

Environmental Impact Study For the Proposed Panorama Development (Mair Mills Village) In Collingwood, Ontario

(Town of Collingwood File # D12020224)



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For the Proposed Panorama
Development (Mair Mills Village)
In Collingwood, Ontario
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prepared for

Mair Mills Village Inc

by

Tarandus Associates Limited

October 2024

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Introduction

In September, 2024 Tarandus Associates Limited was retained by Mair Mills Village Inc to undertake an Environmental Impact Study (EIS) for a proposed development at 260 Mountain Road in the Town of Collingwood, Ontario (Figure 1). The requirement for this EIS is noted in The Town of Collingwood's conditions to final plan approval for registration of the Plan of Subdivision for the proposed Panorama Development. Specifically, Condition 31 states:

The Owner shall agree to submit, prior to final approval, an Environmental Impact Study for the subject lands, scoped at a minimum, to address the potential for Species at Risk habitat, to the satisfaction of the Town of Collingwood, and any provincial Ministry with jurisdiction.

In addition, Tarandus has included a review of natural-heritage planning policies as part of this EIS. This includes relevant policies of the recently approved Provincial Planning Statement (PPS), the County of Simcoe Official Plan (OP) Office Consolidation of February, 2023, and the Town of Collingwood's new OP (2024) as well as areas regulated by the Nottawasaga Valley Conservation Authority (NVCA).



Figure 1: Subject Property

100 m



Study Area

The parcel at 260 Mountain Road is located southwest of the intersection of Mountain Road and Tenth Line in the Town of Collingwood (Figure 1). Its legal description is Part of North ½ of Lot 44, Concession 11, Town of Collingwood, County of Simcoe, and it is 19.82 ha (46.5 ac) in area. The Town of Collingwood's new OP designates the property as Future Neighbourhood (Schedule 2 - Land Use Plan).

The subject property is almost entirely cultivated (Appendix I, Photos 1 and 2), with a small isolated area of naturalizing vegetation in the northeast corner of the site (Appendix 1, Photo 3). This feature is dominated by relatively young poplar, trembling aspen, willow, and buckthorn - an invasive species - as well as the occasional remnant apple tree from a former orchard. Hedgerows border the parcel on the south, west, and part of the north sides and generally consist of mature spruce, white pine, sugar maple, poplar, wild grape, and buckthorn, along with the occasional white ash.

Golf-course lands are located to the south and west of the site, Mountain Road, vacant land and a retail sports enterprise is to the north, and commercial/industrial lands are to the east.

There are no watercourses, wetlands, or woodlands on site (Appendix III - MNRF Map).

The owners of 260 Mountain Road have dedicated land to the Town of Collingwood for the expansion of the municipal Right Of Way (i.e. new roundabout. Tree removals have been undertaken by the Town started in early 2024, and underground services have been rerouted in the northeast corner of the parcel to allow for the new roundabout which is scheduled for construction in 2025.

Study Methods

Existing background natural-heritage information was acquired from a range of sources including the Ontario Ministry of Natural Resources and Forestry (MNRF), the Nottawasaga Valley Conservation Authority (NVCA) and the Town of Collingwood's new OP. Mapping obtained for the study area included 1:50,000 topographic maps and 1:10,000 Ontario Base Maps. Two site visits

were undertaken in September, 2024, during which the hedgerows on site and the isolated naturalizing feature in the northeast corner were examined for the presence of species at risk, the habitat for such species, and any significant wildlife habitat as defined by the Significant Wildlife Habitat Technical Guide (MNR; October, 2000).

Various sources of SAR information were also consulted. These included:

- Natural Heritage Information Centre;
- Land Information Ontario;
- Make A Map;
- Notawasaga Valley Conservation Authority;
- Ontario Breeding Bird Atlas; and
- the Ministry of Natural Resources and Forestry.

Results and Discussion

Natural-heritage features associated with the subject property are limited to the hedgerows and the small naturalizing feature in the northeast corner of the site. These can be expected to provide nesting habitat for common birds typical of an urban setting as well as some habitat for fauna such as racoons, rodents, squirrels, etc which are typically found in urban environments.

Species at Risk

No provincially endangered or threatened biota or habitat for such species at risk were noted during the two site visits. In addition, the MNR's Natural Heritage Information Centre (NHIC) database has no records of any species at risk for the two 1-km grid squares in which the subject parcel is located.

The only noteworthy biota observed on site were several monarch butterflies. This species is listed in Ontario as a "Species of Special Concern", which means the species lives in Ontario, is not considered endangered or threatened, but may become threatened or endangered because of a combination of identified threats and biological characteristics. Given the timing of this sighting and the general direction they were heading, it is likely that the monarchs were migrating toward their winter habitat in central Mexico.

Significant Wildlife Habitat

The Significant Wildlife Habitat Technical Guide (MNRF; October, 2000) states:

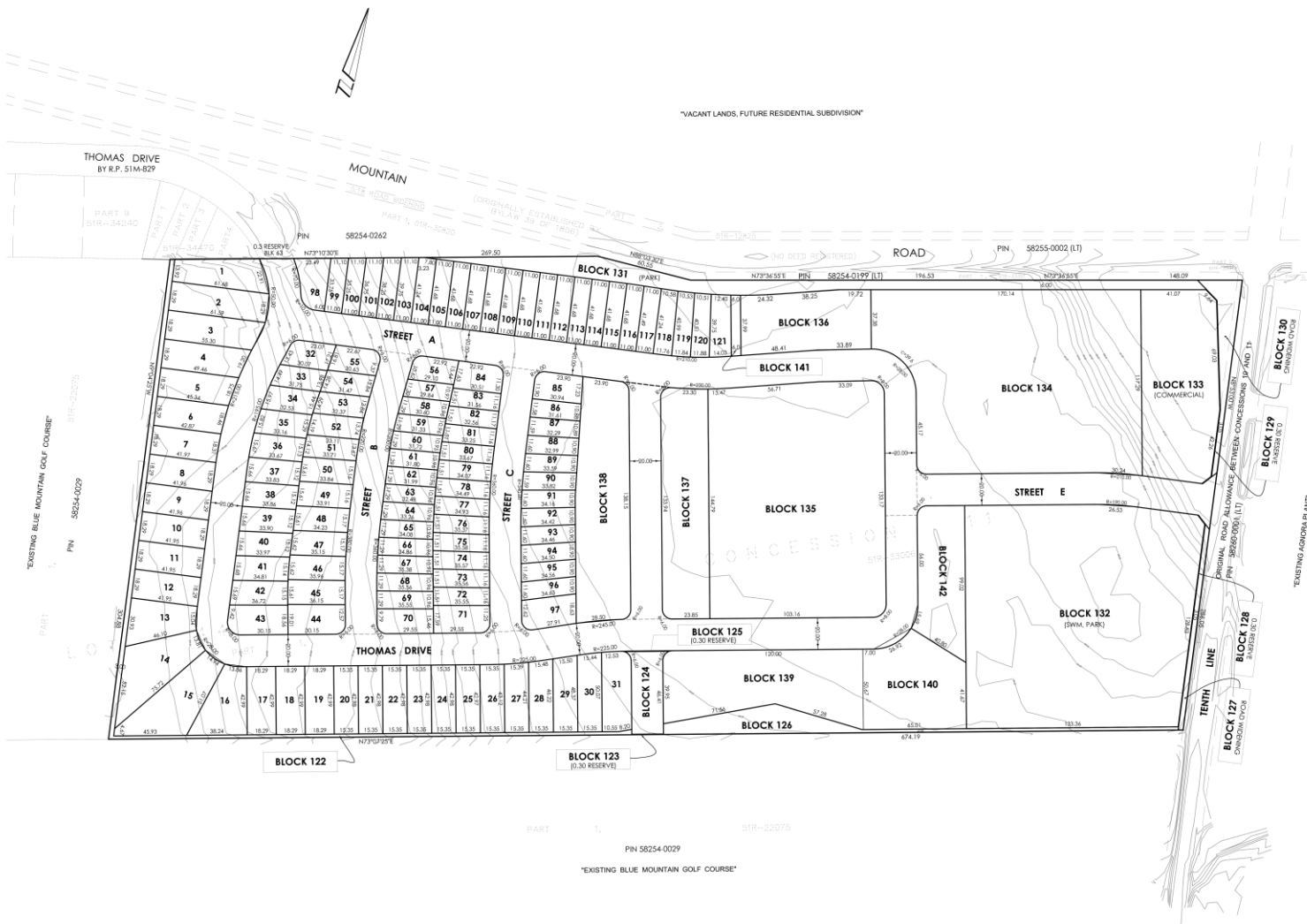
Wildlife habitat is considered *significant* where it is:

ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or Natural Heritage System. Criteria for determining significance may be recommended by the Province, but municipal approaches that achieve the same objective may also be used.

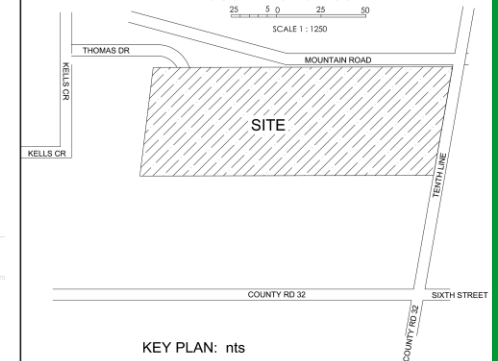
As previously noted, the subject property is almost entirely agricultural, with natural-heritage features limited to the hedgerows and the small area of naturalizing vegetation in the northeast corner of the site. Neither of these features meet the criteria for Significant Wildlife Habitat.

Proposed Plan of Subdivision

The proposed Plan of Subdivision for the Panorama development is illustrated in Figure 2. It includes 121 single detached residential lots, multi-unit residential blocks, a commercial block, and parklands, as well as stormwater-management system, roads, and walkways.



**DRAFT PLAN OF SUBDIVISION OF
PART OF THE NORTH HALF OF LOT 44
CONCESSION 11
(FORMERLY TOWNSHIP OF NOTTAWASAGA)
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE**



LAND USE SCHEDULE

DESCRIPTION	LOTS/BLOCKS	AREA (ha.)
Single Detached Residential	LOTS 1-121	6.718
Multi Unit Residential	BLOCKS 134 TO 140 & 142	5.752
Park Lands	BLOCK 131	0.364
Stormwater Management Park Lands	BLOCK 132	1.969
Commercial	BLOCK 133	0.567
Walkway	BLOCK 141	0.020
0.3m Reserve	BLOCKS 125, 126, 128 & 129	0.010
Future Street	BLOCK 124	0.105
Road Widening	BLOCKS 127 & 130	0.139
Dedication to Abutting Owner	BLOCKS 122 & 126	0.344
Roads	STREET A,B,C,D,E & THOMAS DRIVE	3.810
TOTAL		19.818ha

ADDITIONAL INFORMATION

(UNDER SECTION 5(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES 8.3.6, 8.3.6.1, 8.3.6.2 AND 8.3.6.3 AS SHOWN ON DRAFT PLAN.
n) Municipal Water
o) Clay Lanes
a) Municipal Sewer

OWNER'S CERTIFICATE

MARK HILL VILLAGE INC. AUTHORIZES THE SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF COLLINGWOOD PLANNING DEPARTMENT.

Mark Goodman
MARK GOODMAN
MARK HILL VILLAGE INC.

APRIL 23, 2018
DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE CORRECTLY SHOWN.

James M. Laws
JAMES M. LAWS, O.L.S.
Van Harten Surveying Inc.

APRIL 23, 2018
DATE

NOTE:

DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Etobicoke Ph: 525-688-5070	Guelph Ph: 525-822-2793	Orangeville Ph: 525-988-4330
www.vanharten.com		info@vanharten.com
DRAWN BY: S		CHECKED BY: JML
May 28, 2018 9:58am		C:\000BAG\PLANS\15314_Mark Hill Village\ACAD\Draft Plan.dwg

Figure 2: Proposed Panorama Plan of Subdivision

Natural Heritage Policy Review

Provincial Planning Statement

The 2024 Provincial Planning Statement (PPS) states, in part:

4.1.2. *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and groundwater features.*

The only natural-heritage features on 260 Mountain Road are the hedgerows and the small naturalizing feature in the northeast corner of the site. Both of these features have low ecological function.

The PPS also states:

4.1.3 *Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*

The subject property is located in Ecoregion 6E. The hedgerows and the small naturalizing area in the northeast corner of the parcel are not part of any natural-heritage system identified in the Official Plans of the Town of Collingwood or the County of Simcoe

The PPS further states:

4.1.4 *Development and site alterations shall not be permitted in:*

- a) Significant wetlands in Ecoregions 5E, 6E, and 7E, and*
- b) Significant coastal wetlands.*

The proposed Panorama development is not in any Provincially Significant Wetland or Significant Coastal Wetlands.

The PPS also states:

4.1.5 Development and site alterations shall not be permitted in:

- a) Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E, and 7E;*
- b) Significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St Marys River);*
- 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)*

unless it is demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The subject property is not located in the Canadian Shield north of Ecoregions 5E, 6E or 7E; and there are no coastal wetlands on the site. The subject property is not in any significant woodlands, significant valleylands, or significant wildlife habitat. There are no significant areas of natural and scientific interest (ANSIs) on or near the property

The PPS also states:

4.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

The proposed Panorama development is not in any fish habitat.

The PPS also states:

4.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

No threatened or endangered species were found on site during the two site visits of September, 2024. The provincial Natural Heritage Information Center database has no records of any threatened or endangered species within the two 1-km grid squares in which the subject property is located, nor is there any habitat for any endangered or threatened species on site.

The PPS further states:

4.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5 and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The PPS defines Adjacent Lands as:

those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

The proposed Panorama development is not contiguous to any natural-heritage feature or area identified in policies 4.1.4, 4.1.5 and 4.1.6.

County of Simcoe

Schedule 5.1 of the County's Official Plan confirms that the subject parcel is in an area designated "Settlements" and that no part of the property is in the County Greenlands System.

Schedule 5.2.2 indicates that there are no evaluated wetlands or watercourses on 260 Mountain Road.

Schedule 5.2.3 of the County's OP indicates that there are no provincial or regional Areas of Natural and Scientific Interest (ANSIs) on or anywhere in the vicinity of the subject parcel.

The subject property is not on any Highly Vulnerable Aquifer (County OP, Schedule 5.2.5).

The proposed Panorama development is also not within the Niagara Escarpment Plan Area, the Greenbelt Plan Area or the Oak Ridges Moraine Conservation Plan Area (OP Schedules 5.3.1, 5.3.2, and 5.3.3).

Town of Collingwood

Schedule 2 (Land Use Plan) of the Town's OP indicates that the subject parcel is designated Future Neighbourhood.

Schedule 3 of the Town's OP (Natural-Heritage System) indicates that there are no Category 1 Wetlands or Category 1 or 2 Woodlands on the 260 Mountain Road parcel.

Nottawasaga Valley Conservation Authority

A narrow area of land along part of the south side of the subject property and a small area in the southeast corner are regulated by the Nottawasaga Valley Conservation Authority (Appendix III). As such a permit must be obtained from the NVCA for development in these areas.

Potential Effects

The subject property is almost entirely in agricultural land use, with the only natural-heritage features consisting of hedgerows along parts of the property boundary and a small isolated area of naturalizing land in the northeast corner of the site. These features are considered to be of low ecological functionality, and the removal of some or all of the vegetation associated with the parcel is not considered to be a significant effect. In time, this effect will be offset by the planting of better-quality trees on both private and public lands in the Panorama development.

Proposed Mitigation Measures

A comprehensive program of mitigation measures will be finalized as part of the development-approval process and will be implemented prior to construction. The following measures are intended to form the core of the mitigation plan. It is expected that these measures may be further refined and enhanced prior to development.

Construction Mitigation Measures

1. Construction methods will incorporate techniques which will achieve relevant provincial and municipal standards to minimize the effects of siltation and erosion.
2. Any fill materials deposited in the development area should conform to the fill-quality standards of the relevant regulatory authorities.
3. Sediment-control measures should be implemented as appropriate.
5. On-site fuels, oils and chemicals should also be stored at least 150 meters from any surface waters.
6. Soil-stabilization measures should be implemented to minimize erosion and siltation. The application of plant mulches, chemical stabilization, or matting should be used, as appropriate, to reduce the effects of rainfall and runoff.

7. Excess construction materials should not be deposited anywhere where they could be reintroduced into the natural environment.
8. Environmental monitoring of construction activities should be undertaken by appropriate qualified personnel.
9. Any required tree removal should be undertaken outside the bird-nesting season which extends from about mid March to mid August. Alternatively, tree removal may be undertaken if a qualified biologist inspects the tree(s) and can confirm no active nests are present.

Summary

1. There are no provincially endangered or threatened species on 260 Mountain Road.
2. There is no Significant Wildlife Habitat on the subject property.
3. The hedgerows and the small, isolated, naturalizing area in the northeast corner of the site are considered of low ecological functionality, and the removal of parts or all of these features is not considered a significant effect. In time, it is expected that the effect of any vegetation removal will be offset by the planting of better-quality trees and shrubs on both private and public lands in the Panorama development.
- 4) The proposed Panorama development is in conformity with the Natural-Heritage Policies of the 2024 Provincial Planning Statement and is supported by relevant Official Plan policies of the County of Simcoe and the Town of Collingwood.
- 5) A copy of this report has been provided to SAROntario@ontario.ca.

Appendix I

Photographs



Photo 1: Subject parcel viewed west to east (20 September, 2024).



Photo 2: Subject parcel viewed east to west (20 September, 2024).

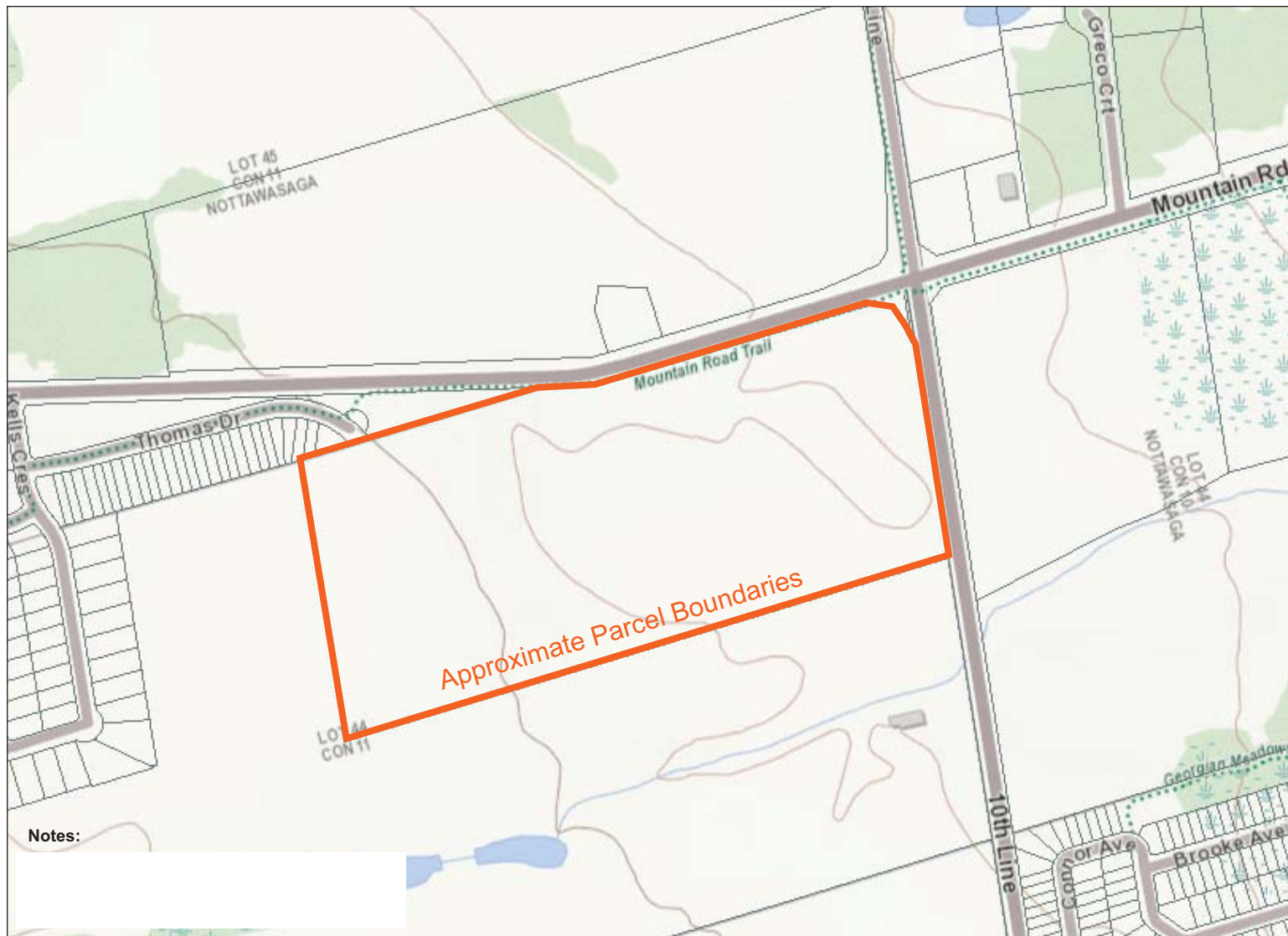


Photo 3: Naturalizing area in the northeast corner of the site (20/08/2024).

Appendix II

MNR Mapping

260 Mountain Road, Collingwood



Notes:

0.3 0 0.16 0.3 Kilometres

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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Legend

- Assessment Parcel
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Conservation Reserve
- Provincial Park
- Natural Heritage System



Appendix III

NVCA Regulated Areas

