

December 10, 2020

ASA Development Inc.

Attention: Abdullah Assaf Guirguis, P. Eng.

RE: **Scoped Environmental Impact Study**
108, 116, 122 Harvie Road
City of Barrie

1. Introduction

The following is provided as the Scoped Environmental Impact Study (herein referred to as SEIS) for your future application for a multi-unit residential development at 108, 116 & 122 Harvie Road, in the City of Barrie as shown on Figure 1 – Property Location.

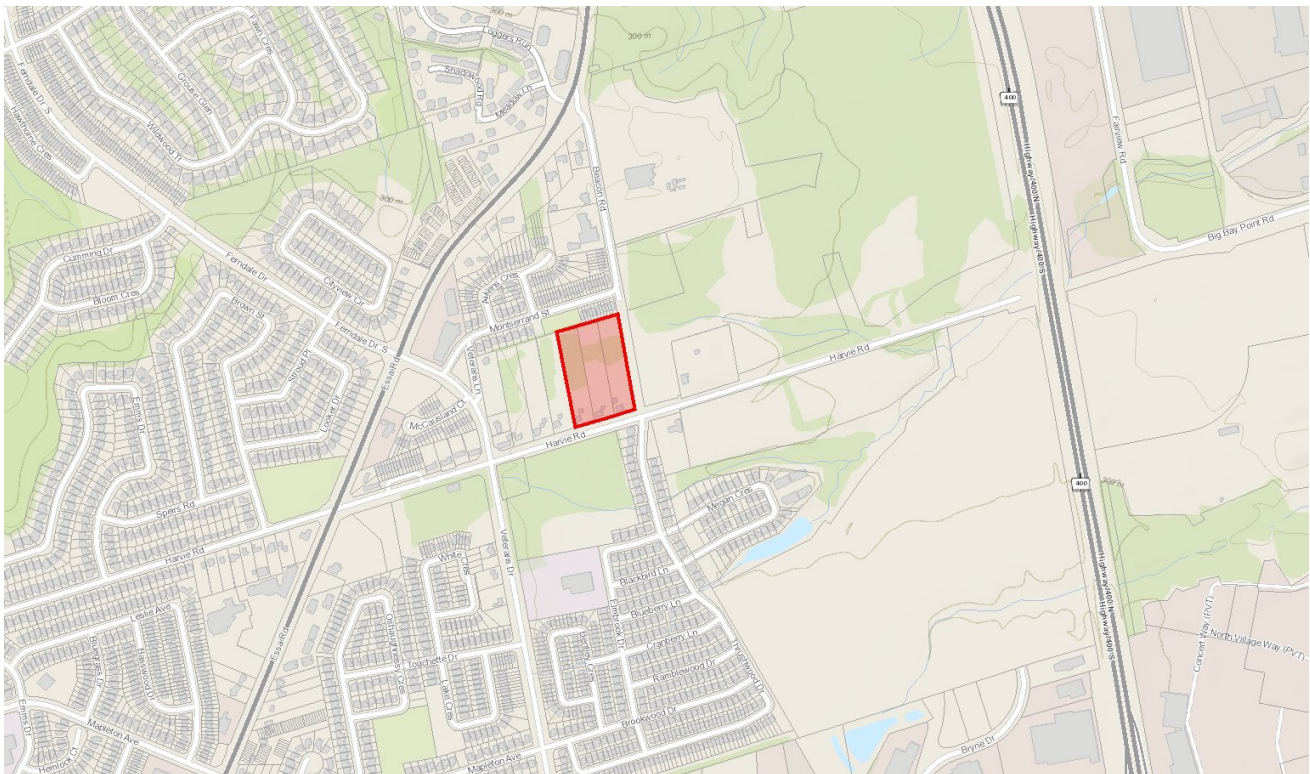


Figure 1: Property Location

The subject properties are designated Residential in the City of Barrie Official Plan Schedule A-Land Use. The property contains no overlays of natural heritage designations in Schedule H –

Natural Heritage Resources or Schedule F - Conservation Authority Regulation Limits & Watercourses.

A Level 1 Natural Heritage Resource is identified on the south side of Harvie Road. Section 3.5.2.4 a)i) of the Official Plan requires the preparation of an Environmental Impact Study (EIS) for any development or site alteration within 120 metres of an area identified as Level 1.

The property is within the *Lake Simcoe Protection Plan* (LSPP) area. A detailed table is provided in this report on conformity with the LSPP and its policies.

The property is also subject to the “*A Place to Grow: Growth Plan for the Greater Golden Horseshoe*” (GGH) and the policies of that provincial plan. The subject property is located within a defined settlement area and the Natural Heritage System policies do not apply to the subject lands.

This SEIS is being prepared due to the presence of a Level 1 Natural Heritage Resource on the south side of Harvie Road and cultural woodlands on the subject properties. It has been scoped to the following:

- A Species At Risk (SAR) inventory and assessment;
- Ecological Land Classification (ELC) to the vegetation type to classify woodland communities on the properties;
- Confirmation that there are no significant natural heritage features present on the properties or adjacent lands;
- Assess potential impacts to the Level 1 Natural Heritage Resource on adjacent lands; and
- Complete a preliminary ecological offsetting strategy.

2. Existing Conditions

2.1. Site Investigation

A site visit was conducted on November 25, 2020 to inspect the subject properties and adjacent lands.

The properties contain existing residence and outbuilding with access from Harvie Road. Manicured grass and ornamental gardens are present in the south part of the properties adjacent to the residences. The rear or north parts of these properties contain conifer plantation and small areas of cultural meadow, which are described in more detail below and shown on *Figure 2 – Existing Conditions* and *Table 1: Site Photos*.

The following vegetation communities were identified on the subject properties, which have been classified using Ecological Land Classification (ELC) to the vegetation type:



Figure 2: Existing Conditions


| | |
|---|--|
|  |  |
| CUP3-3 Scots Pine Planation within the subject properties. | CUP3-3 Scots Pine Planation within the subject properties. |
|  |  |
| CUM1-1 in north section of 108 & 116 Harvie Road. | Example of disturbed area on properties (116 Harvie Road). |
|  |  |
| North boundary of subject properties. Semi-mature to mature Hard Maple visible along property line. | CUP3-3 Scots Pine Planation within the subject properties. |

Table 1: Site Photos

Scotch Pine Coniferous Plantation Type (CUP3-3)

Coniferous cover of greater than 75% is present with a dominant canopy of Scots Pine (*Pinus sylvestris*). Associate species in this community included White Pine (*Pinus strobus*), White Ash (*Fraxinus americana*), Red Oak (*Quercus rubra*) and Trembling Aspen (*Populus tremuloides*). A row of mature Hard Maple (*Acer saccharum*) is present along the north property line of all three properties. These trees largely reside on the adjacent properties to the north.

Dry-Moist Old Field Meadow Type (CUM1-1)

Cultural meadow is present in the north parts of 108 & 116 Harvie Road. Species included Field Brome (*Bromus arvensis*), Tall Goldenrod (*Solidago gigantea*), Wild Carrot (*Daucus carota*), and Reed Canary Grass (*Phalaris arundinacea* subsp. *arundinacea*). Occasional Black Walnut (*Juglans cinerea*) and Manitoba Maple (*Acer negundo*) were present sporadically through this community.

No Butternut trees or other rare species were identified within the subject properties or adjacent lands. Adjacent lands could only be investigated from the limit of the subject property; however, visibility was good due to leaf-off season, which allowed observations to extend beyond 25 m.

No other significant features (i.e. wetlands, vernal pools, etc.) were found.

2.2. Desktop Review

A desktop review was completed for natural features within or adjacent to the subject property using available online resources, including the Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre (NHIC) Natural Areas Mapping geographic tool and City of Barrie Official Plan.

The NHIC geographic search found no records of SAR or rare species for occurrence square 17PK0311. The search did identify the *Allandale Lake Algonquin Bluffs Natural Area*, however, this feature is not part of the subject properties.

The City of Barrie Official Plan does not identify any natural heritage features or resources as part of the subject property. As stated above, a Level 1 Natural Heritage Resource is identified within adjacent lands of 120 metres to the south of the subject property.

3. Natural Heritage Analysis

The following analysis for the presence of natural heritage features within or adjacent to the subject property. Identification of features is based on the Provincial Policy Statement (PPS) and City of Barrie Official Plan, as relevant policies concerning key natural or hydrologic features in the LSPP or Growth Plan do not apply to settlement areas.

3.1. Fish Habitat

No watercourses or waterbodies were identified on the subject properties or within 120 metres.

3.2. Significant Wetland (including Coastal Wetlands)

No wetlands were identified by a desktop review of available resources or during field investigations.

3.3. Significant Woodlands

The Natural Heritage Reference Manual (OMNR 2010) states that planning authorities should undertake comprehensive studies to identify significant woodlands in their planning area. The City of Barrie Official Plan Schedule H does not identify any Natural Heritage Resources on the subject properties.

A Level 1 Natural Heritage Resource identified on adjacent lands to the south does not meet the size criteria of 10 ha for significance in that resource criteria.

We conclude that woodland cover as part of the subject property and adjacent lands to the south are not significant.

3.4. Significant Valleylands

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

3.5. Significant Wildlife Habitat

A review of candidate Significant Wildlife Habitat using the document “*Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E*” (OMNRF January, 2015) found no Significant Wildlife Habitat present in the subject property.

3.6. Significant Areas of Natural and Scientific Interest

No Significant Areas of Natural and Scientific Interest (ANSI) were identified by a desktop review of available resources or during field investigations.

3.7. Habitat of Endangered Species and Threatened Species

No Species at Risk or habitats were identified by a desktop review of available resources or during field investigations.

3.8. Level 1 Natural Heritage Resource

As stated above, a Level 1 Natural Heritage Resource is identified within 120 metres to the south of the subject property. Level 1 resources include the follow natural heritage features:

- Provincially Significant Wetlands
- Non-Provincially Significant Wetland greater than 0.5 ha
- Significant woodlands greater than 10 ha
- Significant Habitat of endangered and threatened species
- Watercourses, minimum vegetation protection zones and connectivity linkages
- Lands through the site-specific planning and development process identified as Environmental Protection.

It is unknown which feature has been identified as part of this Level 1 Resource. Woodlands on the property are not greater than 10 ha in size and no wetlands are mapped as part of this property. A watercourse is mapped on the adjacent property in LSRCA Regulation mapping, however, the minimum vegetation protection zones for this hydrologic feature would not extend to the full extent of the mapped Level 1 Resource. No occurrences for endangered or threatened species were identified for the area.

It is assumed that the feature was identified based on the presence of the watercourse and associated protection zones.

4. Impact Assessment and Mitigation

4.1. Level 1 Natural Heritage Resource (Adjacent lands)

The Level 1 Natural Heritage Resource on adjacent lands is approximately 30 metres from the southern limit of 122 Harvie Road. Between the subject properties and this Level 1 Resource is Harvie Road, which is currently under construction and will be widened in the future.

There is no connectivity between cultural woodlands on the subject property and woodlands in the Level 1 Resource, as gaps between them are greater than 90 metres in width.

We conclude that there will be no impacts to this designated Level 1 Natural Heritage Resource as a result of any development or site alteration on the subject properties and no mitigation measures are warranted.

4.2. LSRCA Ecological Offsetting Policy

The Ecological Offsetting Policy (revised May 2019) was implemented by the LSRCA to support goals for the natural heritage protection, enhancement and restoration, and the “no net loss” of natural features in the watershed.

Development proposals subject to *Planning Act* approvals that will result in the loss of wetland and/or woodland natural heritage features will be required to compensate for the loss of these features.

Treed areas within the subject properties do meet the ELC criteria for a Cultural Plantation (woodland cover > 75%) and the criteria in the Ecological Offsetting Policy for a woodland greater than 0.5 ha in size.

Woodland cover on the subject property is estimated using 2016 aerial imagery at 1.12 ha as shown on *Figure 3 – Woodland Cover for Offsetting*. Isolated trees or those on adjacent lands were not included in the estimate. The replacement ratio for the extent of the feature will be 2:1 per requirements of the Offsetting Policy.

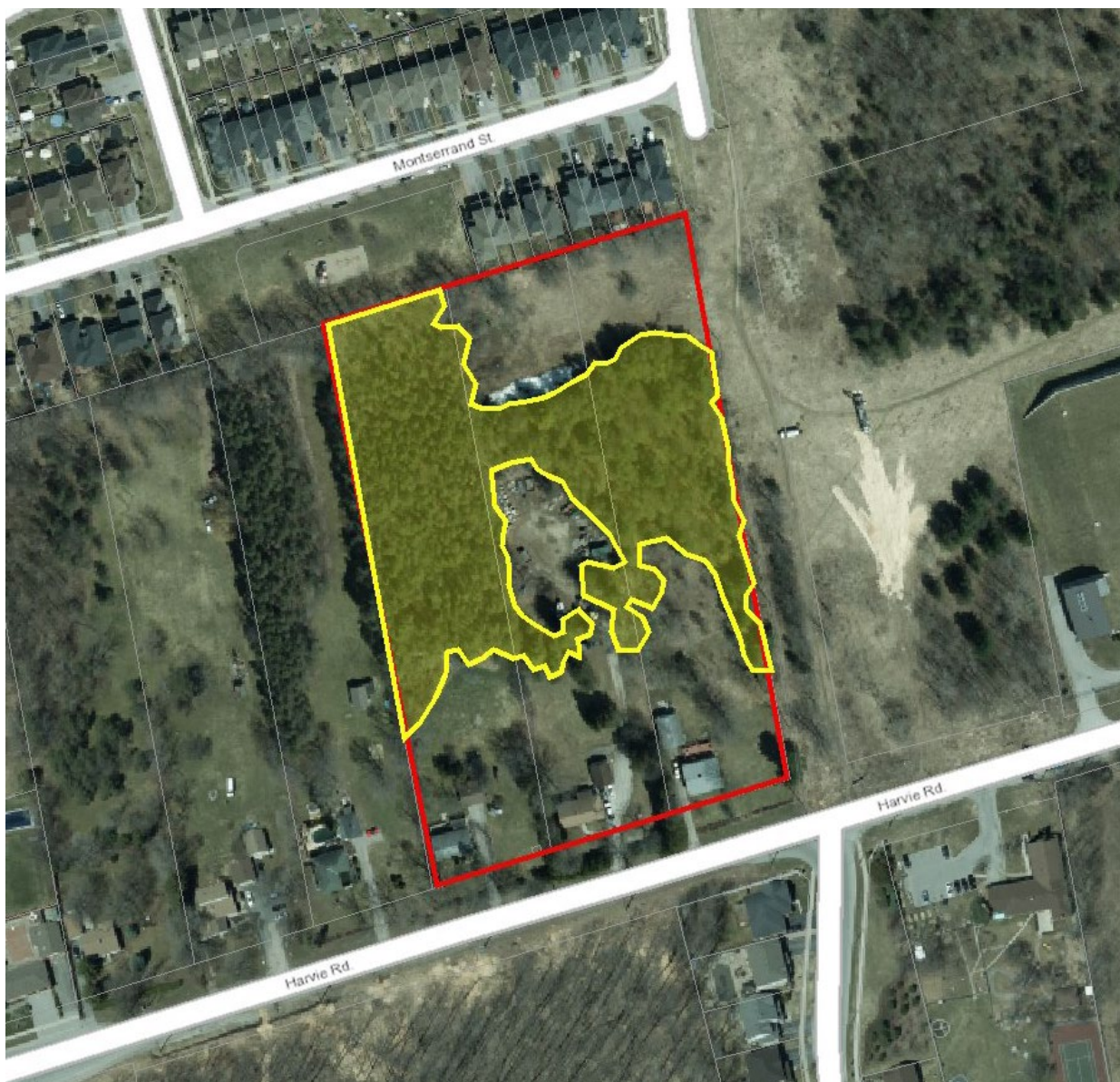


Figure 3: Woodland Cover

A Tree Inventory/Assessment should be undertaken by a qualified person to determine any trees on adjacent lands abutting the subject properties will be retained and/or impacted that will require offsetting.

The Offsetting Policy also calls for the replacement of associated vegetation protection zones associated with that feature. It is our opinion that this is not a natural heritage feature and no replacement for vegetation protection zone should be required as no protection zone is required under any associated municipal or provincial policies.

Further consultation with LSRCA is required to agree on the requirements of the Ecological Offsetting Strategy for the subject properties. This will be completed as a separate report and agreement with LSRCA.

5. Compliance with Planning Policies

Tables 2 and 3 below provide a summary of planning policies and rationale for the compliance with the Lake Simcoe Protection Plan and City of Barrie Official Plan.

| <i>Section</i> | <i>Policy</i> | <i>Policy Conformity</i> |
|--|--|--|
| 6.1 – 6.7 <i>Designated Policy (DP)</i> | <i>These policies apply to development and site alteration proposed on the Lake Simcoe shoreline.</i> | <i>The subject property is located greater than 120 metres from the Lake Simcoe shoreline. As a result, these policies do not apply to this land use proposal and development.</i> |
| 6.8 – 6.11 <i>Designated Policies</i> | <i>These policies apply to Lake Simcoe and streams.</i> | <i>The subject property is devoid of any waterbody including streams, ponds, or lakes and is not in proximity to Lake Simcoe. On this basis, these policies do not apply to this development proposal.</i> |
| 6.20 - DP | <i>Policies 6.20-6.29 apply to lands outside existing settlement areas and outside the Greenbelt including the Oak Ridges Moraine.</i> | <i>The subject property is located inside a settlement area (City of Barrie). As such, Policies 6.20-6.29 do not apply to this residential land use proposal.</i> |
| 6.32 - DP | <i>Policies 6.32-6.34 apply to existing settlement areas and these areas are not subject to</i> | <i>The property is located in a settlement area and, on this basis, it is acknowledged that</i> |

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| | <i>policies 6.1-6.3, 6.5, 6.11, and 6.20-6.29.</i> | <i>these policies apply to this land use proposal.</i> |
| <i>6.33 - DP</i> | <i>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.</i> | <i>It is recommended through this Natural Heritage Evaluation that landscaping be required in addition to the management of urban stormwater runoff via proper engineering reports. In addition, ecological offsetting will be employed for the loss of trees to the satisfaction of the City/LSRCA.</i> |
| <i>6.34-DP</i> | <i>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.</i> | <i>Based on this analysis, a natural heritage feature does not exist on the property that warrants protection and an associated vegetated buffer.</i> |
| <i>6.35-DP</i> | <i>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.</i> | <i>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.</i> |

Table 2: LSPP Planning Policy Compliance

| <i>Section</i> | <i>Policy/Designation</i> | <i>Policy Conformity</i> |
|---|---|---|
| <i>Schedule A to the Official Plan (OP)</i> | <i>The subject property is entirely designated Residential according to the Land Use Schedule to the Official Plan.</i> | <i>The property does not contain any Environmental Protection Area designation and, as a result, the proposed multi-unit residential development complies with the OP and its current land use designation.</i> |
| <i>Schedule F to the Official Plan</i> | <i>This Schedule shows the Conservation Authority Regulation Limits, watercourses, and associated setbacks.</i> | <i>Based on this Schedule, the subject property is not located within a LSRCA Regulation Limit. The Schedule also shows that</i> |

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| | | <i>there are no watercourses on the property.</i> |
| <i>Schedule H to the Official Plan</i> | <i>This Schedule illustrates the Natural Heritage Resources within the City based on a Three Level System.</i> | <i>The subject property is not located within a Level 1, 2, or 3 natural heritage feature based on this Schedule. However, a Level 1 feature is located across Harvie Road within 120 metres of the property which further necessitates the need for an EIS."</i> |
| <i>Schedule J to the Official Plan</i> | <i>This Schedule shows the watershed boundary of Lake Simcoe.</i> | <i>The subject lands are within the watershed boundary of Lake Simcoe. As a result, the applicable policies of the Lake Simcoe Protection Plan apply to this development proposal.</i> |

Table 3: City of Barrie Official Plan Environmental Policy Compliance

6. Conclusions

Roots Environmental has been retained by ASA Development Inc. to prepare this Scoped Environmental Impact Study for your future application for a multi-unit residential development at 108, 116 & 122 Harvie Road, in the City of Barrie.

A Level 1 Natural Heritage Resource was identified on adjacent lands to the development. No negative impacts to this resource or its related ecological functions are anticipated.

Ecological offsetting for the loss of cultural woodland planation on the subject properties will be required through the planning process under the LSRCA Ecological Offsetting Policy. Additional consultation with LSRCA will confirm the requirements and the strategy for these offsetting requirements through the planning process under the *Planning Act*.

If you have any questions, please contact me.

Sincerely,



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

Cc: Ray Duhamel- Jones Consulting Group Ltd.