

December 17, 2020

AEC 18-359

2012292 Ontario Limited
191 John Street
Barrie, Ontario
L4N 2L4

Attention: Mr. Phillip Moore
Property Manager

Re: **Environmental Impact Study - Proposed Development at 217 Dunlop Street East, City of Barrie, County of Simcoe.**

Dear Mr. Moore:

Azimuth Environmental Consulting, Inc. (Azimuth) was retained by 2012292 Ontario Limited to prepare an Environmental Impact Study (EIS) for proposed re-development at 217 Dunlop Street East ('the property') in the City of Barrie (Figures 1 and 2). This report summarizes investigations undertaken in spring 2020 to evaluate natural environmental features and functions associated with the property and adjacent lands. The EIS is required by the Lake Simcoe Region Conservation Authority (LSRCA) as the property is within 20 meters (m) of Lake Simcoe and is therefore governed by the Lake Simcoe Region Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Ontario Regulation [O.Reg. 179/06]) under the *Conservation Authorities Act*. Further, the property is within 30 m of a Level 3 Natural Heritage Resource as outlined in Schedule H of the City of Barrie Official Plan (2018), warranting the completion of an EIS.

1.0 POLICY CONTEXT

1.1 Provincial Policy Statement

The Provincial Policy Statement (PPS 2020 in effect May 1, 2020) outlines policies related to natural heritage features (Section 2.1). Ontario's *Planning Act*, 1990 requires that planning decisions shall be consistent with the PPS. According to the PPS, development and site alteration shall not be permitted in:

- *Significant wetlands* in Ecoregions 5E, 6E and 7E; and



- *Significant coastal wetlands.*

Similarly, Section 2.1.5 of the PPS states that, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, development and site alteration shall not be permitted within:

- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E; and 7E;
- b) *significant woodlands* in Ecoregions 6E; and 7E;
- c) *significant valleylands* in Ecoregions 6E; and 7E;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*; and
- f) *coastal wetlands* in Ecoregions 5E, 6E; and 7E that are not subject to policy 2.1.4(b)

It is ultimately the responsibility of the Province and/ or the Municipality to designate areas identified within Sections 2.1.4 and 2.1.5 of the PPS as ‘significant’. The Natural Heritage Reference Manual (MNR, 2010) and Significant Wildlife Habitat (SWH) assessment guidelines for Ecoregion 6E (MNRF, 2015) were used to identify SWH functions attributable to the property and adjacent lands.

Section 2.1.6 of the PPS asserts that development and site alteration is not permitted in fish habitat except in accordance with federal and provincial requirements.

Section 2.1.7 of the PPS states that development and site alteration shall not be permitted in habitat of Threatened and Endangered species, except in accordance with provincial and federal requirements.

Furthermore, under Section 2.1.8 of the PPS, no development and site alteration will be permitted on lands adjacent to natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated there will be no negative impacts on the natural features and ecological functions.

1.2 Endangered Species Act

Ontario’s *Endangered Species Act* (ESA; 2007) provides regulatory protection to Endangered and Threatened species prohibiting harassment, harm and/or killing of individuals and destruction of their habitats. Habitat is broadly characterized within the ESA as the area prescribed by a regulation as the habitat of the species or an area on



which the species depends, directly or indirectly, to carry on its life processes including reproduction, rearing of young, hibernation, migration or feeding.

The various schedules of the ESA included under O.Reg. 230/08 identify Species at Risk (SAR) in Ontario. These include species listed as Extirpated, Endangered, Threatened and Special Concern. As noted above, only species listed as Endangered and Threatened receive protection from harm and destruction to habitat on which they depend. Species designated as Special Concern may receive protection under the SWH provisions of the PPS.

1.3 Lake Simcoe Protection Plan

The property is located within the City of Barrie Settlement Area. The policy outlined below from the Lake Simcoe Protection Plan (2009) is relevant to this project, as outlined by the LSRCA in the pre-consultation comments (dated May 21, 2020).

Under policy 6.40, “Outside of the Oak Ridges Moraine area, an application for major development within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.”

1.4 City of Barrie Official Plan

Within the City of Barrie Official Plan (City Official Plan; 2018) the subject lands are designated as “City Centre” (Schedule A; included in Attachment 1). The abutting lands to the south are the City of Barrie owned North Shore Trail which is designated as “Open Space”. The property itself does not have any designated Natural Heritage Resources (Schedule H; included in Attachment 1), although the adjacent North Shore Trail and shoreline is designated a Level 3 Natural Heritage Resource area. The following policies are relevant:

As stated in policy 4.3.2.2 (c), “Residential uses including a variety of housing types at medium and high densities are encouraged in the City Centre in order to increase the resident population, provide live/work opportunities, ensure the Downtown is used after business hours and create a local market for convenience and service goods.”

As stated in policy 3.5.2.4 (a) (iii), “Level 3 resources represent significant and supporting components of the Natural Heritage Resource network. There is opportunity for development if the proposal ensures the protection and buffering of the significant



feature and/or retains the supporting function of the feature. An EIS will be required to be completed for any development or site alteration in or within 30 metres of an area identified as Level 3 on Schedule H.”

1.5 Lake Simcoe Region Conservation Authority

The property is within the jurisdiction of the LSRCA due to the presence of Lake Simcoe approximately 20 m from the southern property boundary (Attachment 1). As such, the property is subject to O.Reg. 179/06, Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Approvals will need to be obtained from the LSRCA prior to any site grading or development within the regulation limit.

2.0 STUDY APPROACH

The proposed re-development is located in the ‘downtown’ section of the City of Barrie, situated between Dunlop Street East and the north shore of Lake Simcoe (Kempfenfelt Bay). The study area encompasses the entire property (217 Dunlop Street East – see Figure 2) and lands that are directly adjacent to this property [*i.e.*, within ~20 m of the parcel boundary].

Azimuth reviewed the City of Barrie pre-consultation comments (issued May 21, 2019; Attachment 2) in consideration of a study approach to address requirements specified by the LSRCA. The LSRCA was contacted on November 10, 2020 to confirm the Terms of Reference for the EIS; a response was received on December 2, 2020 (Attachment 2).

In the pre-consultation comments, the LSRCA questioned whether a Coastal Engineering Study is required. It is our opinion that this study is not warranted as the proponent does not own the shoreline or the water lot; the City of Barrie owns these lands. Intervening lands are also designated as Open Space in City of Barrie Official Plan (2018; Schedule A Land Use; Attachment 1) and consist of the Barrie North Shore Trail. Further, no alterations beyond the property boundary will occur to accommodate the proposed re-development. It was later confirmed (November 19, 2020) by the LSRCA that this study is not required (Attachment 2).

Azimuth undertook the following tasks for the purpose of this assessment:

- Reviewed background documents for information on site characteristics, habitat, wildlife, rare species and communities and general cultural/historic aspects of the study area. The background data review included:
 - Aerial images (Google, VuMap);



- Atlas of the Breeding Birds of Ontario (OBBA) [website - <http://www.birdsontario.org/atlas/index.jsp>] (accessed May 2020);
- Ministry of Natural Resources and Forestry's (MNRF) Natural Heritage Information Centre Make-A-Map: Natural Heritage Areas application [website - <https://www.ontario.ca/page/make-natural-heritage-area-map>] (accessed May 2020);
- MNRF's SAR Ontario list [website - <http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html>] (accessed November 2020);
- Ontario Nature – Ontario Reptile and Amphibian Atlas [website - https://www.ontarionature.org/protect/species/reptiles_and_amphibians/index.php] (accessed May 2020);
- Atlas of the Mammals of Ontario (Dobbyn, 1994); and
- Conducted a site visit on May 4, 2020 to identify existing conditions and natural heritage constraints, and characterize potential SAR habitat.

3.0 EXISTING CONDITIONS

3.1 General Site Description

The property is 0.2 hectares (ha) and is located within Ecoregion 6E. The property is located in the downtown core of the City of Barrie, a highly intensified and urbanized area (Figures 1 and 2). Lands are vacant and the majority of the property is secured by perimeter fencing. Lands to the north, east and west of the property are comprised of existing roads and buildings. The southern boundary is adjacent to a gravel lined multi-use trail (Barrie North Shore Trail) that follows the Lake Simcoe shoreline. Site photographs are provided in Attachment 3.

3.2 Vegetation

Adjacent lands are primarily maintained and/or recently disturbed areas, including multi-use trails, sidewalks, and streets, with limited vegetation. As illustrated on Figure 2, the western, central and northeastern portions of the property are disturbed open space with cultural vegetation community assemblages on the eastern portion of the site (Attachment 3). Historically the property had been used as a retail gasoline service station and more recently as a dry cleaning operation. As such, the property was recently cleared of vegetation, although some regrowth has occurred, including a scattered mix of shrubs and saplings, described as a cultural thicket (Figure 2, ELC code CUT). This community is dominated by weedy, exotic species including Manitoba Maple and Black Locust. Herbaceous groundcover includes a mix of early-successional and exotic



species, such as Garlic Mustard, Common Dandelion, Orange Daylily, Common Mullein, Ox-eye Daisy, Smooth Brome and Wild Carrot. Further, Butternut was not detected on the property. A list of vascular plants recorded on the property during the early spring site visit is included in Table 1.

3.3 Wildlife

Animals documented on the property include Common Grackle (*Quiscalus quiscula*), Song Sparrow (*Melospiza melodia*) and Ring-billed Gull (*Melospiza melodia*). No provincially or regionally rare species were documented on the subject lands.

3.3.1 Significant Wildlife Habitat

Candidate SWH functions were evaluated according to provincial criteria [Significant Wildlife Habitat Technical Guide (OMNR, 2000), Ecoregion 6E Criterion Schedule (MNRF, 2015)]. Due to the urbanized nature of the site and the disconnect from the Lake Simcoe shoreline or other natural heritage features, the property and adjacent lands do not provide any SWH functions including habitat linkage/connectivity.

3.4 Fish Habitat

The Lake Simcoe shoreline is located approximately 20 m to the south of the property boundary. The property is not connected to Lake Simcoe by a watercourse and is isolated from the shoreline by an intervening multi-use trail (Barrie North Shore Trail). Vegetation cover of the property is sparse and weedy. Therefore, the property does not contain vegetation contributing to the integrity of the Lake Simcoe shoreline/City of Barrie Level 3 Natural Heritage Resource.

3.5 Species at Risk

The SAR screening included an analysis of the habitat requirements of species listed in O.Reg. 230/08 which occur in the County of Simcoe to identify those having potential to occur on the property and adjacent lands based on habitats present (Table 1). Based on our assessment, no Endangered or Threatened species have potential to occur on the property.

4.0 PROPOSED DEVELOPMENT

Proposed re-development on the property consists of a 15 story residential condominium that will essentially occupy the entire lot with three levels of parking. The proposed site is shown on Figure 3.



5.0 IMPACT ASSESSMENT

5.1 Natural Heritage Features and Functions

Based on the environmental site conditions and the landscape setting of the property, no natural heritage features or functions as identified in the PPS are present on the property. As such, the proposed re-development will result in no negative impacts to natural heritage features and functions as defined under the PPS.

The proposed re-development involves no in-water works or works involving shoreline vegetation and there is no potential for direct or indirect impacts to fish habitat.

The proposed re-development has no potential to impact individuals or habitat of Endangered or Threatened species.

5.2 Significant Groundwater Recharge Area

As per Policy 6.40 of the Lake Simcoe Protection Plan (Water Budget Offsetting Policy), it is required that an assessment be completed to demonstrate that the quality and quantity of ground water at the site and the function of the ground water recharge area will be protected, improved or restored. This assessment was completed as part of the Hydrogeological Assessment for the site, also completed by Azimuth (Azimuth, 2020).

The 2020 Hydrogeological Assessment includes a water balance which compared ground water infiltration in both the pre and post-development condition. The results indicated an overall deficit of 167 m³/year, which represents a 63% of the pre-development infiltration. Due to the site's Certificate of Property Use (CPU) and underlying membrane which will be installed as part of the proposed development, ground water infiltration low-impact developments (LIDs; mitigation measures) are not able to be implemented at this site. Therefore financial compensation will be required which will reflect the 167 m³/year deficit as per Policy 6.40. As such, this financial compensation will bring the proposed development into compliance with the policy.

Similarly, given that infiltration will be limited in the post-development site condition owing to the membrane installed as per the CPU, there will be limited opportunity for the proposed development to impact the underlying ground water quality. It is noted that there is a requirement for the development to prepare a Salt Management Plan to address Source Water Protection requirements which will help to reduce the potential impacts of road salt utilized on-site. Regardless, any potential road salt application will be captured and conveyed from the site through the storm water management system such that road salt impacts through infiltration at the site are expected to be limited.



6.0 MITIGATION AND RECOMMENDATIONS

- Install and monitor sediment controls based on best management practices as per sediment and erosion control plans approved by the City of Barrie for the future development;
- Clear shrubs and trees outside of the bird nesting season generally defined as the time between April 1 and August 31 – *i.e.*, clear trees between September 1 and March 30;
- Utilize native plants in the landscape design for the development to the extent possible (<http://nanps.org/native-plant-database/>); and,
- Avoid using plants in the landscape plan considered to be invasive (<http://www.invadingspecies.com/plants/> and <http://www.ontarioinvasiveplants.ca/resources/grow-me-instead/>).

7.0 POLICY CONFORMITY

7.1 Provincial Policy Statement

The proposed re-development results in no negative direct or indirect impacts to significant natural heritage features or functions (*i.e.*, wetlands, woodlands, valleylands, ANSIs, wildlife habitat functions; Policies 2.1.4, 2.1.5, 2.1.6, & 2.1.8) and can be achieved with no impact to fish habitat or habitat of Endangered and Threatened species (Policy 2.1.7) – **Is Consistent with**

7.2 Endangered Species Act

The proposed re-development can occur without harm to individuals or destruction of habitat of Endangered and Threatened species – **Complies**

7.3 Lake Simcoe Protection Plan

As per Azimuth's Hydrogeological Assessment Report (December 2020) the proposed re-development will not impact the quality and quantity of groundwater in this area or the function of the recharge area (Policy 6.40) – **Conforms**

7.4 City of Barrie Official Plan

The function of the shoreline (Level 3 Natural Heritage Resource) in adjacent lands will not be impacted by the proposed re-development [Policy 3.5.2.4 (a) (iii)] – **Conforms**



7.5 Lake Simcoe Region Conservation Authority

Approvals in the form of a permit from the LSRCA will be required before any earthworks within LSRCA regulated lands.

8.0 CONCLUSIONS

Proposed re-development of the property can be achieved with no negative impacts to significant natural heritage features and functions of the property and adjacent lands including habitat of SAR.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Regards,

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Alexa Pompilio, H.B.Sc
Terrestrial Ecologist

Attach:

Figure 1: Property Location

Figure 2: Environmental Features

Figure3: Site Plan

Table 1: Species at Risk Habitat Assessment

Attachment 1: Background Mapping

Attachment 2: LSRCA Pre-consultation Comments

Attachment 3: Site Photographs

\\Azimuthsrvr\data2\projects2\18 Projects\18-359 PBM - 217 Dunlop St Development\NHE\05.0 - Reporting\Fall 2020 NHE Report\Text\201214 - 18-359 - Dunlop St East EIS.docx



9.0 REFERENCES

Azimuth Environmental Consulting, Inc., 2020

Hydrogeological Assessment Report - 217 Dunlop Street East, Barrie, Ontario.

Issued December 2020.

Azimuth Environmental Consulting, Inc., 2020

Summary of Brownfield Site Redevelopment Requirements - 217 Dunlop Street East, Barrie, Ontario.

in Hydrogeological Assessment Report - 217 Dunlop Street East, Barrie, Ontario

Issued December 2020, 11 pp.

Bird Studies Canada, Environment Canada's Canadian Wildlife Service, Ontario Nature, Ontario Field Ornithologists and Ontario Ministry of Natural Resources. 2006. Ontario Breeding Bird Atlas Website. <http://www.birdsontario.org/atlas/index.jsp>

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Lake Simcoe Region Conservation Authority (LSRCA). 2015. Guidelines for the Implementation of Ontario Regulation 179/06 – Development, Interference with Wetlands and Alteration to Shorelines and Watercourse Regulation.

Lee, H.T., W.D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998. Ecological Land Classification for Southern Ontario. First Approximation and its Application. Ontario Ministry of Natural Resources. Southcentral Science Section, Science Development and Transfer Branch. SCSS Field Guide FG-02.

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Ministry of Natural Resources and Forestry (MNRF). 2017. Online Make-a-map Tool.

Ministry of Natural Resources and Forestry (MNRF). 2017. Species at Risk in Ontario List. <http://www.mnr.gov.on.ca/en/Business/Species/2ColumnSubPage/246809.html>

Ministry of Natural Resource and Forestry (MNRF). 2015. Significant Wildlife Habitat Criterion Schedules for Ecoregion 6E. MNRF Regional Operations Division: Southern Region Resources Section & Northeast Region Resources Section.

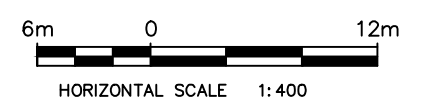
Ministry of Natural Resources and Forestry (MNRF). 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Second Edition).

Ministry of Natural Resources and Forestry (MNRF). 2000. Significant Wildlife Habitat Technical Guide.

Ontario Nature. 2017. Ontario Reptile and Amphibian Atlas Program.



LEGEND:
 — Approx. Property Boundary
 — Vegetation Communities
 CUT Cultural Thicket



Environmental Features

217 Dunlop St. E.,
 Barrie, On

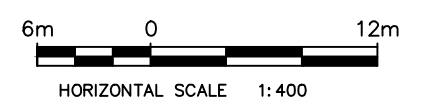
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PROJECT NO.:	18-359	
REFERENCE:	Simcoe County Maps	

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LEGEND:

- *Approx. Property Boundary*
- *Proposed Development (white)*
- *Vegetation Communities*
- CUT* *Cultural Thicket*



Environmental Features

217 Dunlop St. E.,
Barrie, On

DATE ISSUED:	May 2020	Figure No.
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PROJECT NO.:	18-359	
REFERENCE:	Simcoe County Maps	

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Taxa	Common Name ¹	ESA Status ²	Habitat Requirements	Habitat on or Adjacent to Lands?	Recorded within 1km?	Issue Related to Proposed Development?
Amphibian	Jefferson Salamander	THR	Mature forests with vernal pools - Niagara Escarpment.	No	No	No
Bird	Bank Swallow	THR	Nest in burrows it constructs in sand banks associated with valleylands and in fill piles/gravel pits having near vertical faces.	No	No	No
Bird	Barn Swallow	THR	Build nests in manmade structures like sheds, barns, etc. and under bridges/in culverts, etc.	Yes - buildings on adjacent lands have potential to provide habitat however there are no structures present on-site	No	No
Bird	Bobolink	THR	Large grasslands	No	Yes	No
Bird	Cerulean Warbler	THR	Large mature forests	No	No	No
Bird	Chimney Swift	THR	Build nests in chimneys and/or on walls of built structures (barns, houses, churches, etc.)	Yes - buildings on adjacent lands have potential to provide habitat however there are no structures present on-site	Yes	No
Bird	Eastern Meadowlark	THR	Large grasslands	No	Yes	No
Bird	Eastern Whip-poor-will	THR	Open woodlands, disturbed areas	No	No	No
Bird	Henslow's Sparrow	END	Large grasslands	No	No	No
Bird	King Rail	END	Large marshlands	No	No	No
Bird	Least Bittern	THR	Marsh wetlands with mix of open water and emergent vegetation (cattails)	No	No	No
Bird	Loggerhead Shrike	END	Alvars, pasturelands - Carden Plain	No	No	No
Bird	Louisiana Waterthrush	THR	Mature forests with coldwater creeks/waterfalls	No	No	No
Bird	Piping Plover	END	Shorelines/beaches - Great Lakes	No	No	No
Fish	American Eel	END	Great lakes and connected rivers	No	No fish sampling	No
Fish	Lake Sturgeon	THR	Georgian Bay and accessible reaches of large connecting rivers (spawning)	No	No fish sampling	No
Insect	Hine's Emerald	END	Fens - Minesing Wetland	No	No	No
Insect	Lake Huron Grasshopper	THR	Open dune habitat along the shores of Lake Huron, Lake Michigan and Lake Superior	No	No	No
Mammal	American Badger	END	Farmland/meadows	No	No	No
Mammal	Eastern Small-footed Bat	END	Cliffs, caves, mines, talus slopes	No	Not Assessed	No
Mammal	Little Brown Myotis	END	Mature woodlands (snag/cavity trees) and buildings (churches, older homes with attics, etc.)	Yes - dwellings present on adjacent lands may potentially provide suitable maternity roosting habitat however no buildings or woodlands are present on-site	Not Assessed	No
Mammal	Northern Myotis	END	Mature woodlands (snag/cavity trees)	No - no woodlands are present on-site	Not Assessed	No

Taxa	Common Name ¹	ESA Status ²	Habitat Requirements	Habitat on or Adjacent to Lands?	Recorded within 1km?	Issue Related to Proposed Development?
Mammal	Tri-coloured Bat	END	Mature woodlands (snag/cavity trees) and occasionally in barns or other buildings	Yes - dwellings present on adjacent lands may potentially provide suitable maternity roosting habitat however no buildings or woodlands are present on-site	Not Assessed	No
Plant	American Ginseng	END	Mature deciduous forests	No	No	No
Plant	Butternut	END	Forests, woodlands, fencerows, open lands	No - no Butternut were documented during Azimuth's 2020 field survey	No	No
Plant	Eastern Prairie Fringed Orchid	END	Wetlands including fens, swamps and tallgrass prairie	No	No	No
Plant	Engelmann's Quillwort	END	Severn River shoreline, shallow water, silty sand/clay substrate associated with "weedy beds" - restricted/known distribution near Big Chute	No	No	No
Plant	Forked Three-awned Grass	END	Disturbed sites with open, bare ground/sparsely-covered grassy areas, often in bare spots between patches of other species of grasses	No	No	No
Plant	Hill's Thistle	THR	Alvar grasslands surrounded by Jack Pine, White Spruce, Eastern White Cedar	No	No	No
Plant	Spotted Wintergreen	END	Forests on sands - Wasaga Beach	No	No	No
Reptile	Blanding's Turtle	THR	Wetlands with standing water	No	No	No
Reptile	Eastern Foxsnake	THR	Georgian Bay shoreline	No	No	No
Reptile	Eastern Hog-nosed Snake	THR	Forests, woodlands, fencerows, open lands with sandy soils and wetlands providing an abundance of breeding amphibians (particularly American Toad)	No	No	No
Reptile	Massasauga	THR	Forests, woodlands, fencerows, wetlands	No	No	No
Reptile	Spotted Turtle	END	Ponds, marshes, bogs ditches with slow-moving, unpolluted water and an abundant supply of aquatic vegetation	No	No	No
Reptile	Wood Turtle	END	Clear rivers, streams or creeks with a slight current and sandy or gravelly bottom with woodlands nearby. Over winter in flowing streams.	No	No	No

¹List compiled based on MNRF list of SAR of Simcoe County October 19, 2017 (Excluding Hooded Warbler - considered now as Not at Risk in Ontario)

²Protection status under Ontario's *Endangered Species Act*, 2007 (ESA). Endangered (END), Threatened (THR)

Attachment 1. Background Mapping

City of Barrie Official Plan. Schedule A: Land Use (approximate property location in red polygon)



OFFICIAL PLAN
Schedule A
Land Use
Office Consolidation
January 2018

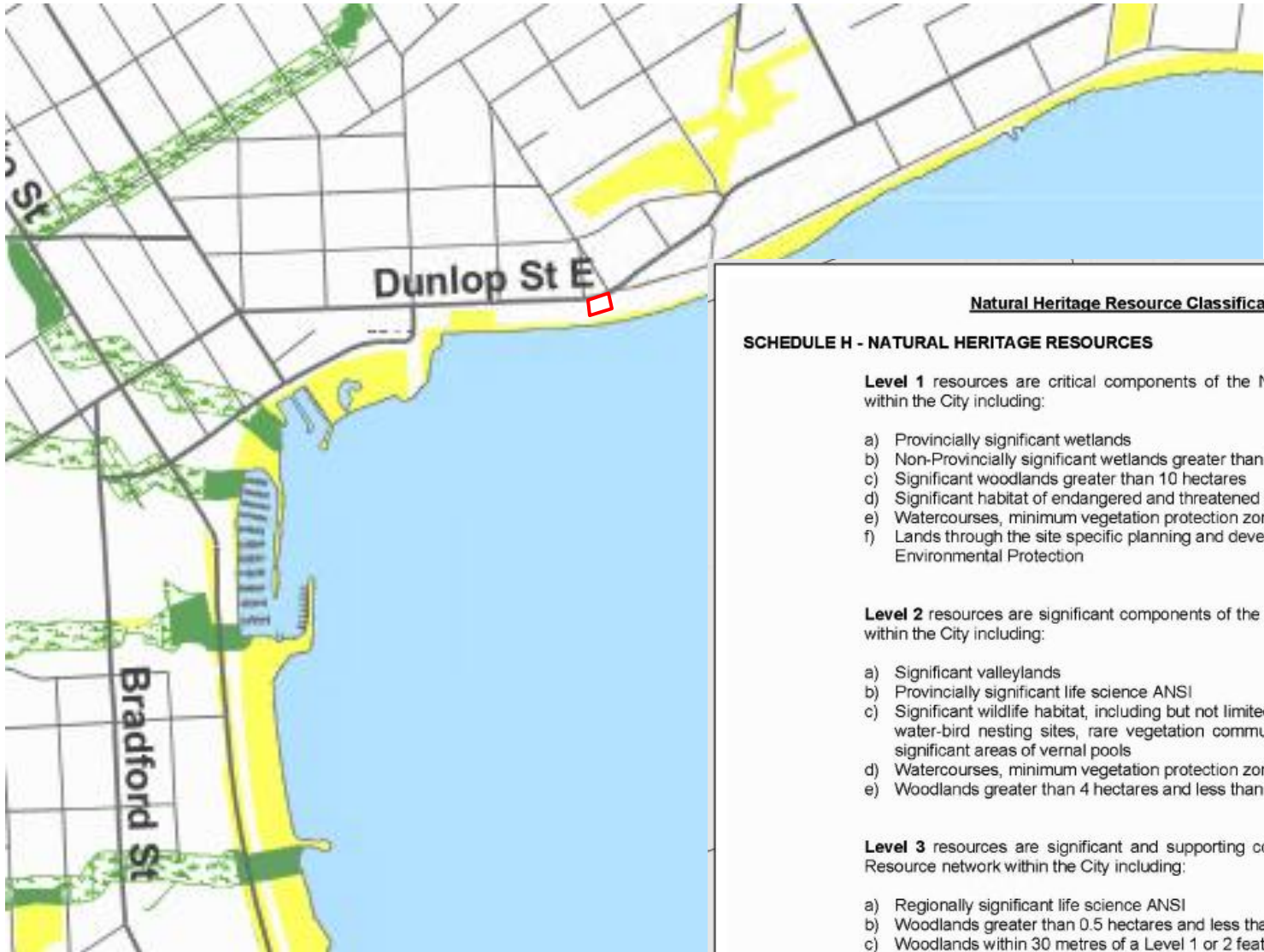
	Residential		Institutional		Waste Disposal Assessment Area
	City Centre		Educational Institutional		City Boundary
	General Commercial		Major Institutional		Application Before the Ontario Municipal Board (OMB)
	Community Centre Commercial		Open Space		Secondary Plan Boundary
	Regional Centre Commercial		Environmental Protection Area		Settlement Area Boundary
	Mixed Use Nodes and Corridors		Special Rural Area		
	Business Park		Water Treatment Centre		
	Highway 400 Industrial		Waste Management Facility		
	General Industrial		Future Urban		
	Restricted Industrial				

1:20,000

0 0.5 1 2 km

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GIS Branch 2/4/2020



Natural Heritage Resource Classifications

SCHEDULE H - NATURAL HERITAGE RESOURCES

Level 1 resources are critical components of the Natural Heritage Resource network within the City including:

- a) Provincially significant wetlands
- b) Non-Provincially significant wetlands greater than 0.5 hectares
- c) Significant woodlands greater than 10 hectares
- d) Significant habitat of endangered and threatened species
- e) Watercourses, minimum vegetation protection zones and connectivity linkages
- f) Lands through the site specific planning and development process identified as Environmental Protection

Level 2 resources are significant components of the Natural Heritage Resource network within the City including:

- a) Significant valleylands
- b) Provincially significant life science ANSI
- c) Significant wildlife habitat, including but not limited to core winter deer yards, colonial water-bird nesting sites, rare vegetation communities (i.e. tall grass prairies), and significant areas of vernal pools
- d) Watercourses, minimum vegetation protection zones and connectivity linkages
- e) Woodlands greater than 4 hectares and less than 10 hectares

Level 3 resources are significant and supporting components of the Natural Heritage Resource network within the City including:

- a) Regionally significant life science ANSI
- b) Woodlands greater than 0.5 hectares and less than 4 hectares
- c) Woodlands within 30 metres of a Level 1 or 2 feature
- d) Cultural thicket or cultural meadow communities contiguous with woodland or wetland patches
- e) Connectivity linkages

Lake Simcoe Region Conservation Authority Regulation Mapping (approximate property location in purple polygon)



Ontario Regulation 179/06





PLANNING ACT APPLICATION - PRE-CONSULTATION

Date: May 21, 2019
Planner: Shawn filson
Contact #: 905-895-1281
Email: s.filson@lsrca.on.ca

Address: 217 Dunlop Street East- City of Barrie **APID:** 99564

Type of Proposal (Please Highlight):

Official Plan Amendment	Plan of Subdivision/Condominium	Consent
Zoning By-law Amendment	Site Plan	Minor Variance

Description of Proposal:

Proposed 11-storey mixed use building with ground level and underground parking.

Is the site within an area governed by Ontario Regulation 179/06? (Please Highlight)

YES (Permit Required) NO

Regulated Components (Please list):

Associated shoreline flooding and erosion hazards.

Notes:

1. Please contact the LSRCA to scope any required Environmental Impact Study or Natural Heritage Evaluation
2. The stormwater management submission is required to be prepared in accordance with "LSRCA Technical Guidelines for SWM Submissions"
https://www.lsrca.on.ca/Shared%20Documents/permits/swm_guidelines.pdf
3. The hydrogeological analysis is required to be prepared in accordance with "Hydrogeological Assessment Submissions: Conservation Authority Guidelines for Development Applications"
https://www.lsrca.on.ca/Shared%20Documents/permits/hydrogeological%20_guidelines.pdf?pdf=Hydrogeological-Guidelines
4. LSRCA Review Fees can be found here: <https://www.lsrca.on.ca/permits/permit-fees>

Required Report / Study	Functional Submission		Required Report / Study	Functional Submission	
	Submission	Detailed Design		Submission	Detailed Design
Proposed Amendment Documents (OPA/ZBA)			Top of Bank Demarcation Mapping		
Planning Justification Report (inclusive of Provincial Plan Conformity including LSPP)			Floodplain Analysis		
Environmental Impact Study		✓	Geotechnical / Soils Report		✓
Ecological Offsetting Strategy			Master Drainage Plan		
Rare, Threatened and Endangered Species Analysis			Slope Stability / Erosion Assessment		
Tree Inventory & Preservation Plan / Arborist Report			Topographic Survey prepared by an OLS		✓
Watercourse / Shoreline Protection, Enhancement and Restoration Plans			Hydrogeological Analysis including a Water Balance		✓
Coastal Engineering Study		✓	Phosphorus Budget		✓
Natural Heritage Evaluation			Functional Servicing Report		
Tree Compensation Plan			Stormwater Management Report		✓
Vegetation Protection, Enhancement and Restoration Plans			Erosion and Sediment Control Plan		✓
Edge Management Plan			Grading and Drainage Plan		✓
Landscape Plan		✓	Site Plan / Draft Plan/R Plan		✓
			LSRCA Review Fee		✓

Comments:

Current environmental mapping provides that the subject lands are within a Significant Groundwater Recharge Area.

The proposed development meets the definition of “Major Development as defined by the Lake Simcoe Protection Plan (LSPP) as well as the Lake Simcoe Phosphorus Offsetting Policy (LSPOP), accordingly the Applicant will be required to satisfy DP-4.8 and DP-6.40 of the LSPP as well as the LSPOP. The LSRCA will be reviewing the phosphorus budget and Water Balance at the detailed design stage (Site Plan).

For reference:

https://www.lsrca.on.ca/Shared%20Documents/Phosphorus_Offsetting_Policy.pdf

<https://ourwatershed.ca/resources/reports-and-plans/source-protection-plan/>

Alexa Pompilio

From: Kate Lillie [K.Lillie@lsrca.on.ca]
Sent: December 2, 2020 2:58 PM
To: Alexa Pompilio
Cc: David Ketcheson; Shawn Filson
Subject: RE: AEC18-359 217 Dunlop St E - Scope EIS Letter
Attachments: 18-359-EIS2.pdf

Hi Alexa,

I hope you're doing well. Thank you for your email and patience. This request got lost in the shuffle, so I apologize for the delay in confirming a terms of reference for an EIS.

The scope of study you've proposed below is appropriate for this site, with the expectation that the following information will be included in the final report as well:

- Ecological land classification for the property as per Lee et al. 1998 (looks like this was done already based on the attached figure)
- An inventory of vascular plants and any wildlife observations recorded on the property.
- A figure that shows the proposed development and limit of disturbance on an orthoimage.

We look forward to reviewing the EIS. Please let me know if you need anything further.

Kind regards,

Kate Lillie, HBSc, EP, ISA

Natural Heritage Ecologist

Lake Simcoe Region Conservation Authority

120 Bayview Parkway,

Newmarket, Ontario L3Y 3W3

905-895-1281, ext. 286 | 1-800-465-0437

k.lillie@LSRCA.on.ca | www.LSRCA.on.ca

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Facebook: LakeSimcoeConservation

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From: Alexa Pompilio <apompilio@azimuthenvironmental.com>
Sent: November 10, 2020 10:31 AM
To: Shawn Filson <S.Filson@lsrca.on.ca>
Cc: David Ketcheson <David@Azimuthenvironmental.Com>
Subject: AEC18-359 217 Dunlop St E - Scope EIS Letter

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Good morning Shawn.

I wanted to follow up to the voicemail message that I left this morning at the Lake Simcoe Region Conservation Authority (LSRCA) office.

Azimuth Environmental Consulting, Inc. (Azimuth) has been retained to complete a scope Environmental Impact Study (EIS) letter for the property located at 217 Dunlop Street East in the City of Barrie (City). We received the pre-consultation comments provided from the LSRCA and it was noted that the terms of reference should be scoped with the LSRCA for the EIS.

Historically the property had been used as a retail gasoline service station and more recently as a dry cleaning operation. As such, the site is highly disturbed and consists of exotic and early pioneer species (see attached Figure). The site does not consist of significant natural heritage features and thus, a single site visit was conducted in May 2020 to characterize the site. Azimuth had completed a similar assessment for the property located at 185 Dunlop Street East a couple years ago (for the Lakhouse Condo a couple lots to the west) and we followed the same approach due to the similarity of the sites. A detailed outline of the scope of work for 217 Dunlop Street East is provided below.

The study will comprise of the following scope of work:

- Investigate background data available on-line to assess natural heritage features and function attributed to lands in the vicinity of the proposed development;
- Complete one site visit to undertake a general natural heritage screening with the intention of identifying potential Species at Risk (SAR) (e.g. Butternut) and/or SAR habitat (completed in May 2020);
- Conduct a SAR screening for the property and determine the potential for SAR on or directly adjacent to the property;
- Assess the potential direct and indirect impacts of development on environmental features as described above;
- Map environmental features on a current, high quality orthoimage;
- Prepare a scoped EIS letter that will include information on mitigation/restoration/avoidance and will demonstrate conformity to applicable legislation and policy.

I believe the planner is hoping to submit the Site Plan Application within the next few weeks, thus I would appreciate if you could provide comment in a timely manner.

Please free feel to call me on my cell to discuss further.

Thanks in advance,

Alexa Pompilio H.B.Sc.

Terrestrial Ecologist

Due to COVID-19, our staff are working remotely. Overall, projects are proceeding but some schedules are affected. Municipal offices and provincial offices are closed to the public and most are working from home, which may delay the approving process and services we rely upon. Our offices are also closed to the public but I can be reached on my cell or email. I look forward to talking with you.



Azimuth Environmental Consulting, Inc
642 Welham Road
Barrie, Ontario, L4N 9A1

Phone: (705) 721-8451 ext. 225

Alexa Pompilio

Subject: RE: 18-359 - 217 Dunlop Street East - revised pre-con checklist

From: Melinda Bessey [<mailto:M.Bessey@lsrca.on.ca>]
Sent: 11-19-2020 8:58 AM
To: David Ketcheson
Cc: Mike Walters; Shawn Filson; Jordan Lambie
Subject: 18-359 - 217 Dunlop Street East - revised pre-con checklist

Good morning Dave,

I am responding to the email below that you sent to Mike Walters yesterday. Please see attached revised pre-consultation checklist. It appears that there was a mis-understanding of any potential works on the south (water side) of the Simcoe Trail. The submission requirements have been revised to remove the requirement for a coastal study as we note that there will not be any works in that area. We will look at the hazard component through the topographical survey to determine where the flood hazard limit is on the site.

If you have any further questions, please feel free to call me at the mobile number noted below.

Kind regards,

~M

Melinda Bessey, MSc., MCIP, RPP
Director, Planning & Engineering
Lake Simcoe Region Conservation Authority
120 Bayview Parkway,
Newmarket, Ontario L3Y 3W3
905-895-1281, ext. 151 | 1-800-465-0437 | Mobile- 905-955-3730
m.bessey@LSRCA.on.ca | www.LSRCA.on.ca

Please note: the LSRCA Board of Directors approved a change to our Fee Policy. The new fees will take effect on January 1, 2019. Please click [here](#) for the new fee schedule.

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From: David Ketcheson <David@Azimuthenvironmental.Com>
Sent: November 18, 2020 1:58 PM
To: Mike Walters <M.Walters@lsrca.on.ca>
Subject: 18-359 - 217 Dunlop Street East

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Hi Mike

Can I steal away 15 min of your day to discuss a situation for the redevelopment of the former Cott's Cleaners site on Dunlop Street.

In preconsultation with the City it was suggested that a Coastal Engineering Study might be required. If the building is set back 15 m then its my understand that it may not be required; especially when a raft foundatino is being used which does obstruct the natural ground water flow. The residential units are three stories up and the City owned Simcoe Trail lies between the property and the lake.

Also we have no water lot access to the shoreline for this development. So we're scatching our heads a bit and I just want to get a sense of whether I missed something?

Thanking in advance for your assistance in this matter.

Regards
David Ketcheson

Azimuth Environmental Consulting, Inc

642 Welham Road
Barrie, ON
L4N 9A1

(705) 721-8451 x217
(705) 721-8926 - FAX
(705) 790-7104 - Cell



PLANNING ACT APPLICATION - PRE-CONSULTATION

Date: Apr 09, 2020 (Revised Nov. 19 MB)
Planner: Shawn Filson
Contact #: 905.895.1281
Email: S.Filson@lsrca.on.ca

Address: 217 Dunlop St e, City of Barrie **APID:** 99564

Type of Proposal (Please Highlight):

Official Plan Amendment **Site Plan Approval** Consent
Zoning By-law Amendment **Plan of Subdivision or Condominium** Minor Variance

Description of Proposal:

Proposed 11-storey mixed use building with ground level and underground parking.
No Dev on "Water Lot", all development on N side of Simcoe Trail

Is the site within an area governed by Ontario Regulation 179/06? (Please Highlight)
YES (Permit Required) NO

Regulated Components (Please list):

Associated shoreline flooding and erosion hazards.

Required Report / Study	Functional Submission	Detailed Design	Required Report / Study	Functional Submission	Detailed Design

Required Report / Study			Required Report / Study		
	Functional Submission	Detailed Design		Functional Submission	Detailed Design
Proposed Amendment Documents (OPA/ZBA)	X		Top of Bank Demarcation Mapping		
Planning Justification Report prepared by a qualified professional (inclusive of Provincial Plan Conformity including LSPP)	X		Floodplain Analysis		
Environmental Impact Study / Natural Heritage Evaluation	X		Geotechnical / Soils Report	X	
Ecological Offsetting Strategy			Master Drainage Plan		
Rare, Threatened and Endangered Species Analysis			Slope Stability / Erosion Assessment		
Tree Inventory & Preservation Plan / Arborist Report			Topographic Survey prepared by an OLS	X	X
Watercourse / Shoreline Protection, Enhancement and Restoration Plans			Hydrogeological Analysis including a Water Balance	X	X
Coastal Engineering Study			Phosphorus Budget	X	X
Vegetation Protection, Enhancement and Restoration Plans			Functional Servicing Report	X	
Edge Management Plan			Stormwater Management Report		X
Landscape Plan			Erosion and Sediment Control Plan		X
Site Plan / Draft Plan/R Plan			Grading and Drainage Plan		X
			LSRCA Review Fee	X	X

Comments:

Current environmental mapping provides that the subject lands are within a Significant Groundwater Recharge Area and also provides that part of the site is within an area governed by Ontario Regulation 179/06 as made by the Conservation Authorities Act. This is representative of the identified shoreline flooding and erosion hazard areas.

The proposed development meets the definition of “Major Development as defined by the Lake Simcoe Protection Plan (LSPP) as well as the Lake Simcoe Phosphorus Offsetting Policy (LSPOP), accordingly the Applicant will be required to satisfy DP-4.8 and DP-6.40 of the LSPP as well as the LSPOP. The LSRCA will be reviewing the phosphorus budget and Water Balance at the detailed design stage (Site Plan).

The Applicant is required to provide completed and signed technical checklists (attached) as part of their submissions to the LSRCA.

PLEASE NOTE:

Properly developed technical studies, prepared in accordance with applicable technical guidelines, will support timely review by the LSRCA. It is expected that technical submissions by the Applicant will meet good practice and industry standards to minimize resubmissions and avoid unnecessary delay.

LSRCA Hydrogeological Submission Acknowledgement

I, Name: _____, Credentials: _____ (i.e. P.Geol, or exempted P.Eng. as determined within the *Professional Geoscientists Act of Ontario*), confirm that I am a professional familiar with applicable documents, guidelines and criteria pertaining to groundwater management and that the submission entitled:

Report Name: _____, with associated Drawings: _____ has been reviewed by me and addresses the key components in the check list included below.

I acknowledge that hydrogeological sign-off or sign-off from another discipline pertaining to this submission or a portion of this submission does not constitute a permit from LSRCA. A permit will be required for all works within an LSRCA Regulated Area in accordance with Ontario Regulation 179/06 and additional information may be required as part of the permit process.

I acknowledge that an incomplete submission will result in processing delays and may be returned and/or additional information may be requested.

Signature: _____ Printed Name: _____

Name of Consulting Firm: _____

Date: _____ (mm/dd/yy)

LSRCA Hydrogeological Submission Checklist

The following checklist refers to the requirements when submitting a detailed design submission. These same requirements apply to functional design submissions as well, with the exception of the detailed design drawings. The functional design needs to provide sufficient detail to demonstrate the proposed development concept will be capable of meeting the hydrogeological requirements at the detailed design stage.

For items that have been included, please fill in the report section and report page along with appendix location or drawings pertaining to each item. For items not included, check "No" or "N/A" (Not Applicable) for each item. If "No" or "N/A" are checked, please provide an explanation in the note section of why the criteria do not apply in a particular instance. Please note that the submission may be deemed incomplete and that additional consultation with LSRCA may be required prior to submission acceptance.

The checklist below refers to requirements for every development type, therefore the **LSRCA Hydrogeological Submission Guidelines (2013)** should be referred to for specific study requirements for your type of Planning Act application. For example, the study scope may be reduced for single lot residential applications. Please contact LSRCA to scope study requirements prior to undertaking work.



Photograph 1: View of the property within the fencing facing west, showing the cleared area and the edges of the cultural thicket (May 4, 2020).



Photograph 2: View of the property within the fencing facing east, showing the cleared area and the cultural thicket on the eastern portion of the property (May 4, 2020).



Photograph 3: View of the western portion of the property (May 4, 2020).



Photograph 4: View of the western portion of the property (May 4, 2020).