

April 11, 2024

Development Services Department
City of Barrie
70 Collier St.
Barrie, ON L4M 3M3

RE: **Scoped Environmental Impact Study Addendum**
529 Tiffin Street
City of Barrie

The following is provided as an Addendum to the Scoped Environmental Impact Study (SEIS) prepared by Roots Environmental Inc. dated August 10, 2023. Additional comments on the Arborist and Tree Preservation Plan, and Landscaping Plan will be addressed through separate correspondence.

This Addendum addresses comments summarized in the Summary section of the City letter.

1. Edge Management Plan/3-m Setback

[City Comment] An edge management plan including a canopy survey is required. A preservation limit must be established based on an approved edge management plan. A 3 m planted landscape buffer is required along the preservation limit edge. These requirements will change the development/stormwater footprint on the property. A number of additional items identified by Parks Planning must be addressed.

A canopy survey will be completed as requested and illustrated on revised drawings in the next submission. It is proposed that the 3-metre landscaped buffer be constructed adjacent to that limit of the wetland feature and/or property limit. A 7-m naturalized SWM swale will then be completed on the west side of the 3-m setback, totalling a 10-metre naturalized setback to adjacent to the wetland along the eastern edge of the property. The setback will provide a naturalized buffer strip to the adjacent wetland and will capture any sediments/overland flow prior to entering the wetland. Any flow intercepted by that swale will be treated onsite prior to discharge to the PSW south of the property. There is presently no SWM management on site (as reflected in the City comments).

2. Stormwater Management

[City Comment] Formal stormwater management was not a component of previous development. Proposed stormwater management, with refinements acceptable to the City, will improve drainage management on the property and the quantity/quality of flows discharging to the provincially significant Bear Creek Wetland south of the property. Additional detail is required with regard to the areal extent of the proposed emergency outflow weir into the provincially significant wetland to the south of the property.

No development or site alteration is proposed within the adjacent PSW. All SWM facilities will be constructed within existing disturbed areas. Figure 5 of the SEIS illustrates that the revised limits (shown as a dashed green line) follows the property limits and existing fenceline. Figure C-01 of the SWM report illustrates existing mapping of the PSW within the SWM facility. This is incorrect and will be revised based on the results of the EIS.

3. Mitigation Measures

[City Comment] Additional work is required within the EIS (potentially as a letter addendum) to address a comprehensive range of mitigation in support of proposed development.

Based on City comments and those already included in technical reports, the following is a summary of mitigation measures proposed in support of the development:

- A total 10-metre naturalized buffer area will be constructed along the eastern property limits adjacent to identified unevaluated wetlands. This buffer will consist of a 3-metre landscaped buffer along the east limit of the property and 7-metre naturalized SWM swale.
- An engineered wetland will be constructed in the south part of the site that will be enhanced with native plantings. The wetland will provide the same function as a vegetated buffer by capturing any contaminants or flow from the developed areas of the property before it reaches the Bear Creek Wetland.
- An erosion and sediment control plan is provided in the Functional Servicing Report (FSR) for the development. This plan will aid in containing any sediments and/or erosion that may occur during construction. Sediment and/or erosion controls shall be inspected regularly and after storm events to ensure they are operating correctly, and repairs are completed.
- It is recommended that any overhead lighting include deflectors to reduce light impacts to nocturnal and crepuscular wildlife. All lighting shall be directed into the subject property, away from adjacent wetland habitats.
- Perimeter chain link fencing shall be installed along the east and north edges of the proposed swale and stormwater facility with gated access for stormwater forebay and wetland cleanouts.
- No clearing of vegetation occur between April 5 – August 27th per Environment Canada's general nesting periods of migratory birds.

4. Ecological Offsetting

The City's comments reference potential offsetting requirements under the Nottawasaga Valley Conservation Authorities (NVCA) 'Achieving Net Gains through Ecological Offsetting' (2021) and the City Ecological Offsetting Policy (EOP). No comments have been received to date from NVCA. Any compensation requirements thru NVCA will be determined in consultation with their office. It is recommended that compensation (if required) under the City's EOP be determined through the Arborist and Tree Preservation Plan.

5. Conclusions

This Addendum has been completed to address City of Barrie comments for development applications at 529 Tiffin Street, City of Barrie.

Provided recommendations of the EIS and this Addendum are implemented, 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

cc: York1
XCG
NVCA