie as shown in *Figure 1 – Property Location*.

The subject lands front onto Ottaway Ave and have a total area of 866.12 m<sup>2</sup> (0.09 ha). The property is bordered by residential development to the east and west, Ottaway Ave. and residential development to the south, and commercial uses and Highway 400 to the north. The subject lands are presently vacant, with a small woodland in the north part of the property.

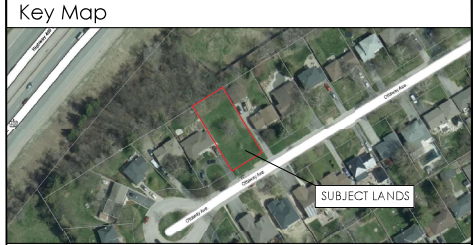
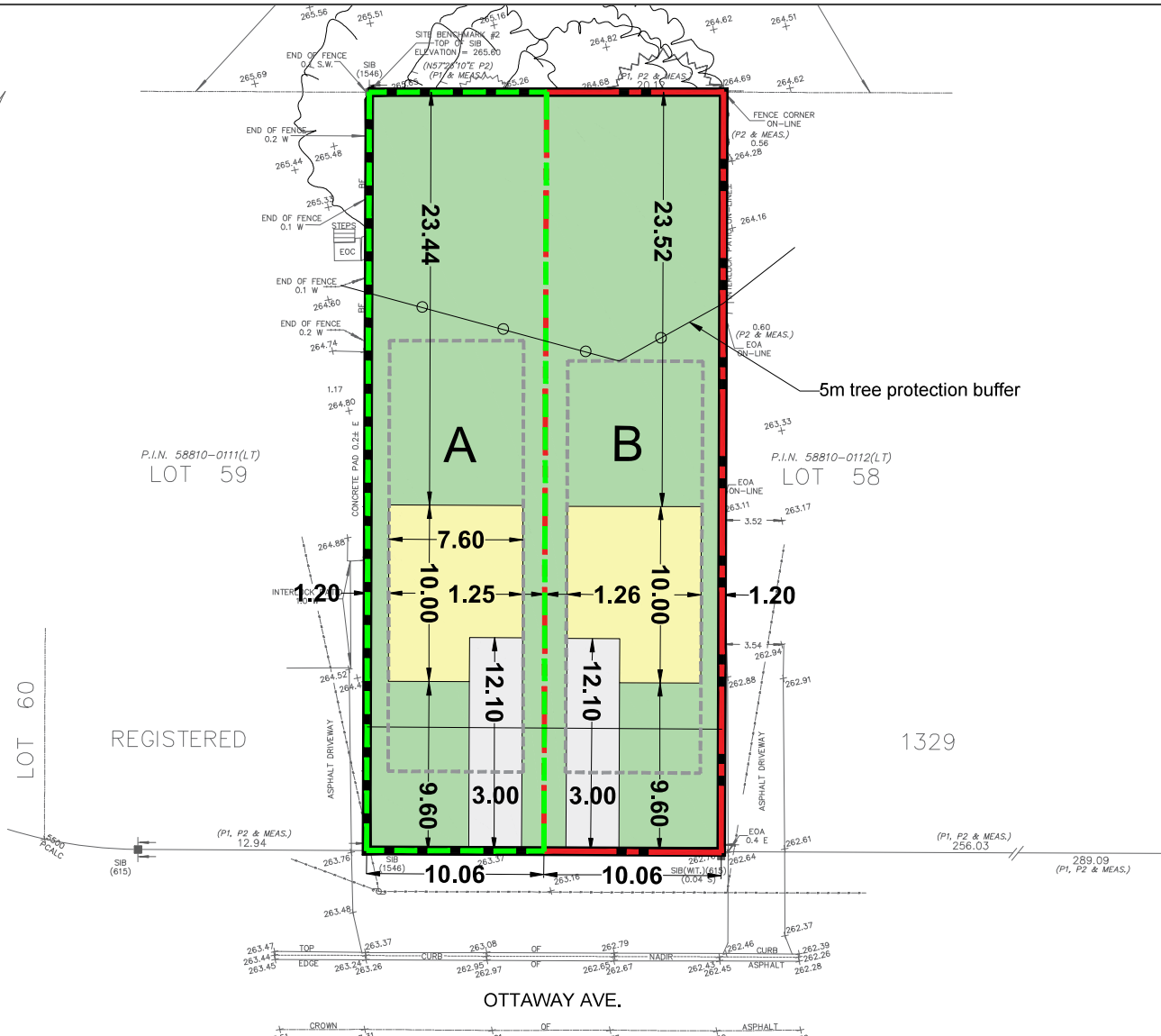
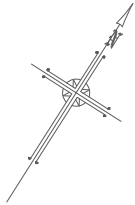
The proposed development is illustrated in *Figure 2 – Concept Plan*. The proposed development will result in two lots of 432.85m<sup>2</sup> and 433.27m<sup>2</sup>, with associated building envelopes and entrances from Ottaway Ave.

The subject property is currently designated Neighborhood Area in Map 2– Land Use Designations to the City of Barrie Official Plan. Map 3 – Natural Heritage Protection Overlays identifies the presence of an Environmental Protection Area (EPA) Level 3 along the north edge of the property, corresponding to existing woodland cover. Per Official Plan section 5.4.2.3 (c), an EIS is required for any development within 30 metres of a Level 3 EPA feature.

The purpose of this SEIS is to identify natural heritage features on the property or adjacent lands of 120 (Study Area), demonstrate no negative impacts to those features, and ensure compliance with applicable municipal/provincial policies and legislation.



Figure 1: Property Location



PART OF BLOCK C, REGISTERED PLAN 1329,  
CITY OF BARRIE,  
COUNTY OF SIMCOE

- LEGEND**
- Subject Site (866.12m<sup>2</sup>)
  - Retained Lot A:  
- Lot Area: 432.85m<sup>2</sup>  
- Zoning Envelope: 241.58m<sup>2</sup>
  - Severed Lot B:  
- Lot Area: 433.27m<sup>2</sup>  
- Zoning Envelope: 242.06m<sup>2</sup>
  - Limits of Development
  - Landscape Open Space
  - Potential Buildings

RESIDENTIAL FOUR (R4) ZONE			
Provisions	Required	Severed Lot (Lot A)	Retained Lot (Lot B)
Lot Area (min.)	335,0m <sup>2</sup>	432,85m <sup>2</sup>	433,27m <sup>2</sup>
Lot Frontage (min.)	10,0m	10,06m	10,06m
Front Yard (to dwelling) (min.)	4,5m	>4,50m	>4,50m
Front Yard (to attached garage) (min.)	7,0m	>7,00m	>7,00m
Interior Side Yard (min.)	1,2m	>1,20m	>1,20m
Interior Sideyard (to attached garage) (min.)	0,6m	>0,60m	>0,60m
Rear Yard (min.)	7,0m	>7,00m	>7,00m
Lot Coverage (max.)	45%	<45%	<45%
Max Dwelling Height (max.)	10,0m	<10,00m	<10,00m

Note: This drawing is for discussion purposes only.  
The information shown is approximate and subject to change.

0 2.5 5 7.5 10m

Date: January 19, 2024 Drawn By: A.G.  
File: 22-1244 Checked By: J.H.

# PROPOSED CONCEPT PLAN

## 12 OTTAWAY AVENUE, BARRIE, ON

No.	Date	Description	By

**IPS** INNOVATIVE PLANNING SOLUTIONS  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
847 WELHAM RD., UNIT 5 BARRIE, ONTARIO, L4N 0S7  
tel: 705-812-3281 fax: 705-812-3434 e: info@ipsconsolutions.com www.ipsconsolutions.com

## 2. Methodology

### 2.1. Consultation with Agencies

Terms of Reference for the SEIS were prepared and submitted to the City of Barrie dated October 10, 2023. The Terms of Reference are included in Appendix A. City of Barrie staff confirmed receipt and acceptance of the Terms of Reference in their email of October 18, 2023.

### 2.2. Desktop Review

A desktop review was completed to identify previously known natural heritage features and occurrences of rare species or SAR in the Study Area. Sources included the following:

- The Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre (NHIC) Make A Map: Natural Heritage Areas;
- City of Barrie Official Plan; and
- LSRCA Regulation Mapping.

### 2.3. Site Investigations

A site investigation was completed on September 28, 2023, by Roots Environmental Inc. (Kyle Fleming) and Charles Burgess (Burgess Gleason Environmental Inc.) to document existing conditions on site, with emphasis on the identified Level 3 EPA feature.

## 3. Existing Conditions

### 3.1. Desktop Review

#### 3.1.1. MNRF NHIC Make-A-Map: Natural Heritage Areas

A search was completed using the MNRF NHIC Make-A-Map: Natural Heritage Areas online geographic query tool for occurrence square 17PK0317 and 17PK0417. Occurrences may include those beyond the subject property and on habitats suitable to those species.

This review found occurrences of the following species at risk or rare species:

- Eastern Wood-pewee (*Contopus virens*) (Special Concern) (SC)
- Black Ash (*Fraxinus nigra*) (Endangered) (END)
- Eastern Meadowlark (*Sturnella magna*) (Threatened) (THR)













No natural features (i.e., Provincially Significant Wetlands, ANSI's) were identified in the MNRF mapping and query as illustrated in Figure 3 – NHIC Make-A-Map. The results of this query are attached.



Notes:

Enter map notes

### Legend

-  Assessment Parcel
-  NHIC 1 Km Grid
- ANSI
-  Earth Science Provincially Significant/sciences de la terre d'importance provinciale
-  Earth Science Regionally Significant/sciences de la terre d'importance régionale
-  Life Science Provincially Significant/sciences de la vie d'importance provinciale
-  Life Science Regionally Significant/sciences de la vie d'importance régionale
- Evaluated Wetland
-  Provincially Significant/considérée d'importance provinciale
-  Non-Provincially Significant/non considérée d'importance provinciale
- Unevaluated Wetland
-  Woodland
-  Conservation Reserve
-  Provincial Park
-  Natural Heritage System



Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.  
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### 3.1.2. City of Barrie Official Plan

The City of Barrie Official Plan Map 3 – Natural Heritage Protection Overlays identifies the presence of Level 3 EPA present along the north edge of the site, corresponding to previously mapped woodland cover.

Level 3 resources are identified as the following in the Official Plan:

- Regionally significant life science Areas of Natural and Scientific Interest (ANSI);
- Woodlands greater than 0.5 ha and less than 4 ha;
- Woodlands within 30 metres of a Level 2 feature;
- Wetlands less than 0.5 ha in size;
- Cultural thicket or cultural meadow communities contiguous with woodland or wetland patches; and
- Connectivity linkages.

### 3.1.3. Lake Simcoe Region Conservation Authority Regulation Mapping

The subject property is not regulated under Ontario Regulation 179/06 of the *Conservation Authorities Act*. No watercourses, waterbodies or wetlands are present on site or in the immediate vicinity of the property.

## 3.2. Existing Conditions

Most of the property (approximately 2/3) was found to be manicured grass with a single Black Walnut (*Juglans nigra*) growing in the center area as illustrated in *Figure 4 – Existing Conditions*. The rear portion of the lot contains a small woodland was found to be a mix of largely non-native species, including Scots Pine (*Pinus sylvestris*) and Norway Maple (*Acer platanoides*), Staghorn Sumac (*Rhus typhina*), Choke Cherry (*Prunus vulgaris*) and Garlic Mustard (*Alliaria petiolata*). Significant disturbance to the understory was observed, with garden waste and refuse present, as shown in *Table 1: Site Photos*. Some Trembling Aspen (*Populus tremuloides*) were noted bordering the property to the north.

The woodland is best described as a FOM – Mixed Forest, as there is no applicable Ecological Land Classification (ELC) vegetation type for this culturally-influenced woodland.

No significant species (i.e., Butternut, Black Ash) were observed within the property or through inspections along the edge. No trees capable of supporting bat maternity roosting habitat were observed.



- Legend**
- Parcel Fabric
  - Subject Property
  - FOM - Mixed Forest
- Natural Heritage Resource Classification**
- EPA - Level 1
  - EPA - Level 1 with Existing Development Designation
  - EPA - Level 2
  - EPA - Level 3

**SCOPED ENVIRONMENTAL IMPACT STUDY**

Figure 4  
Existing Conditions

12 Ottaway Avenue  
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

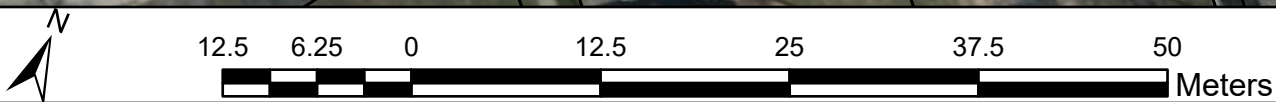


Table 1: Site Photos (K Fleming September 2023)

	
<p>South part of the subject property looking south to Ottawa Ave.</p>	<p>North half of the property looking north. Note existing residences to the west and east of the subject property.</p>
	
<p>Small area of woodland in the north part of the subject property.</p>	<p>Level 3 EPA at the north limit of the subject property.</p>

#### 4. Natural Heritage Analysis

Identification of natural heritage features is based on the PPS, the MNRF “Natural Heritage Reference Manual” (2nd Edition) (MNRF 2010), City of Barrie Official Plan (2023), “Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E” (MNRF January 2015), and listings and habitat descriptions for species listed in the ESA.

##### 4.1. Significant Wetlands (and Coastal Wetlands)

A review of the MNRF NHIC mapping found no Provincially Significant Wetland on or within 120 metres of the site.

#### 4.2. Other Wetlands (Unevaluated, Non-Provincially Significant)

A review of the MNRF NHIC mapping and site investigations identified no unevaluated or unmapped wetland on or within 120 metres of the site.

#### 4.3. Significant Woodlands

The City of Barrie Official Plan Map 3 – Natural Heritage Protection Overlays identifies part of a Level 3 EPA along the north limit of the subject property. A review of current aerial photography (2022) found that woodland cover as part of this overlay is approximately 0.34ha. Based on current woodland cover associated with this resource, this feature does not meet criteria in the Official Plan for a Level 3 EPA containing “*Woodlands greater than 0.5 ha and less than 4 ha*”.

While not meeting criteria in the Official Plan as a Level 3 EPA feature, an impact assessment is provided in Section 5.

#### 4.4. Significant Valleylands

No significant valley land features were identified during the desktop review or found during field surveys on the site.

#### 4.5. Significant Wildlife Habitat

An assessment of candidate Significant Wildlife Habitat has been completed using the “*Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E*” (MNRF 2015) based on the results of the desktop review, site investigations and analysis. This assessment is attached.

No Significant Wildlife Habitat was identified on the subject property or adjacent lands based on the limited woodland cover present, disturbed nature of the woodland and adjacent anthropogenic land uses.

#### 4.6. Significant Areas of Natural and Scientific Interest

A desktop review of available information found no Significant (Regionally or Provincially) ANSIs in the study area.

#### 4.7. Fish Habitat

No watercourses, waterbodies or other aquatic features were identified during the desktop review or found during field investigations within the study area.

#### 4.8. Habitat of Endangered or Threatened Species

No endangered or threatened species were observed through the site investigation completed for the subject property. Habitat present on site is not conducive to known Species at Risk (SAR) in the area.

### 5. Impact Assessment and Mitigation

One natural heritage feature was identified on adjacent lands to the subject property: a Level 3 EPA feature.

This section will assess potential impacts to these features and ecological functions because of the proposed development and provides mitigation measures to ensure no negative impacts. This report utilizes the definition of a “negative impact” in the PPS (Page 47) *“in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.”*

A summary of compliance with the PPS, Growth Plan, LSPP and City of Barrie Official Plan as it relates to policies regarding the naturel environment is provided in Section 6.

#### 5.1. Level 3 Environmental Protection Area

As illustrated in Figure 2, building envelopes for the proposed lots will occur to the south of the Level EPA woodland feature. There will be no removal of this feature.

Tree Protection Fence will be installed during construction at a 5-metre tree protection buffer to limit any chance of impacting existing trees and vegetation. This fencing will remain until all construction and landscaping is completed.

As development will result in no loss of the Level 3 EPA feature and tree protection measures will be implemented during construction to limit impacts to trees and their associated rooting zones, no negative impacts are anticipated to this feature.

#### 5.2. Additional Recommendations

To avoid potential direct impacts to bird species (i.e., destruction of nests) protected under the *Migratory Birds Convention Act*, it is recommended that the Black Walnut tree found within the planned development area be removed outside the nesting window of April 1 – August 31 unless a nesting survey is completed by a qualified person.

### 6. Compliance with Planning Policies

The following tables provide a summary of planning policies and rationale for compliance with the Provincial Policy Statement, Growth Plan, Lake Simcoe Protection Plan, and City of Barrie

Official Plan for the proposed development. This environmental policy conformity was undertaken by Charles F. Burgess, MCIP, RPP of Burgess Gleason Environmental Inc.

Table 2: Provincial Policy Statement (2020)

Section	Policy	Policy Consistency
2.1.3	Natural heritage systems shall be identified in Ecoregions 6E and 7E <sup>1</sup> recognizing that they will vary in size and form in settlement areas, rural areas, and prime agricultural areas.	The Natural Heritage System (NHS) is illustrated on the Schedules to the City of Barrie’s Official Plan. The subject property is located outside the City’s NHS based on these Schedules.
2.1.4	Development and site alteration shall not be permitted in significant wetlands and coastal wetlands.	There are no significant or coastal wetlands on the subject property.
2.1.5	Development and site alteration shall not be permitted in valleylands, woodlands, wildlife habitat, and ANSI that are significant including coastal wetlands unless it has been demonstrated that there will be no negative impacts on the natural feature and their ecological functions.	There are no natural heritage features as identified in Policy 2.1.5 on the subject property.
2.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	There are no watercourses or fish habitat on the subject property.
2.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements.	The field inspection and evaluation has demonstrated that the proposed development will be located in an area that is devoid of any habitat of endangered or threatened species. As a result, the provisions of the <i>Endangered Species Act</i> will be met.

Table 3: Growth Plan for the Greater Golden Horseshoe (2020)

Section	Policy	Policy Conformity
4.2.2, 4.2.3, 4.2.4	These policies refer to the identification of the provincial Natural Heritage System (NHS) and the protection of key natural heritage features, key hydrologic features, and key hydrologic areas.	The subject property is in the City of Barrie which is a defined Settlement Area. Based on this Settlement Area designation, the NHS and associated policies do not apply to the subject lands and associated planning applications based on sections 4.2.2.1, 4.2.3.1, and 4.2.4.1 of the Growth Plan.
4.2.2.6	This policy identifies that the protection of natural heritage features will occur within settlement areas in accordance with the Provincial Policy Statement (PPS).	Please refer to the policy Table for the PPS which demonstrates consistency with the applicable natural heritage policies.

Table 4: Lake Simcoe Protection Plan (2009)

Section	Policy	Policy Conformity
6.32-DP	Policies 6.32-6.34 apply to existing settlement areas and adjacent littoral zones, and these areas are not subject to policies 6.1-6.3, 6.5, 6.11, and 6.20-6.29.	The property is located in the City of Barrie which is a defined settlement area. On this basis, it is acknowledged that these policies apply to this land use proposal.
6.33-DP	An application for development and site alteration shall, where applicable, improve fish habitat, include landscaping, minimize urban stormwater runoff, and establish/ increase the vegetation protection zone adjacent to Lake Simcoe.	Through this land use proposal, proper storm water management and landscaping can be provided.
6.34-DP	If a buffer is required to be established as a result of the	It is recommended that the proposed landscaping help create a

	application of the PPS, then the buffer shall be composed of and maintained as natural self-sustaining vegetation.	buffer to the woodland located to the north of the property. In addition, the associated Arborist Report can provide additional detail in terms of the woodland dripline and appropriate setbacks from the treed area.
6.35-DP	For lands incorporated into a settlement area after the effective date of this Plan, the policies of Chapter 6 apply other than 6.32-6.34.	The subject property has been located in a defined settlement area prior to 2009. As a result, policies 6.32-6.34 apply to this application.

Table 5: City of Barrie Official Plan (2023)

Map/Section	Designation	Conformity
Map 2 Land Use Designations	The subject property is designated Neighbourhood Area based on Map 2.	The Neighbourhood Area designation permits the proposed land use and development.
Map 3 Natural Heritage Protection Overlays	The subject property is outside any natural heritage overlay designation. It is noted however that a woodland located to the north of the subject lands is within an Environmental Protection Area (EPA) Level 3 designation.	All new development will be within the Neighbourhood Area designation outside the EPA Level 3 designation.
Map 6 Greenspace Network	This Map shows the Greenspace Network including the City's Natural Heritage System designation.	The subject property is outside the City's NHS based on Map 6.
Policy 2.5.2	This policy refers to Appendix 1 which depicts the jurisdiction of the applicable conservation authorities.	The subject property is within the watershed jurisdiction of the LSRCA. However, the property is outside an area governed by Ontario Regulation 179/06. As a result, a

		permit is not required from the LSRCA for the development of the subject lands.
Policy 5.4.2.3 c)	This policy identifies that an Environmental Impact Study (EIS) is required for any development proposed within 30 metres of a Level 3 EPA feature.	This EIS/NHE has been prepared to satisfy this policy requirement.

## 7. Conclusions

Roots Environmental has been retained by 2820485 Ontario Inc. to prepare this Scoped Environmental Impact Study in support of a consent application to create an additional lot at 12 Ottaway Avenue in the City of Barrie.

One natural heritage feature designation was identified within adjacent lands to the subject property, being a Level 3 Environmental Protection Area in the City of Barrie Official Plan.

Provided that development occurs in accordance with the proposed Concept Plan and recommendations in this report, we anticipate no negative impacts to the Natural Heritage Resource Level 3 feature.

If you have any questions, please contact me.

Sincerely,



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

Cc: Kyle Galvin – Innovative Planning Solutions Inc.

Attach.

October 10, 2023

Development Services  
City of Barrie  
70 Collier Street, P.O. Box 400  
Barrie, ON L4M 4T5

RE: **Terms of Reference – Scoped Environmental Impact Study**  
12 Ottaway Ave.  
Barrie, ON

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## 1. Introduction

Roots Environmental Inc. ('Roots') has been retained to complete a Scoped Environmental Impact Study (SEIS) for the development of the above noted property. The following is provided as a Terms of Reference for the SEIS. The location and extent of the property is shown on Figure 1.

The subject lands are designated Neighbourhood Area in Map 2 – Land Use Designations to the City of Barrie Official Plan. An overlay of Environmental Protection Area (EPA) Level 3 is present in the north part of the lot. All development will be within the Neighbourhood Area designation and outside the EPA Level 3 overlay.

A site visit was completed on September 28, 2023, to document existing conditions and complete an assessment for potential Species at Risk (SAR) and/or their habitat. We note that woodland cover within the north part of the property is entirely invasive non-native species, including Norway Maple and Scots Pine. Groundcover included Kentucky Bluegrass, Garlic Mustard, ornamental garden species and yard waste. The remainder of the property is manicured grass.

The woodland feature (0.45 ha) in the north part of the site extends to the north and west on adjacent lands.

The property is largely surrounded by existing development to the north (Hwy 400), west (residential), east (residential) and south (residential/Ottaway Ave.).



Figure 1: Site Location

## 2. Work Plan

The following plan is recommended based on scope of development outside of the EPA Level 3 feature, a desktop review, disturbed habitat present in the Study Area and technical criteria for the identification of any natural heritage features and relation ecological functions.

### 1. Desktop Review:

- I. Complete a desktop review for any relevant natural heritage information for the site and adjacent lands.
- II. Review all applicable municipal and provincial plans, policies and legislation.

### 2. Field Investigations:

- I. *Species at Risk Bat Tree Survey* (Completed September 28, 2023) – to determine presence of any cavity/snag trees capable of supporting Species At Risk (SAR) bat species.
- II. *Ecological Land Classification* (ELC) (Completed September 28, 2023) – to classify vegetation communities to provincial standards.
- III. *Species at Risk Assessment* – document presence of SAR and/or potential habitat in the area of disturbance and adjacent lands (where feasible).
- IV. *Incidental Wildlife Observations* - Wildlife observations will be made during site visits.

3. Scoped Environmental Impact Study, to include:

- I. Introduction.
- II. Methodology.
- III. Existing Conditions.
- IV. Species at Risk Screening (to be included in the SEIS):
- V. Description of the proposed development.
- VI. Assessment of potential impacts to identified natural heritage features.
- VII. Recommendations for mitigation measures as required.
- VIII. Policy Compliance.
- IX. Conclusions.

If you have any comments that should be incorporated into these Terms of Reference, please let us know at your earliest convenience or provide confirmation these terms of reference meet with your approval.

Sincerely,

A handwritten signature in blue ink that reads "Kyle Fleming". The signature is stylized with a large, sweeping flourish at the end.

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

cc: Kyle Gavin - IPS  
Charles F. Burgess – Burgess Gleason Environmental

## NHIC Data

To work further with this data select the content and copy it into your own word or excel documents.

<b>OGF ID</b>	<b>Element Type</b>	<b>Common Name</b>	<b>Scientific Name</b>	<b>SRank</b>	<b>SARO Status</b>	<b>COSEWIC Status</b>	<b>ATLAS NAD83 IDENT</b>	<b>COMMENTS</b>
1008271	SPECIES	Eastern Wood-pewee	Contopus virens	S4B	SC	SC	17PK0317	
1008281	SPECIES	Eastern Wood-pewee	Contopus virens	S4B	SC	SC	17PK0417	
1008281	SPECIES	Black Ash	Fraxinus nigra	S4	END	THR	17PK0417	
1008281	SPECIES	Eastern Meadowlark	Sturnella magna	S4B,S3N	THR	THR	17PK0417	