

Revised April 4, 2023

Lake Simcoe Region Conservation Authority
120 Bayview Parkway
Newmarket, Ontario L3Y 3W3

Attention: Erin Fitzpatrick, M.Sc.
Natural Heritage Ecologist

RE: **Environmental Impact Study Addendum**
518-524 Tiffin Street
City of Barrie

1. Introduction

The following is provided as an Addendum to the Environmental Impact Study (EIS) prepared by Roots Environmental dated April 15, 2022.

This Addendum provides additional information to address requirements of the Terms of Reference for the EIS by the Lake Simcoe Region Conservation Authority (LSRCA) in your email dated February 4, 2022, and subsequent Technical Review Comments dated November 7, 2022.

2. Field Investigations

The following summarizes the results of the field investigations completed in 2022.

2.1. Breeding Bird Surveys

Two breeding bird surveys were completed on May 31 and June 27, 2022. Surveys were completed using general protocols in the Atlas of the Breeding Birds of Ontario, which were adapted for this site. Surveys were completed using a wandering transect along the north edge of the subject properties abutting unevaluated wetlands and woodland communities. The remainder of the property is fully developed.

16 bird species were detected during the surveys. One species of Special Concern listed under the *Endangered Species Act* (ESA) was found, the Eastern Wood-Pewee (*Contopus virens*). This species habitat includes mixed and deciduous woodlands, which are found to the north of the subject property.

All remaining species were found to be common in Ontario and prevalent in urban areas. A detailed list of species detected is attached.

2.2. Amphibian Breeding Surveys

Amphibian breeding surveys were completed on May 4, 25, and June 23, 2022, using protocols from the Marsh Monitoring Program (Bird Studies Canada).

Surveys on site found no calling amphibians within 50 metres of the subject properties. Detections were made outside of the 50-metre radius (between 50-100m or greater) to the north and west of the subject properties.

Surveys completed in May – August 2022 found no standing water or vernal pools adjacent to the property limits that could support breeding amphibians.

2.3. Vegetation Inventories

Two vegetation surveys were completed on May 27 and August 16, 2022. These surveys were focussed on undeveloped areas along the northwest and west boundary of the site. Remaining areas on site have been historically developed since the 1970's and are currently used for storage of pool and landscaping supplies.

A total of 61 species were found. No SAR or rare species were found during the surveys. A detailed list of species is attached.

A Tree Preservation Plan (TPP) has been completed for the applications. This TPP identified no rare species or SAR within the subject lands.

2.4. Wetland Delineation

A delineation of wetland boundaries was completed with LSRCA staff on June 27, 2022. The limits of the woodland on the property were staked and surveyed by an Ontario Land Surveyor (OLS) per LSRCA requirements.

3. Species at Risk

A screening was completed as part of the EIS prior to surveys on the property in the spring and summer of 2022 to determine potential presence of SAR within the development area. The initial screening was based on habitat present, a previous survey in 2021, and known SAR species in range of the properties.

Surveys completed in 2022 identified the presence of one SAR, the Eastern Wood-Pewee (see Section 2), which was noted in the initial screening for the EIS.

A survey of trees to be removed for development was completed in April 2022 to determine if suitable snag/cavity trees were present that could support roosting species at risk bat species (*Myotis* spp.). No suitable cavity/snag trees were found.

The Eastern Wood-Pewee is presently listed as Special Concern. Special Concern species are not directly protected under Section 9 and 10 of the ESA (only threatened and endangered species are afforded protection in the ESA). The habitat of Special Concern species is included under Significant Wildlife Habitat, a natural heritage feature identified through the Provincial Policy Statement (2020). A further assessment of any impacts to this species and its habitat is provided in Section 4 of this Addendum.

4. Significant Wildlife Habitat

An assessment of Significant Wildlife Habitat (SWH) was completed as part of the original EIS. That assessment was based on habitat present in the study area. Based on that initial assessment, the following SWH was identified as having potential to be found on adjacent lands to the north of the subject properties:

- Amphibian Breeding Habitat (Woodlands); and
- Special Concern and Rare Wildlife Species.

Surveys completed in 2022 found no evidence of breeding amphibian habitat within adjacent lands to the subject properties (See Section 2.2 of this Addendum).

A species of Special Concern, the Eastern Wood-Pewee, was confirmed within woodland habitat to the north of the subject properties. There will be no removal of habitat based on the current Concept Plan (see attached). Over 12 ha of habitat for this species will remain to the north of the subject properties. The Provincial Policy Statement (PPS) states in Section 2.1.5:

*“Development and site alteration shall not be permitted in”
d) significant wildlife habitat;
unless it has been demonstrated that there will be no negative impacts on the
natural features or their ecological functions.”*

A “negative impact” is defined by the PPS as:

*“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.”*

Development has been present on the subject properties since the 1970’s and uses on site were ongoing during surveys in 2022. Given the presence of the Pewee within woodlands to the north of the subject properties, they are tolerant of existing uses on site and the surrounding developed landscape and will continue to utilize this habitat post-application.

To avoid any impacts to nesting migratory bird species, including the Eastern Wood-Pewee protected under the *Migratory Birds Convention Act*, no clearing of vegetation shall occur on site between April 1 – August 31st. This restriction will avoid direct impacts to any nests during the active season.

5. Wetlands

Wetlands within the west and northwest portion of the subject properties was delineated in-field with LSRCA staff on June 27, 2022. The extent of this feature is shown on the attached *Figure 1 – Revised Wetland Boundary*.

Development within the subject properties will remove approximately 0.01 ha (104m²) of unevaluated wetlands. This wetland area to be removed is along the west boundary of the properties and is comprised of disturbed areas associated with existing uses on the property, including vehicular and materials storage. Wildlife surveys on the property (See Section 2) found no significant features within the wetland areas to be removed.

There will be no changes to the existing use of the property for storage of landscaping and pool supplies. The site has been fully developed since the late 1970's. Given then limited amount of wetland to be removed and lack of significant ecological functions associated with the wetland, no negative impacts are anticipated to the overall wetland feature.

It is important to note that the unevaluated wetland to the north abutting the subject properties is zoned C4 – General Commercial, allowing for future development of those lands.

A swale will be constructed in the west part of the site to convey and treat site drainage as shown on the Concept Plan. That treated water will outlet to open ditches (and a tributary to Dymet's Creek) along Tiffin Street. As stated in the EIS, this swale will be planted with native plant material and will act as an enhanced filter strip or setback to the wetland, capturing any site drainage that may contain sediments or contaminants. There is presently no stormwater management on site.

Due to the high groundwater on site and inability to raise the site while maintaining the existing structure it is not possible to maintain the pre-development water balance as the swale must be lined to address the City of Barrie requirement regarding infiltration of road salt. Subsequent meetings have occurred with LSRCA and Jones Consulting Group Ltd. The swales and their location have been revised to address LSRCA comments.

Based on site observations in the fall, spring and summer seasons, no direct overland drainage was observed entering the wetland areas from the subject property. The adjacent wetland appears to be maintained through high groundwater. We do not anticipate any hydrological or hydrogeological impacts from the construction of the swale, which will be a net improvement to current conditions in which there is no stormwater management on the site.

A Restoration Area, shown on Figure 1 and the Concept Plan, will be maintained in the northwest section of the properties. This will provide additional buffer area to retained

wetlands in the northwest corner of the properties. The Restoration Area will be planted with native species.

Given the lack of any significant ecological functions, disturbed nature of the wetland, and naturalized swale to be installed to protect the wetland and treat site drainage and Restoration Area, no further setback is warranted.

6. Summary and Conclusions

This Addendum has been completed to satisfy requirements in the Terms of Reference for the Environmental Impact Study completed for development applications at 518-524 Tiffin Street, City of Barrie.

Provided recommendations of the EIS are implemented and development occurs as shown on attached Concept Plan, we anticipate no negative impacts to natural heritage features or ecological functions.

If you have any questions, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kyle Fleming", with a stylized flourish at the end.

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

cc: Pioneer Family Pools
Brandi Clement – Jones Consulting Group
Charles Burgess – Burgess Gleason Environmental
City of Barrie



Legend

- Subject Properties
- 5-metre Conveyance
- Unevaluated Wetlands To Be Removed (0.01ha)
- Unevaluated Wetlands to be Retained
- Watercourse (Dymont Creek)
- Wetland Survey Points (July 2022)
- Swale (to be naturalized)
- Restoration Area

ENVIRONMENTAL IMPACT STUDY ADDENDUM

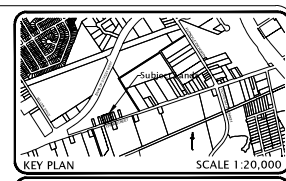
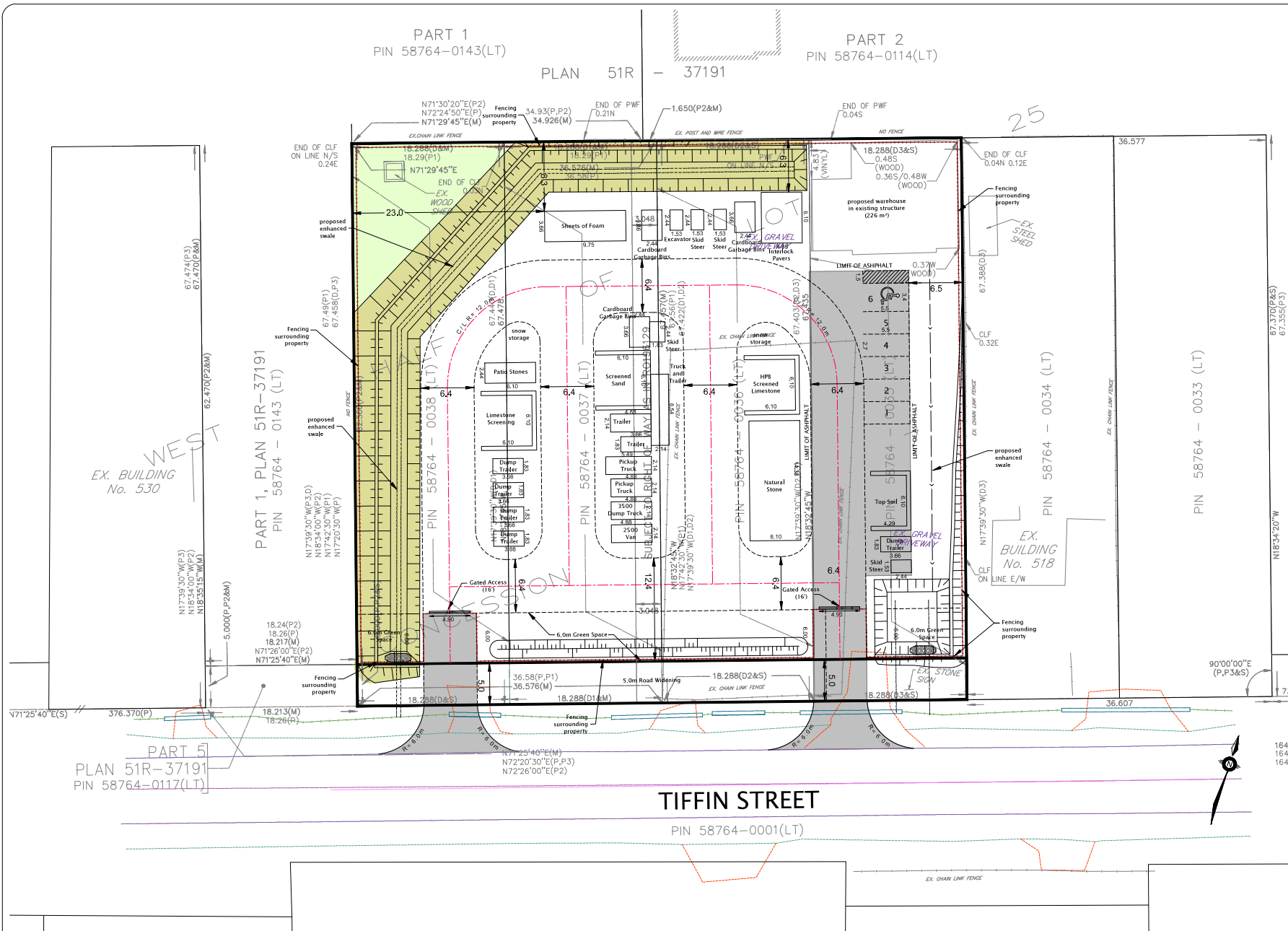
Figure 1 (April 4, 2023)
Revised Wetland Boundary

Pioneer Pools
518-524 Tiffin Street
City of Barrie



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PIONEER FAMILY POOLS BARRIE INC.
CITY OF BARRIE



Concept Plan
Plan of Survey of
Part of West Half of Lot 25,
Concession 7
(Geographic Township of Vespra)
City of Barrie
County of Simcoe, 2022

Subject Lands: 4994.5 m²

Zoning Table 6.6 - parking standards

	Required	Provided
Warehouse - 1 space per 1000 sq. ft.	1 Space	1 Space
Outdoor Storage - 1 space per 1000 sq. ft. max. - 3 spaces	3 Spaces	3 Spaces
Total	4 Spaces	4 Spaces

Notes: (see Parking Schedule) - Required Parking 4 to 20 spaces
Pioneer Family Pools Barrie Inc. - 1.5m access aisle

Loading Spaces: 4/2
Notes: Table 6.6 of 1000 sq. ft. = 1 loading space required

- Limit of Asphalt
- Restoration Area
- SWM Swale (to be naturalized)

SCALE 1 : 200 (A1)

PIONEER FAMILY POOLS BARRIE INC.
CONCEPT PLAN

Date Issued: APRIL 4, 2023

Checked By: BC

Project No: PIO-21060

Drawn By: mpolivka

Drawing Name: PIO-21060-CP-9.dwg

SCHEDULE OF REVISIONS		
DATE	DESCRIPTION	DRAWN
APRIL 24, 2022	SHOW ON LANDSCAPE STRIP AFTER MEETING AS PER OUR COMMENT	BC
SEPT 14, 2022	UPDATE SITE PLAN TO ADJUSTED LANDSCAPE STRIP	BC
SEPT 14, 2022	CHANGES TO REFLECT BETLAND ON ADJACENT LANDS	BC
MARCH 16, 2023	CHANGES TO REFLECT ENG. CHANGES	BC
APRIL 3, 2023	CHANGES TO REFLECT ENG. CONSULTANT CHANGES	BC

Provincial Policy Statement (2020)

Section	Policy	Policy Consistency
2.1.3	Natural heritage systems shall be identified in Ecoregions 6E and 7E ¹ 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 of the City of Barrie's Official Plan. Based on these Schedules, the subject property is located in the Level 1 and Level 3 Categories of the NHS and, as a result, the appropriate environmental policies will apply.
2.1.4	Development and site alteration shall not be permitted in significant wetlands and coastal wetlands.	There are no significant wetlands 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.	A small part of a significant woodland and significant wildlife habitat exists in the northwest corner of the subject property. Given that all new development will be located outside these features, there will be no negative impact from the proposed land use change.
2.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	A tributary of Dymont's Creek is in the road allowance along Tiffin Street. All new development will be setback from this tributary.

2.1.7	Development and site alteration shall not be permitted in the habitat of endangered species and threatened species except in accordance with provincial and federal requirements.	The field inspection and evaluation has demonstrated that the property does not contain the habitat of endangered or threatened species. As a result, the provisions of the <i>Endangered Species Act</i> will be met through this land use change process and development.
2.1.8	Development and site alteration shall not be permitted on adjacent lands to features identified in 2.1.4, 2.1.5, and 2.1.6 unless it has been demonstrated that there will be no negative impacts.	It has been demonstrated that there will be no negative impacts on the adjacent Significant Woodland and Significant Wildlife Habitat. It is noted that a vegetation protection zone will be provided which will help buffer these features.

Lake Simcoe Protection Plan (2009)

Section	Policy	Policy Consistency
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 in a settlement area and, 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 including a vegetation protection zone to the significant woodland, wetland, and Dymont's Creek tributary will be provided.
6.34-DP	If a buffer is required to be established as a result of the application of the PPS, then the buffer shall be composed of and maintained as natural self-sustaining vegetation.	Based on this analysis, a buffer will be provided to the intermittent watercourse along Tiffin Street and the unevaluated wetland located in the northwest part of the property. Further, landscaping will be instituted as part of the Site Plan Approval process under Section 41 of the <i>Planning Act</i> .
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 in a defined settlement area prior to 2009. As a result, policies 6.32-6.34 apply to this application.

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 and the protection of key natural heritage features, key hydrologic features, and key hydrologic areas.	The subject property is located on Tiffin Street within the City of Barrie. Barrie has been defined as an Urban Growth Centre or Settlement Area in accordance to the Growth Plan. As a result, 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.

City of Barrie Official Plan

Section	Designation	Policy Conformity
Schedule A to the Official Plan (OP)	The subject property is entirely designated Environmental Protection Area (EPA) according to the Land Use Schedule to the Official Plan.	Notwithstanding this environmental designation, the property primarily consists of an existing driveway, compound, parking area, and building. It should be noted that the new draft Official Plan (2021) designates the property as "Employment Area".
Schedule F to the Official Plan	This Schedule shows the Conservation Authority Regulation Limits, watercourses, and associated setbacks.	Based on this Schedule, the subject property is located within a LSRCA Regulation Limit. On this basis, a permit will be required from the LSRCA prior to any development on the property.
Schedule H to the Official Plan	This Schedule illustrates the Natural Heritage Resources within the City based on a Three Level System.	The subject property is located within a Level 1 and Level 3 natural heritage feature based on this Schedule. However, based on a site inspection and analysis, the property primarily consists of an existing compound, parking area, and building. It is recognized that a small part of a significant woodland and wildlife habitat exist in the northwestern part of the property. All development will be located outside these features.
Schedule J to the Official Plan	This Schedule shows the watershed boundary of Lake Simcoe.	The subject lands are within the watershed boundary of Lake Simcoe. Based on this, the applicable policies of the Lake Simcoe Protection Plan apply to this development proposal.

Section	Policy	Policy Conformity
Policy 4.7.2.3 c)	This policy illustrates that an application to redesignate lands designated Environmental Protection Area (EPA) must be supported by an Environmental Impact Study (EIS).	The preparation of this Natural Heritage Evaluation or Environmental Impact Study helps fulfill this policy requirement related to an evaluation of development within the EPA designation. The EIS also addresses the provisions of the <i>Endangered Species Act</i>
Policy 4.7.2.3 d)	This policy states that any EIS must demonstrate that there will be no negative impacts to the natural heritage features.	Based on the site inspection and associated analysis, it has been determined that there will be no negative impact on the areas' natural heritage features. It should be noted all new development will be located outside the significant woodland and wildlife habitat located in the northwestern part of the subject lands.
Policy 4.7.2.6	This policy refers to the protection of woodlands and hedgerows.	All new development will be located outside the significant woodland in the northwestern part of the property. As a result, there will be no negative impacts on this woodland feature.
Policy 4.7.2.7	This policy identifies the need to protect significant wildlife habitat.	All new development will be located outside the significant wildlife habitat in the northwestern part of the property. As a result, there will be no negative impacts on this natural heritage feature.