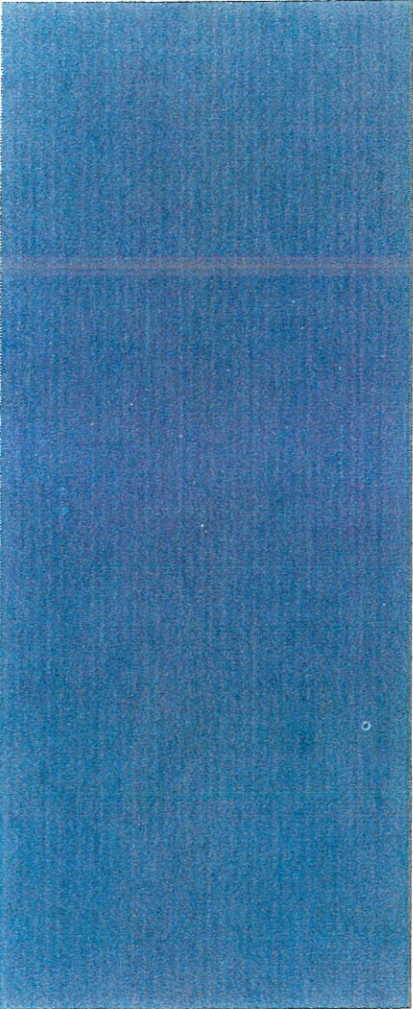


ENVIRONMENTAL IMPACT STUDY

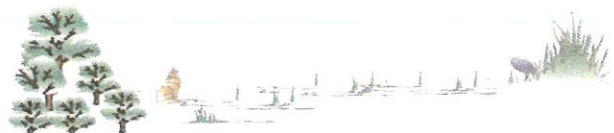


PART OF THE SOUTH HALF OF LOT 1, CONCESSION II, TOWNSHIP OF INNISFIL (NOW WITHIN THE CITY OF BARRIE)

Prepared for: _____

Di Poce (Innisfil) Inc.

January 2019 (Revised October 2019)



Cunningham Environmental Associates

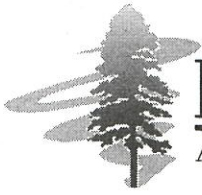
and



Michalski Nielsen

ASSOCIATES LIMITED

ENVIRONMENTAL PLANNING BIOPHYSICAL ANALYSIS
LAKE CAPACITY ASSESSMENT RESOURCE MANAGEMENT



Michalski Nielsen

ASSOCIATES LIMITED

January 18, 2019

Oksana Vialykh, BBA, AACI
D. BOTTERO & ASSOCIATES LIMITED
Property Valuation and Realty Consulting Services
4300 Steeles Avenue West, Unit 32
Vaughan, Ontario L4L 4C

Re: Di Poce (Innisfil) Inc.; Our File 1714

Ms. Oksana Vialykh:

Enclosed please find our report entitled **ENVIRONMENTAL IMPACT STUDY, PART OF THE SOUTH HALF OF LOT 1, CONCESSION 11, TOWNSHIP OF INNISFIL (NOW WITHIN THE CITY OF BARRIE)** (January 2019 [Revised October 2019]).

Should you have any questions, or if further clarification is required, do not hesitate to call.

Yours truly,

MICHALSKI NIELSEN ASSOCIATES LIMITED

Per:

Michael Michalski
Limnologist and Senior Advisor

David Cunningham
Cunningham Environmental Associates

MM/be

Enc.

16 Robert Boyer Lane, Bracebridge, Ontario P1L 1R9
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tree cover is not considered an adverse impact on the attributes and functions of the overall forest because these communities will remain represented and protected on site; as well, they are well represented and protected within the NHS elsewhere in the SSP. It is therefore recommended that:

- **any tree removal be undertaken outside the breeding period for birds and hibernating bats, which extends from April 15th to October 31st. This timing window relates to provisions of the federal *Migratory Birds Convention Act* for birds, and period when bats would not be using the woodland/wetland features.**

6.2.2 Wildlife and Wildlife Habitat

With the above-noted small diminishments in forest cover relative to that remaining and protected on site and elsewhere in the NHS, there will be some reduction in nesting opportunities, breeding habitats, foraging areas, roosting sites and territories in general for birds and mammals. It is also recognized that the tree clearing will result in an increase in edge habitat for those species that are already attracted to the area. We acknowledge that regrading and construction activities will result in both temporary and long term impacts including noise, and the introduction of new residential influences (e.g., lighting) and various outdoor activities. However, those wildlife species that were observed on the subject property during our many site visits will in our opinion continue in the long term, that is following construction and during occupation of the residential units.

6.2.3 Species of Conservation Interest

As described in **Section 5.2**, the only faunal Species of Conservation Interest encountered on the subject property were single calling events for wood thrush (Threatened and Special Concern) and eastern wood pewee (Special Concern). Both were heard calling in the same unevaluated wetland treed swamp (i.e., ELC unit SWMM-1); this habitat will be protected in the long term by virtue of placing it in an Environmental Protection zone (i.e., Block 48). No SAR flora were reported on the subject property. However, three species of note were identified in the Graminoid meadow MEGM4-1 part of the TransCanada Pipeline easement; the species included green orchard, showy lady's slipper and foxglove beardtongue, which may be locally rare. The easement is not part of the development proposal and is intended to be zoned Environmental Protection – Open Space (i.e., Blocks 47 and 49). Accordingly, all Species of Conservation Interest identified during the various field investigations will be protected.

In advancing the above **Wetland and Buffer Offset Plan**, we acknowledge that it falls marginally short of the criteria communicated by Lee Bull on February 23, 2018. In connection with our rationalization, we point out that there are no approved wetland or buffer offsetting guidelines set out in the **NVCA Guidelines** document, nor is mention made of required protocols in the parent **Ontario Regulation 172/06**. With respect to the latter and as mentioned in **Section 2**, the document is not absolute regarding to interference of wetlands, streams, etc. **Regulation 172/06** is permissive, meaning that the Conservation Authorities have some flexibility in this matter. As well, no direction or guidelines are provided on compensation or offsetting in the City of Barrie's **SSP**. We note that NVCA was part of the SSP and they did not raise the protection of the wetland or provide a compensation policy. Nevertheless, we recognize that wetlands have important biological and hydrological functions and strongly support the ecological principle of "net gain", which has proved to be the basis of our **Wetland and Buffer Offset Plan**. In this regard, as part of fulfilling draft plan conditions, it is recommended that:

- **Di Poce (Innisfil) Inc. prepare construction specifications and monitoring requirements for an open marsh wetland to be located within and adjacent to the Natural Linkage Area on the eastern side of the Bear Creek tributary north of Street A, as shown in Figure 12;**
- **an investigation be undertaken on hydrological functions to determine the impacts of removing three small areas of wetland to be replaced by residential development; and**
- **a minimum 1.5 metre high chain link fence be constructed between all residential, commercial or industrial lands which abut lands owned by the City of Barrie, including but not limited to Open Space, Environmentally Protected Lands, or other lands owned by the Municipality.**

It is acknowledged that the width of the buffer shown in **Figure 12** on that part of the swamp forest wetland east of the Natural Linkage Feature is 20 m, and not 30 m, the latter of which appears to be the NVCA norm. In this regard, Section 5.3 of the **NVCA Guidelines** dealing with vegetative and hazard buffers states in part:

"Buffers will be maintained adjacent to watercourses, natural features through the planning process. The following vegetative buffers are recommended using the most recent science and technical information available (for example, the **Greenbelt Plan** and the **Oak Ridges Moraine Conservation Plan**) to protect those features and functions.

In general, lots to be created through the plan of subdivision or consent and/or development and site alteration, is to be set back a minimum of the following:

- 30 metres from a wetland."

justifying our “net gain” approach, it is pointed out that there are no formal or approved wetland offsetting guidelines or protocols set out in the **NVCA Guidelines**. Nor is mention made of any guideline/protocols in the parent **Regulation 172/06**. In this regard, **Regulation 172/06** is not absolute regarding interference with wetlands through development or site alteration; in fact, the Regulation is permissive, subject of course to permission being provided in writing by the NVCA, with or without conditions. Finally, no direction or guidelines are provided on matters relating to compensation or offsetting in the City of Barrie’s **SSP**. Nevertheless, we recognize that wetlands have important biological and hydrological functions; in this regard, we strongly support the “net gain” approach taken herein, which will result in an overall ecological benefit to the City of Barrie’s NHS.

The following recommendations are repeated from earlier sections of this **EIS**.

- 1) **Any tree removal be undertaken outside the breeding period for birds and hibernating bats, which extends from April 15th to October 31st. This timing window relates to provisions of the federal *Migratory Birds Convention Act* for birds, and period when bats would not be using the woodland/wetland features.**
- 2) **Di Poce (Innisfil) Inc. prepare construction specifications and monitoring requirements for an open marsh wetland to be located within and adjacent to the Natural Linkage Area on the eastern side of the Bear Creek tributary north of Street A.**
- 3) **An investigation be undertaken on hydrological functions to determine the impacts of removing three small areas of wetland to be replaced by residential development.**
- 4) **A minimum 1.5 metre high chain link fence be constructed between all residential, commercial or industrial lands which abut lands owned by the City of Barrie, including but not limited to Open Space, Environmentally Protected Lands, or other lands owned by the Municipality.**
- 5) **A wetland compensation plan be prepared as per as a condition of an NVCA Ontario Regulation 172/06 permit.**