

August 9, 2021

Millgar Developments
Stayner, ON

Attention: Chris Millsap

RE: **Scoped Environmental Impact Study**
Lot 44 Mountain Road
Town of Collingwood

1. Introduction

The following is provided as the Scoped Environmental Impact Study (SEIS) for a Site Plan application to the Town of Collingwood and Nottawasaga Valley Conservation Authority (NVCA) to permit development on the property located at Lot 44 Mountain Road in the Town of Collingwood as shown on *Figure 1 – Property Location*.

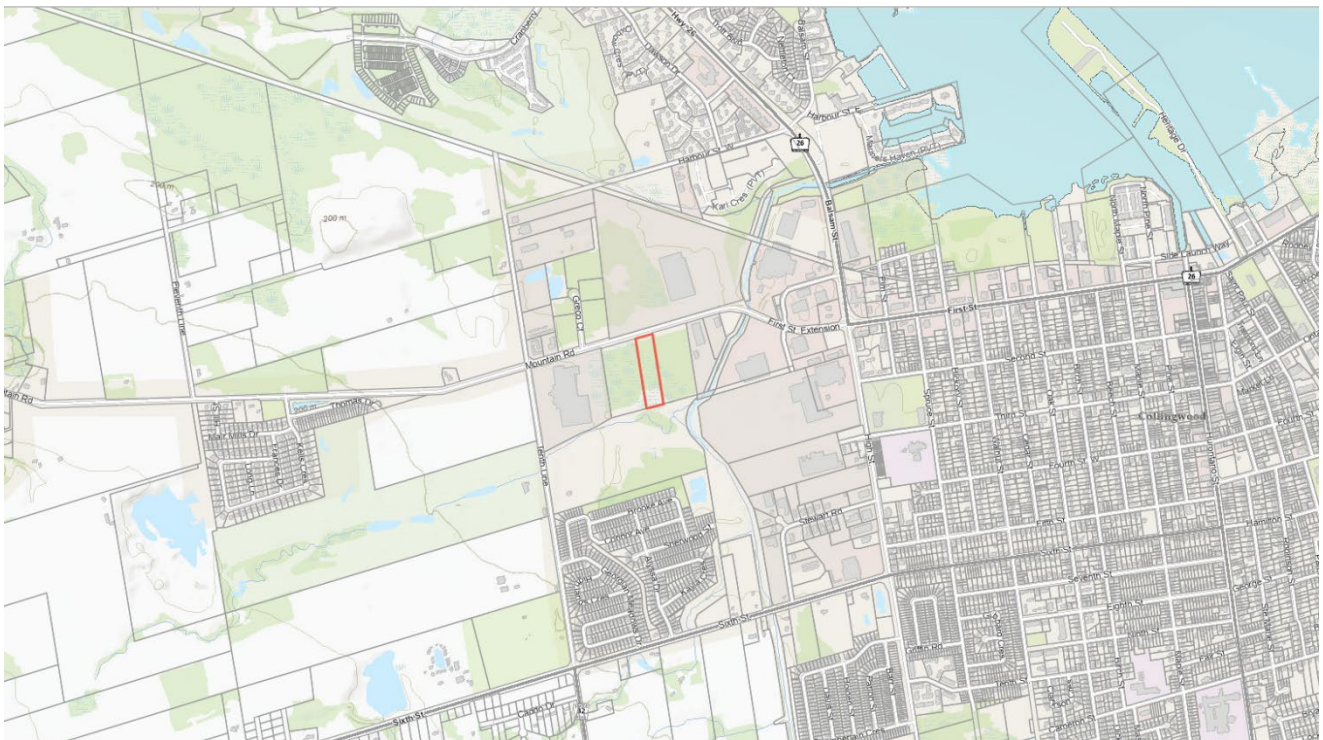


Figure 1: Property Location

The subject property has a total area of approximately 1.98 ha. The entire property is proposed for development for urban industrial uses

There are no areas of the property containing environmental features per *Schedule B – Environmental Protection– Natural Heritage Resource Areas* in the Town of Collingwood Official Plan. Fish Habitat is identified in Schedule B south of the property associated with the realigned section of Taylor Creek.

Part of the south part of the subject property is regulated and subject to Ontario Regulation 172/06 under the *Conservation Authorities Act* and a permit is required from the NVCA prior to any development.

The property is subject to policies in the Town of Collingwood Official Plan, County of Simcoe Official Plan, Growth Plan, and the Provincial Policy Statement. Section 5 in this report provides an analysis of conformity with policies in these documents.

A Terms of Reference for the SEIS was provided to NVCA on June 18, 2021. No response was received from NVCA.

The purpose of this SEIS is to identify the limits of natural heritage features on the property, demonstrate no impacts to natural features within or adjacent to the proposed development, and ensure compliance with applicable municipal/provincial policies and legislation.

2. Existing Conditions

2.1. Desktop Review

A desktop review was completed for natural features in or adjacent to the subject property using available online resources, including:

- Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Information Centre (NHIC) Natural Areas Mapping;
- Town of Collingwood Official Plan;
- County of Simcoe Interactive Mapping; and
- NVCA Regulation Mapping.

The NHIC geographic search for the subject property (Square 17NK6027) identified the presence of the following wildlife areas and rare species:

- Colonial Waterbird Nesting Area;
- Eastern Meadowlark (*Sturnella magna*) (THR);
- Massasauga (Great Lakes / St. Lawrence population) (*Sistrurus catenatus*) (THR); and
- Snapping Turtle (*Chelydra serpentina*) (SC).

In addition, unevaluated wetland is mapped on the subject property.

There are no natural heritage resources identified on the subject property in Schedule B of the Town of Collingwood Official Plan. Fish habitat is identified to the south of the property (Taylor Creek).

The County of Simcoe Interactive Mapping identifies the presence of unevaluated wetlands on the subject property and a watercourse to the south of the property.

Part of the property is regulated by the NVCA. This regulation area corresponds to wetland identified in existing mapping.

2.2. Site Investigation

Site visits to the property were conducted on March 25, June 14 and July 14th, 2021 to document existing conditions, access previously mapped natural features and determine the potential habitat species at risk.

Vegetation communities in the areas for development were mapped using the Ecological Land Classification for Southern Ontario (ELC) (1st Approximation) and are shown on *Figure 2- Existing Conditions* and *Table 1- Site Photos*. The following communities were identified on the subject property:

FOC2-2: Dry-Fresh White Cedar Coniferous Forest Type

This community is dominated by young to semi-mature Eastern White Cedar (*Thuja occidentalis*), within associates of Trembling Aspen (*Populus tremuloides*), Balsam Poplar (*Populus balsamifera*), White Birch (*Betula papyrifera*) and Scots Pine (*Pinus sylvestris*). The stand is uniform in age, indicating that it may have been cleared in the past. Smaller patches (inclusions) of FOD3-1 (*Dry-Fresh Poplar Deciduous Forest Type*) are present in this larger community. No rare or species at risk were found.

SWT2-2: Willow Mineral Thicket Swamp Type

This wetland community is present along the bottom of a slope of FOC2-2 in the northeast corner of the site. This community appears to be a transition from upland habitats to wetland continuing to the east and southeast. Species composition includes Willow species (*Salix* sp.), Red-Osier Dogwood (*Cornus sericea*), Eastern White Cedar, Green Ash (*Fraxinus pennsylvanica*), Nodding Bulrush (*Scirpus pendulus*), Scots Pine, White Elm (*Ulmus americana*), and Reed Canary Grass (*Phalaris arundinacea* subsp. *arundinacea*). No rare or species at risk were found in this community.

CUM1-1: Dry-Moist Old Field Meadow Type

Found along the north edge of the subject property, abutting Mountain Road. This community is the result of past grading activities and is a mix of culturally influenced species including Goldenrod species (*Solidago* sp.), Trembling Aspen, Reed Canary Grass, American Vetch, and Wild Carrot (*Daucus carota*).



Legend

- Property Boundary
- Taylor Creek
- Wetland GPS Points (July 14-21)

ELC

- CUM1-1
- FOC2-2
- SWT2-2

SCOPED ENVIRONMENTAL IMPACT STUDY

Figure 2
Existing Conditions

Millgar Developments
Lot 44 Mountain Road
Town of Collingwood



	
<i>FOC2-2: Dry-Fresh White Cedar Coniferous Forest Type on site with existing trails.</i>	Small inclusions of FOD3-1 (<i>Dry-Fresh Poplar Deciduous Forest Type</i>).
	
West edge of property adjacent to new development west parcel.	South limits of property looking northwest.
	
<i>SWT2-2: Willow Mineral Thicket Swamp Type in northeast corner of the property.</i>	<i>CUM1-1: Dry-Moist Old Field Meadow Type along north end of property.</i>

Table 1: Site Photos

Trails were found throughout the site, which access a community trail system to the south of the property. Adjacent lands to the west is being developed for commercial/industrial uses and wetland/upland communities further east are vacant.

A search was completed in naturalized wooded habitats on site for species at risk listed in the *Endangered Species Act* (ESA) and potential habitats. No species at risk (i.e. Butternut) was found and habitat on site is not conducive to species known to occur in the area of the subject property.

No significant features were identified the proposed development area.

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 2020 Provincial Policy Statement (PPS), Town of Collingwood Official Plan, and applicable technical policies and guidelines.

3.1. *Fish Habitat*

Taylor Creek is found south of the proposed development area. This watercourse is identified as Fish Habitat in the Town Official Plan Schedule B. There will be no direct removal, alteration or in-waterworks as a result of the proposed development.

As works are planned adjacent to this watercourse, an impact assessment is provided in Section 4.

3.2. *Wetlands (including Provincially Significant, Evaluated Non-Provincially Significant and Unevaluated)*

Unevaluated wetlands were identified on the property and development area during the desktop review.

Wetlands were delineated by GPS on the subject property as shown on *Figure 2- Existing Conditions*. The total area of wetland found on the property is 1,542 m².

As removal of this wetland is planned for the development, an impact assessment is provided in Section 4.

3.3. *Significant Woodlands*

The Town of Collingwood Official Plan does not identify the presence of Significant Woodlands (Schedule B) on the property or adjacent lands.

3.4. *Significant Valleylands*

No Significant Valleylands were not identified by a desktop review of available resources or during field investigations.

3.5. Significant Wildlife Habitat

A review of potential Significant Wildlife Habitat (SWH) associated with habitats in the development area was completed using the document “*Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E*” (OMNRF January 2015). Based on the disturbed nature of the site and adjacent lands and monoculture cedar woodland habitat, no SWH was identified in these areas.

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.

3.7. Habitat of Endangered Species and Threatened Species

No habitat for threatened or endangered species were identified during field investigations within the proposed development area.

Habitat for species identified by the desktop review, being the Eastern Meadowlark, Eastern Massasauga Rattlesnake and Snapping Turtle, was not found on the subject property. Habitat for these species may be present in other locations in the limits of that occurrence square (1km²).

4. Impact Assessment and Mitigation

4.1. Proposed Development

The proposed development is to permit urban industrial uses for the property. No plans for the development have been completed at this time. All vacant woodland will be removed as a result of the proposed development. Access will continue from Mountain Road.

The follow provides an impact assessment for identified natural heritage features adjacent to proposed development area.

4.2. Fish Habitat

Taylor Creek is located approximately 23-78 metres from the southern property boundary as shown on *Figure 3- Existing Conditions*. The creek corridor (which was realigned) is separated from the property by a trail (not visible on current aerial photography).

A setback of 30 metres is typically required for most watercourses containing fish habitat in provincial plans such as the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Lake Simcoe Protection Plan.

It is recommended that future development be located outside of a 30-metre setback to Taylor Creek as shown on *Figure 3- Development Setbacks*.

Prior to construction, sediment/erosion fencing shall be installed along the edge of the grading limits/limit of disturbance to prevent sediments from entering the creek corridor. This fencing shall be maintained until construction is completed.

4.3. Wetlands (Unevaluated)

Unevaluated wetlands were identified in the northeast corner of the property and development area, and on adjacent lands to the east. The extent of this wetland further east is unknown, as those lands are privately owned and could not be accessed.

Based on a review of aerial photography, field investigations and desktop review of other wetlands mapped in the area, this small wetland of less than 2ha in size and greater than 750 metres from mapped Silver Creek Wetland Complex (PSW), would not be evaluated as Provincially Significant using the Ontario Wetland Evaluation System (OWES).

Proposed future development would remove approximately 0.15 ha of this wetland. This loss of wetland area is very minor and will not negatively impact the wetland or habitat it may support on adjacent lands.

Removal of the wetland will require consultation with NVCA to determine compensation or offsetting requirements.

To reduce impacts to the wetland during future construction, it is recommended that no clearing of vegetation occur between April 5-August 27th to avoid harm to migratory bird species and their nests. In addition, prior to construction, sediment/erosion fencing shall be installed along the edge of the grading limits/limit of disturbance to prevent sediments from entering the wetland. This fencing shall be maintained until construction is completed.



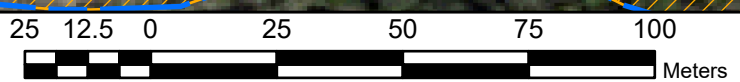
Mountain Road

Legend

-  Property Boundary
-  Taylor Creek
-  30 m Setback (Taylor Creek)

SCOPED ENVIRONMENTAL IMPACT STUDY

Figure 3
Development Setbacks
Millgar Developments
Lot 44 Mountain Road
Town of Collingwood



5. Compliance with Planning Policies

Tables 2-5 below provides an analysis of the proposed developments compliance with applicable environmental legislation, plans and policies. This environmental policy conformity was undertaken by Charles F. Burgess, MCIP, RPP of Burgess Gleason Environmental. In general, it has been demonstrated that the proposed development conforms with the applicable environmental policies of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, County of Simcoe Official Plan and Town of Collingwood Official Plan.

Table 2: Provincial Policy Statement

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 Schedule 5.1 of the County of Simcoe's Official Plan or Schedule B of the Town's Official Plan. Given the Settlements designation as per the County's Plan and that there are no natural features on-site in accordance with the Town's Plan, the subject property is not located in the NHS.
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.	There are no significant woodlands, valleylands, ANSI, or wildlife habitat on the subject property based on an evaluation of existing information and a recent site inspection. There is however a significant valley-land located along Taylor Creek to the south of the property based on Schedule B to the Town's Official Plan. All development will be setback a minimum of 30 metres from the valley land feature.
2.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	There are no watercourses or fish habitat on the subject property. However, a watercourse (Taylor Creek) with fish habitat exists to the south of the property. All new development will be sufficiently setback from this watercourse feature and associated fish habitat (generally 30-metre setback)
2.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened	The field inspection and evaluation has demonstrated that the proposed development will be located in an area that is devoid of any habitat of

	species except in accordance with provincial and federal requirements.	endangered or threatened species. As a result, the provisions of the <i>Endangered Species Act</i> will be met.
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.	The proposed development on the existing lot will be located a minimum of 30 metres from the and fish habitat, watercourse, and significant valley-land located off of the property to the south. On this basis, there will be no negative impacts on the adjacent fish habitat and valley features.

Table 3: Growth Plan

Section	Policy	Policy Conformity
4.2.1	The Water Resource Systems will be maintained through the protection of key hydrologic areas, key hydrologic features, and their functions.	A watercourse (Taylor Creek) is located to the south off of the property. All development will be setback accordingly from this watercourse in order to help maintain its water quality and quantity. Generally, a 30-metre setback will be provided from Taylor Creek.
4.2.2	The Natural Heritage System will be maintained through the protection of key natural heritage features and key hydrologic areas and features outside settlement areas.	The subject property is located on Mountain Road within the defined Settlement Area of Collingwood according to the County's and Town's Official Plans. As a result, the Natural Heritage System policies do not apply to the subject lands and Site Plan application and development.

Table 4: County of Simcoe Official Plan

Section	Designation	Conformity
Schedule 5.1 to the Official Plan (OP)	The subject property is designated Settlements according to the Land Use Schedule to the Official Plan.	The Settlements designation in the County Official Plan is intended to reflect Settlement Areas. The Town of Collingwood is a defined Settlement Area where growth and development

		should be directed. On this basis, the proposed urban development within the Settlement Area of Collingwood complies with the County of Simcoe Official Plan. It should be noted that the County's Greenlands System and policies do not apply in Settlement Areas.
Schedules 5.2.2, 5.2.3, 5.2.6 to the Official Plan	These Schedules show the streams and evaluated wetlands, ANSI, and SGRA, within the County.	Based on these Schedules, the property is devoid of any watercourses, evaluated wetlands, ANSI, and SGRA. It is noted that a watercourse exists to the south of the property. All development will be sufficiently setback from this watercourse in order to help maintain its water quality and quantity.
Schedule 5.2.5 to the Official Plan	It appears that a part of the subject property may be located within a Highly Vulnerable Aquifer.	Through the site plan approval process, proper engineering studies and plans will be undertaken to ensure that the quality and quantity of surface and ground water resources will be maintained. These include storm water management, grading, drainage, and erosion and sediment control plans that will be prepared to the satisfaction of the Town and NVCA.
3.3.15vi)	Development and site alteration shall not be permitted on adjacent lands unless it has been demonstrated that there will be no negative impact on the natural feature or its ecological function. Adjacent lands are generally defined as 120 metres dependent upon the feature.	Based on existing information and the site inspection, it has been determined that a watercourse (Taylor Creek) including fish habitat exists within 120 metres of the southern property boundary. Given that all development on the existing lot will be located a minimum of 30 metres from this watercourse feature and fish habitat, there will be no negative impact on the adjacent waterbody.

Table 5: Town of Collingwood Official Plan

Schedule	Designation	Conformity
Schedule A to the Official Plan (OP)	The subject property is designated Industrial Park according to this land use Schedule to the Official Plan.	The development of additional urban uses on the existing lot is permitted in the Industrial Park designation. It is noted that the proposed development will be located in an area that is also zoned "M5-5".
Schedule B to the Official Plan	This Schedule shows the Environmental Protection Natural Heritage Resource Areas within the Town.	Based on this Schedule, the subject property is located outside any natural heritage features. It should be noted, however, that fish habitat and a valley-land have been illustrated on this Schedule associated with a watercourse located immediately south of the subject property. All development will be sufficiently setback from this watercourse, fish habitat, and valley feature.
Schedule B-1 to the Official Plan	This Schedule identifies the applicability of the Black Ash Creek Special Policy Area (SPA).	The subject lands are located within the Black Ash Creek SPA. However, the channelization and stream improvements to remediate the potential flooding hazard have been completed. As a result, the proposed development would conform to the Black Ash Creek SPA.
3.10	This policy section identifies the jurisdiction of conservation authorities within the Town of Collingwood.	Given that Taylor Creek is located to the south of the subject property, a permit under Ontario Regulation 172/06 will be required for any development in proximity to this watercourse. A permit will be obtained from the Nottawasaga Valley Conservation Authority (NVCA) should any works be proposed within the Regulation area such as a stormwater outfall.
4.1.3.7	Building setbacks of 30 metres shall be required from the Environmental Protection area (EP) designation.	There is no Environmental Protection area designation on the subject property. However, the watercourse, fish habitat, and valley feature located

		to the south of the property contains an EP designation. All buildings proposed on the subject property will be setback a minimum of 30 metres from this watercourse and valley-land.
4.1.3.12.2	This policy defines the Adjacent Lands for Category 1 features shown on Schedule B and the need for an EIS.	Given the Category 1 Valley-land located to the south of the property, an EIS is required to support any development on the property. This EIS satisfies this policy requirement.
11.2	This policy section illustrates the required content and guidelines of Environmental Impact Statements (EIS).	This Environmental Impact Study has been based on these guidelines in addition to pre-consultation comments from the NVCA.

6. Conclusions

Roots Environmental has been retained by Millgar Developments, owners of Lot 44 Mountain Road in the Town of Collingwood, to prepare this Scoped Environmental Impact Study in support of a future site plan application and NVCA permit to permit urban industrial development on the property.

Provided that development occurs in accordance with the proposed plans and recommendations in this report, we anticipate no negative impacts to the natural heritage features, related ecological functions on adjacent lands to the property.

If you have any questions, please contact me.

Sincerely,



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

Attach.

Cc: Tatham Engineering Ltd.
 Burgess Gleason Environmental