

SCOPED ENVIRONMENTAL IMPACT STUDY



December 9, 2024

4492 Adjala-Tecumseth Townline
Township of Adjala-Tosorontio

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1 INTRODUCTION

Roots Environmental Inc. ('Roots') has been retained by Peter VanderZaag to complete a Scoped Environmental Impact Study (SEIS) for the property located at 4492 Adjala-Tecumseth Townline as illustrated in *Figure 1 – Site Location*.

The proposed development of the site is for institutional uses. A SEIS is required to support a Consent Application and Zoning By-Law Amendment (ZBA) for the development per policies of the Township of Adjala-Tosorontio and County of Simcoe Official Plans.

The purpose of the SEIS is to identify the presence of any natural heritage features on the site or adjacent lands of 120 metres, assess any impacts resulting from the proposed development, and identify any preventative, mitigative or remedial measures to ensure no negative impacts.

2 POLICY AND LEGISLATION OVERVIEW

A detailed review of relevant environmental legislation and policies will be included in Section 8 of this EIS. This review will include the Provincial Planning Statement, County of Simcoe Official Plan, Township of Adjala-Tosorontio Official Plan and Zoning By-Law, *Endangered Species Act*, *Conservation Authorities Act* and *Migratory Birds Convention Act*.

3 METHODOLOGY

Preparation of the EIS involves a desktop review of available information, field investigations and consultation with applicable agencies. The following provides a summary of tasks completed for the SEIS.

3.1 Consultation with Agencies

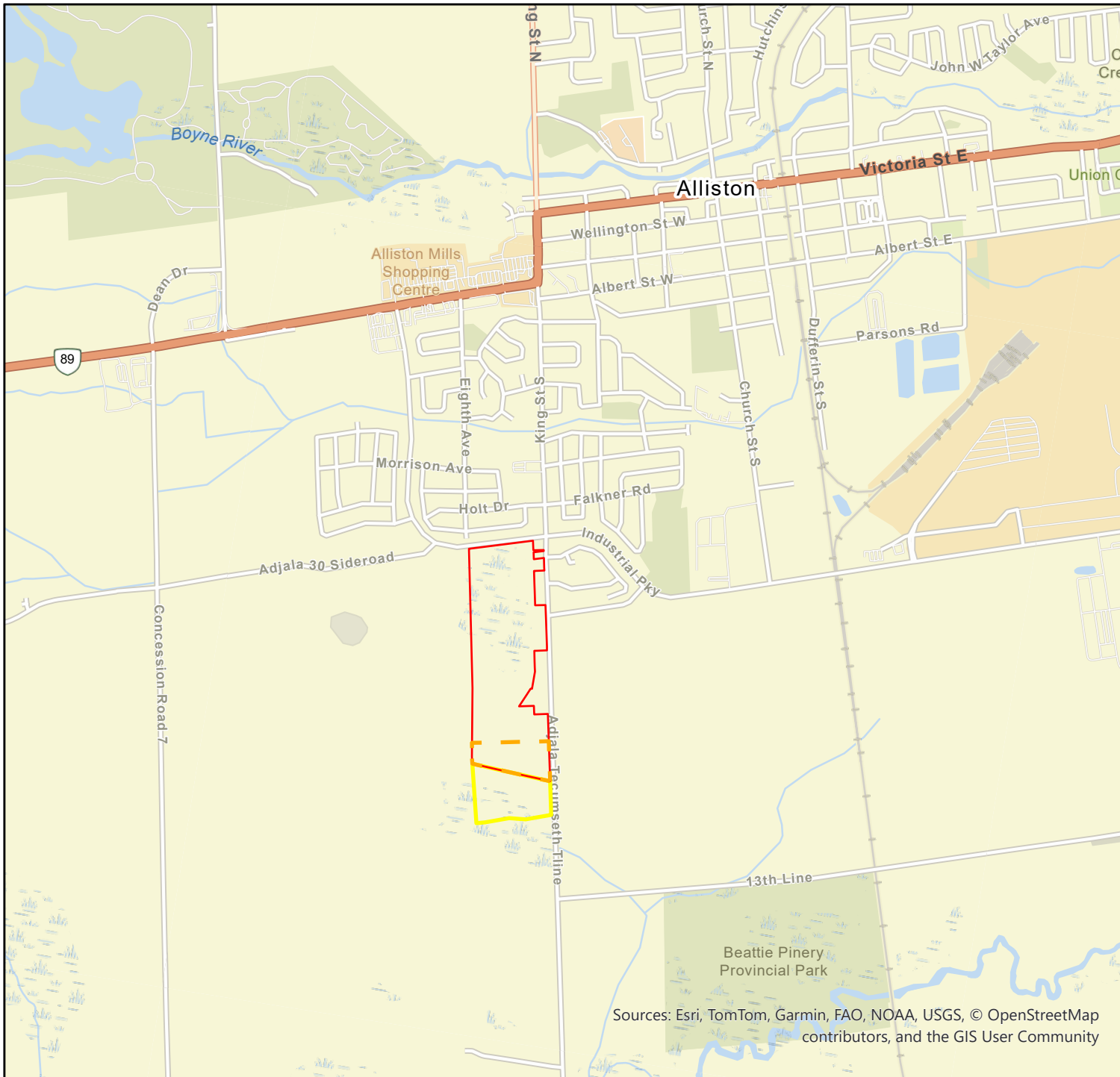
3.1.1 Township of Adjala-Tosorontio

Pre-consultation has occurred with the Township staff for the proposed applications. Township staff requested the preparation of a SEIS in support of the applications.

3.2 Desktop Review

A desktop review was completed to identify previously known natural features and occurrences of rare species or SAR in the Study Area. Sources included the following:

- The Ministry of Natural Resources (MNR) Natural Heritage Information Centre (NHIC);
- Township of Adjala-Tosorontio Official Plan;
- Ontario Nature Reptile and Amphibian Atlas;
- iNaturalist; and
- NVCA Regulation Mapping.



Legend

- Subject Property
- Alliston Christian School Property
- Proposed Severance Area

SCOPED ENVIRONMENTAL IMPACT STUDY

Figure 1
Site Location

4492 Adjala-Tosorontio Townline
Township of Adjala-Tosorontio



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



650 325 0 650 1,300 1,950 2,600
Meters

3.3 Field Investigations

A site investigation was completed on November 13, 2024, based on a preliminary desktop review for the Study Area. Previously mapped natural heritage features were visited and confirmed, and the general condition of the proposed severance and retained parcels were assessed. Detailed site investigations (i.e., plant surveys, ELC, bird surveys, etc.) were deemed unwarranted at this time given the primary purpose of this proposal is to allow an addition to an existing school lot, and that the majority of the subject property is currently farmed and devoid of natural heritage features

4 EXISTING CONDITIONS

4.1 Desktop Review

4.1.1 MNRF NHIC Make-A-Map: Natural Heritage Areas

The NHIC geographic search for the subject property and adjacent lands of 120-metres (Squares 17NJ8986, 17NJ9087, 17NJ8987, 17NJ9086) was completed to identify previous records for natural features and species in the area as shown on *Figure 2 – NHIC Natural Areas Map*. Occurrences documented by NHIC may include those beyond the site and on habitats suitable to those species. The following records of rare species or SAR were found:

- Wood Thrush (*Hylocichla mustelina*) (S4B) (Special Concern) (SC)
- Eastern Wood-pewee (*Contopus virens*) (S4B) (SC)
- Riffle Snaketail (*Ophiogomphus carolus*) (S3)
- Eastern Meadowlark (*Sturnella magna*) (S4B,S3N) (Threatened) (THR)
- Bank Swallow (*Riparia riparia*) (S4B) (THR)
- Grasshopper Sparrow (*Ammodramus savannarum*) (S4B) (SC)
- Eastern Milksnake (*Lampropeltis Triangulum*) (S4) (Not-At-Risk) (NAR)
- Butternut (*Juglans cinerea*) (S2?) (Endangered) (END)
- RESTRICTED SPECIES

Unevaluated wetlands and a watercourse are mapped within adjacent lands to the south of the proposed development area. A summary of the records is included in Appendix A.

4.1.2 Township of Adjala-Tosorontio Official Plan

The Township of Adjala-Tosorontio Official Plan illustrates the following environmental overlays and/or natural heritage features within and adjacent to the site:

- County of Simcoe Greenlands; and
- NVCA Fill Area.

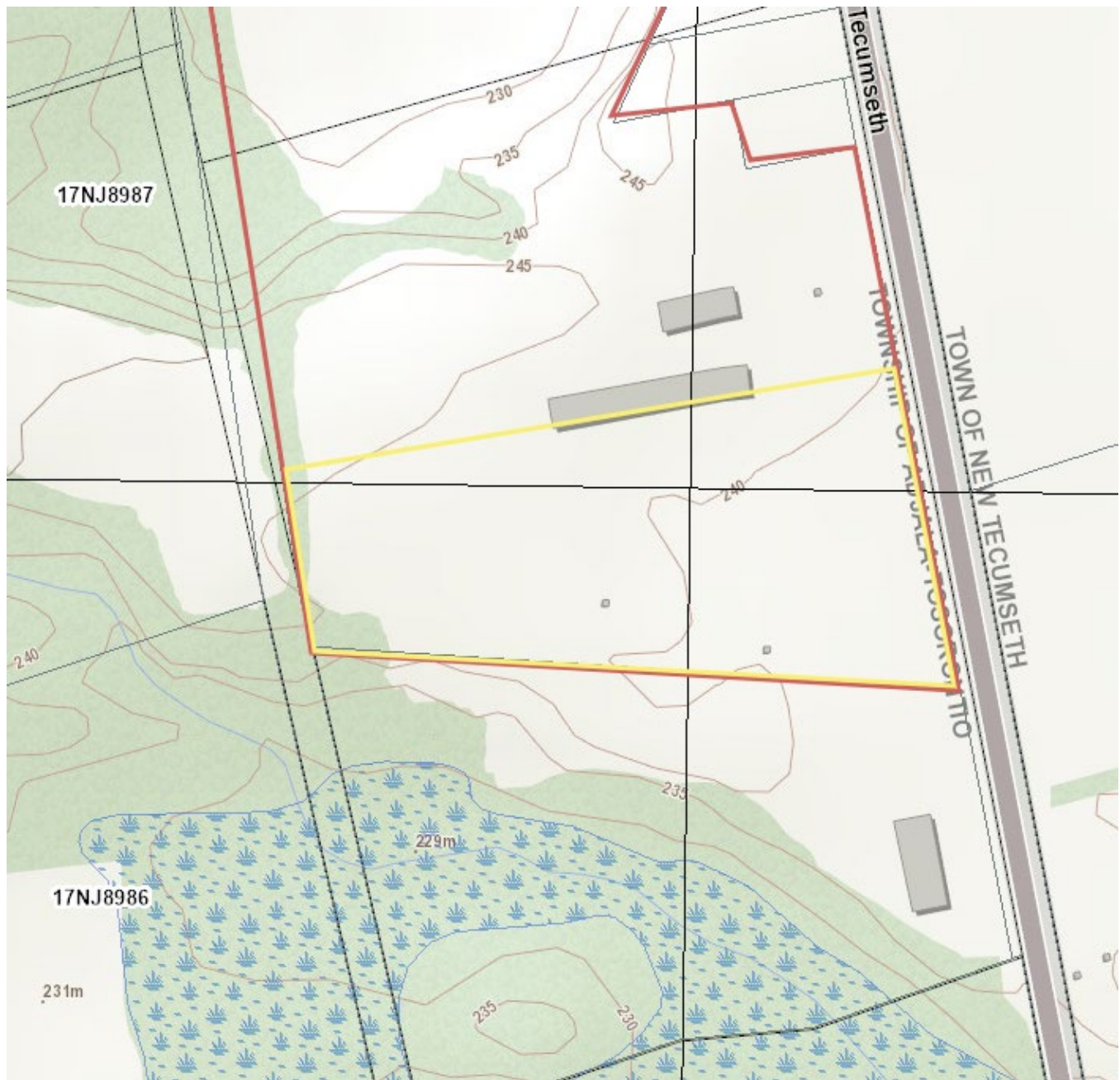


Figure 2: NHIC Mapping (Property Boundary illustrated in red).

4.1.3 Ontario Nature Reptile and Amphibian Atlas

A geographic query of occurrence square 17NJ50 was completed using the Ontario Nature Reptile and Amphibian Atlas for observations of species collected from 1970-2019. Observations will include observations beyond the site and on habitats suitable to those species.

Five Species at Risk (SAR) were found in the search:

- Blanding's Turtle (*Emydoidea blandingii*) (THR)
- Snapping Turtle (SC)

Other species noted in the search are common to Ontario. A summary of the records is included in Appendix A.

4.1.4 iNaturalist

A geographic query was completed for iNaturalist records within the site and adjacent lands. There were no observations of rare species or Species at Risk noted.

4.1.5 NVCA Regulation Mapping

Regulated area under O. Reg. 41/24 of the *Conservation Authorities Act* is found within the southwest portion of the proposed severance area. A watercourse is also noted to the south and west of the subject property.

4.2 Site Investigation

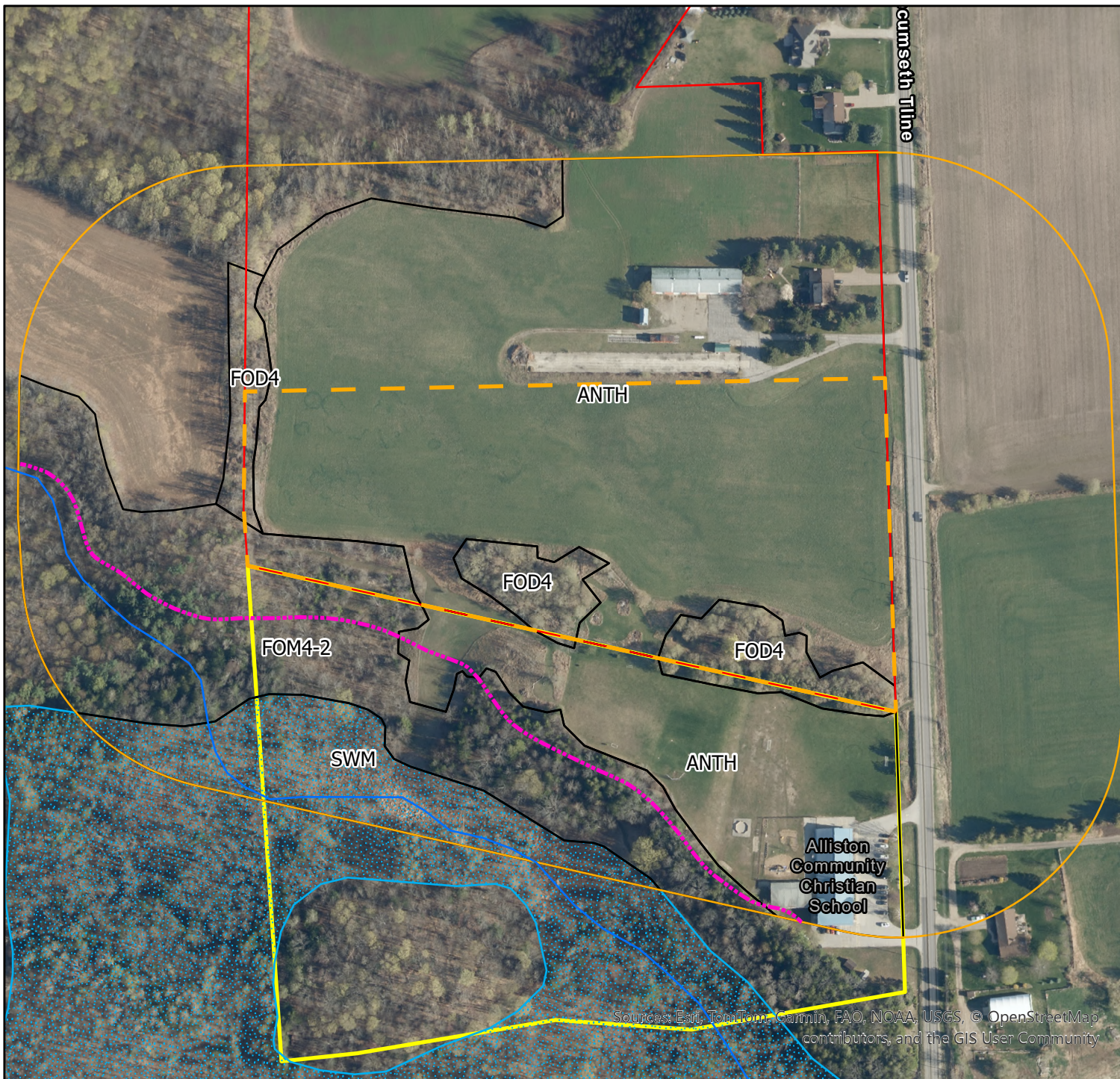
A site investigation was completed on November 13, 2024. The majority of the proposed severance area is actively farmed for potato crops. Per discussions with the landowner and future owner, these agricultural practices will continue until development is approved and construction begins.

Vegetation communities were identified on site using ELC to the vegetation type or ecosite within the proposed development area. Adjacent lands are classified to the Ecosite/Community level where possible. Provided below are descriptions of communities, which are shown on Figure 3 – Existing Conditions and Table 1 – Site Photos.

A deciduous hedgerow (FOD4) is present along the southern boundary of the proposed severance area. This hedgerow, the result of past disturbance and clearing on the property, is largely dominated by Manitoba Maple (*Acer negundo*) with associates of Weeping Willow (*Salix babylonica*), Green Ash (*Fraxinus pennsylvanica*) and White Elm (*Ulmus americana*). A narrow-planted band of Eastern White Cedar (*Thuja occidentalis*) is present along the south property line abutting the existing Alliston Christian School. The understory of this hedgerow has been largely disturbed. It is utilized by school children, and piles of refuse and machinery were present. Informal paths and small clearings were also noted.

Dry-Fresh White Cedar – Poplar Mixed Forest Type (FOM4-2) was found in the southwest corner of the severance area, which extends south, southeast and southwest of the severance area. Species composition varied but was found to largely be comprised of Eastern White Cedar, Green Ash, White Elm, White Birch (*Betula papyrifera*), Hard Maple (*Acer saccharum*), Staghorn Sumac (*Rhus typhina*), Apple (*Malus* sp.), Choke Cherry (*Prunus virginiana*) and Common Buckthorn (*Rhamnus cathartica*). A significant downward slope to the south is present within part of this community. Existing trails are present and evidence of past clearing/logging activities.

A hedgerow (FOD4) is present along the west border of the severance area between agricultural fields. This hedgerow is largely comprised of Green Ash, Manitoba Maple and Basswood (*Tilia americana*). Small pockets of Staghorn Sumac dominated cultural thicket (CUT1-1) and Cultural Meadow (CUM1-1) were present along the edges of the hedgerow.



Legend

- Subject Property
- Alliston Christian School Property
- Proposed Severance Area
- Adjacent Lands (120-m)
- Top of Slope (Based on contours)
- Intermittent Watercourse
- ELC Units
- Unevaluated Wetlands (MNR)

SCOPED ENVIRONMENTAL IMPACT STUDY

Figure 3
Existing Conditions

4492 Adjala-Tosorontio Townline
Township of Adjala-Tosorontio



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

cumseeth Tiline

Alliston
Community
Christian
School

FOD4

ANTH

FOD4

FOM4-2






SWM

ANTH

FOD4

75 37.5 0 75 150 225 300 Meters

Table 1: Site Photos (K Fleming 2024).

	
<p>Agricultural field within the proposed severance area.</p>	<p>FOD4 (Deciduous Hedgerow) present along south boundary of the severance area.</p>
	
<p>Small openings and manicured lawn areas within FOD4.</p>	<p>Edge of FOM4-2 in southwest corner of the severance area. Existing trail through this community is visible.</p>
	
<p>Hedgerow (FOD4) along west edge of the severance area. Small pockets of CUT1-1 (Sumac Thicket) are visible.</p>	

Adjacent lands to the development area were not surveyed as these areas were Anthropogenic in nature, beyond 30-metres to the development area and/or are privately owned. These adjacent lands included Deciduous Forest (FOD), Mixed Swamp Type (SWM), Mixed Forest (FOM), Institutional and Residential Uses (Anthropogenic Disturbance (ANTH)).

No rare species or SAR were found within the development area or adjacent lands. All species were found to be common to similar habitats found in Ontario or are listed as non-native/exotic species.

4.3 Aquatic Habitats

An intermittent tributary of the Nottawasaga River is present to the south of the subject property and proposed severance area as illustrated in Figure 3. No development or in-water works will occur in this watercourse given its location off of the property.

No other aquatic features (i.e., watercourses, waterbodies, etc.) exist within the development area or adjacent lands.

4.4 Wetlands

Unevaluated wetlands are present to the south of the subject property and proposed severance area as illustrated in Figure 3. No delineation of this wetland was warranted, as all development will occur 60-metres or greater to its mapped limit.

4.5 Species at Risk

A SAR Bat Maternity Roost (Treed) Survey was completed for the severance area within wooded areas that would be removed through future physical development of the lands. No visible cavity/snag trees were identified that would support maternity roost habitat.

No SAR or potential habitat was found within the severance area based on the result of a SAR Screening, which was based on existing occurrence records for the area, habitats present and a site investigation.

4.6 Significant Wildlife Habitat Screening

An assessment of candidate Significant Wildlife Habitat (SWH) has been completed using the “Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E” (MNRF 2015) based on the results of the desktop review, habitats present and site investigation. Four types of SWH have potential to occur within adjacent lands to the proposed development:

- Bat Maternity Colonies;
- Amphibian Breeding Habitat (Woodlands);
- Special Concern and Rare Wildlife Species; and
- Amphibian Movement Corridors.

No Significant Wildlife Habitat was identified within the development area consisting of active agricultural fields.

5 ASSESSMENT OF NATURAL HERITAGE FEATURES/AREAS

Identification of natural heritage features is based on the PPS, the MNRF “Natural Heritage Reference Manual” (2nd Edition) (MNRF 2010), County of Simcoe Official Plan, Township of Adjala-Tosorontio Official Plan, “Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E” (MNRF January 2015), and listings and habitat descriptions for species listed in the ESA.

5.1 Significant Wetlands (and Coastal Wetlands)

A review of the MNRF NHIC mapping found no Provincially Significant Wetlands within the proposed severance area or adjacent lands.

5.2 Other Wetlands (Unevaluated, Non-Provincially Significant)

Unevaluated wetlands are found within adjacent lands to the south of the proposed severance area as illustrated in Figure 4 – Natural Heritage Features. No development or site alteration will occur in this feature resulting from the proposed development application.

The County of Simcoe Greenlands overlay encompasses these unevaluated wetlands. County Greenlands include all wetlands greater than 2-ha in size. As this unevaluated wetland is greater than 2-ha and is found within the Greenlands area, an impact assessment is provided in Section 7 of this report.

5.3 Significant Woodlands

The Natural Heritage Reference Manual (OMNR 2010) states that planning authorities should undertake comprehensive studies to identify significant woodlands in their planning area. The County of Simcoe Official Plan (Schedule 5.1) identifies an overlay of Greenlands encompassing woodland habitats within the proposed severance area and adjacent lands to the south, east and north. The extent of this Greenland overlay has been refined based on site investigation and current aerial photography as illustrated in Figure 4. The Greenlands overlay includes Significant Woodlands. As woodlands within the southwest part of the severance area and extending onto adjacent lands are greater than 20-ha in size, they would be considered Significant.

Due to the presence of this feature within the severance area and adjacent lands, an impact assessment is provided in Section 7 of this report.

5.4 Significant Valleylands

No significant valley land features were identified during the desktop review or found during field surveys on the site. A steep slope to the intermittent tributary of the Nottawasaga River is present south of the proposed severance area, however; it has not been identified as significant at this time.



Legend

- Subject Property
- Alliston Christian School Property
- Proposed Severance Area
- Adjacent Lands (120-m)
- Top of Slope (Based on contours)
- Intermittent Watercourse
- Greenlands (Significant Woodlands, Significant Wildlife Habitat, Unevaluated Wetlands)
- Unevaluated Wetlands (MNR)

SCOPED ENVIRONMENTAL IMPACT STUDY

Figure 4
Natural Heritage Features/Designation
4492 Adjala-Tosorontio Townline
Township of Adjala-Tosorontio



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



75 37.5 0 75 150 225 300 Meters

5.5 Significant Wildlife Habitat

Based on an assessment of SWH using the “Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E”, four types of SWH have potential to occur within the southwest corner of the proposed severance area and adjacent lands:

- Bat Maternity Colonies;
- Amphibian Breeding Habitat (Woodlands);
- Special Concern and Rare Wildlife Species; and
- Amphibian Movement Corridors.

Due to the presence of this feature within severance area and adjacent lands, an impact assessment is provided in Section 7 of this report.

5.6 Significant Areas of Natural and Scientific Interest

A desktop review of available information found no Provincially Significant ANSI within 120 metres of the subject property.

5.7 Fish Habitat/Watercourses

An intermittent watercourse is present within adjacent lands to the south of the proposed severance area as illustrated in Figure 4. As this feature is found within adjacent lands, an impact assessment is provided in Section 7 of this report.

5.8 Habitat of Endangered Species and Threatened Species

Based on a desktop review, habitats present and field investigation, no habitat for threatened or endangered species was identified within the proposed severance area.

6 PROPOSED DEVELOPMENT

6.1 Development Overview

The proposed development will include a Consent Application and Zoning By-Law Amendment to permit the severance of part of the subject property as illustrated in *Figure 5 – Development Setbacks*. The severance area is approximately 4.61-ha. The exact extent of the severance area will be confirmed with the Township and through the provision of a plan of survey.

The severed lands will developed in the future by the Alliston Christian School for institutional uses.



Legend

- Subject Property
- Alliston Christian School Property
- Proposed Severance Area
- Adjacent Lands (120-m)
- Top of Slope (Based on contours)
- Intermittent Watercourse
- Greenlands (Significant Woodlands, Significant Wildlife Habitat, Unevaluated Wetlands)
- Setback (10-metres)
- Unevaluated Wetlands (MNR)

SCOPED ENVIRONMENTAL IMPACT STUDY

Figure 5
Development Setbacks

4492 Adjala-Tosorontio Townline
Township of Adjala-Tosorontio



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the Geo-Information Community

Alliston
Community
Christian
School

50 25 0 50 100 150 200 Meters

7 IMPACT ASSESSMENT

Three natural heritage features have been identified on the site and adjacent lands:

- Unevaluated Wetlands;
- Significant Woodlands;
- Significant Wildlife Habitat; and
- Fish Habitat.

This section will assess potential impacts to these features and ecological functions resulting from the proposed development and provides mitigation measures to ensure no negative impacts. This report utilizes the definition of a “negative impact” in the PPS (Page 48) *“in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.”*

7.1 Unevaluated Wetlands

As illustrated in Figure 5, all development will occur outside the mapped limits of the unevaluated wetlands, therefore, no direct impacts are anticipated.

Potential indirect impacts to the wetland on adjacent lands resulting from the proposed development during and post-construction could include the following:

- Changes in drainage patterns would reduce hydrological input to the wetland.
- Sediments and/or contaminants leaving the site and entering the wetland.
- Removal of vegetation adjacent to the wetland could impact the thermal regime, reduce nutrients, increase erosion, etc.

A setback of 65-metres or greater will be maintained to the mapped limits of the wetland as illustrated in Figures 5. Existing vegetation comprised of mature mixed woodland will be retained, reducing any potential thermal impacts or increased erosion.

During future construction, Erosion and Sediment Control (ESC) fencing shall be installed to control sediments leaving the construction area. This fence is to be maintained until all construction and required landscaping is completed.

Grading for future development shall be designed to maintain existing drainage patterns pre- to post-development.

As a vegetated setback will be maintained, ESC fencing will control sediments leaving the site during future construction, and development will not result in a negative impact to the hydrologic regime of the wetland, no negative impacts are anticipated to this feature resulting from the proposed development.

7.2 Significant Woodlands

Significant Woodlands are present within the southwest corner of the proposed severance area and adjacent lands as illustrated in Figure 5.

It is recommended that all future development in the severance area be located outside the limit of the Significant Woodlands/Greenlands as required per policies of the County of Simcoe Official Plan (Section 3.8.11).

Potential indirect impacts to Significant Woodlands on adjacent lands resulting from the proposed development during and post-construction could include the following:

- Impacts to adjacent retained vegetation during construction, including incidental harm or soil compaction from machinery in the rooting zone.
- Human disturbance through encroachment, dumping of refuse and garden waste, etc.
- Planting of non-native invasive species that can impact native species in the retained woodland.

A 10-metre setback is recommended from the limits of the woodlands. This setback shall be delineated prior to construction, maintained during construction and restored with native species/plantings through provision of a future landscaping plan.

It is further recommended that a Tree Preservation Plan be completed for future development within the severance area. The Tree Preservation Plan is to include a protection zone for trees to be maintained, and mitigation measures to ensure no impacts to the woodland during construction and post-development.

As all future development will occur outside the limits of the Significant Woodlands, a 10-metre setback will be maintained and restored with native vegetation, and a Tree Preservation Plan will be completed, no negative impacts are anticipated resulting from the proposed development.

7.3 Significant Wildlife Habitat

Potential habitats are present within adjacent lands to the south and southwest of the proposed severance area as illustrated in Figure 5. There will be no direct removal of these features resulting from the proposed future development.

Potential indirect impacts to Significant Wildlife Habitat on adjacent lands resulting from the proposed development during and post-construction could include the following:

- Noise and light pollution to local wildlife within the adjacent woodlands/wetland habitat; and
- Human disturbance post-construction (i.e., trampling of vegetation, informal trails, removal of habitats, etc.).

As stated in Section 7.2, a 10-metre setback to woodlands will be implemented and restored with native plantings. This will provide a naturalized buffer to potential habitats adjacent to the development. A setback of 65-metres or greater will be maintained from wetlands habitats that may support amphibian breeding habitats and corridor functions.

It is expected that lighting and noise impacts from future institutional uses will be minimal, as all activities will be confined to school hours during the weekdays. Based on adjacent uses within the existing school property to the south and current agricultural uses in the severance area, we anticipate that added noise resulting from the development will have no negative impacts on adjacent lands.

If overland lighting is proposed for the future development of the severance area, it is recommended that it include reflectors to orient light to the activity areas and away from the adjacent woodland habitats.

As school activities will be limited to specific locations of the severance area, we anticipate that there will be no indirect removal of significant habitats.

Based on the retention of adjacent habitats, restoration of setback areas that will increase overall woodland and vegetative cover in the area, and recommendations for control of lighting and human disturbance to adjacent natural areas, no negative impacts are anticipated resulting from the proposed development.

7.4 Fish Habitat/Watercourse

An intermittent watercourse is located within adjacent lands to the proposed development as illustrated in Figures 5. There will be no direct alterations to this watercourse or in-water works resulting from the proposed development.

Potential indirect impacts to the watercourse on adjacent lands resulting from the proposed development during and post-construction could include the following:

- Changes in drainage patterns reducing hydrological input to the watercourse.
- Sediments and/or contaminants leaving the site and entering the watercourse.
- Removal of vegetation adjacent to the watercourse could impact the thermal regime, reduce nutrients, etc.

A 100-metre or greater setback to the watercourse will be maintained as illustrated in Figures 5. This setback will include existing retained woodland and wetland vegetation adjacent to the watercourse. The setback area will include a steep slope to the watercourse. All development will be 20-metres or greater from the top of that slope.

This vegetated setback will be maintained to provide a buffer for any incidental sediments and/or contaminants leaving the site post-construction.

To reduce potential for impacts during construction, it is recommended that Erosion/Sediment Control (ESC) fence be installed at the limit of grading prior to any site works and maintained until all construction and any required landscaping is completed. This fence will assist in capturing any sediments from the construction area, preventing sedimentation into the watercourse and setback areas.

Grading for future development shall be designed to maintain existing drainage patterns pre- to post-development.

As no in-water works or alternations to the watercourse will occur, a vegetated setback and existing drainage will be maintained, we anticipate no negative impacts to fish habitat resulting from the proposed development.

7.5 Additional Recommendations

To avoid potential direct impacts to bird species (i.e. destruction of nests) protected under the *Migratory Birds Convention Act*, it is recommended that no clearing of vegetation occurs between April 1 – August 31st.

Should any Species at Risk be observed within the development area during construction, all work should cease and appropriate agencies (i.e., Ministry of Environment, Conservation and Parks (MECP)) be contacted to determine appropriate actions.

8 POLICY AND LEGISLATION COMPLIANCE

8.1 Environmental Planning Policies

The following tables provide a summary of planning policies and rationale for compliance with the Provincial Planning Statement, County of Simcoe Official Plan, Township of Adjala-Tosorontio Official Plan, and O. Reg. 41 /24 to the *Conservation Authorities Act* for the proposed development. This environmental policy consistency and conformity was undertaken by Charles F. Burgess, MCIP, RPP of Burgess Gleason Environmental Inc.

Table 2: Provincial Planning Statement (2024)

Section	Policy	Policy Consistency
4.1.3	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 typically illustrated on Schedules to municipal Official Plans or identified by the Ministry of Natural Resources and Forestry. Based on mapping, a Natural Heritage System exists at the southwest corner of the subject property.
4.1.4	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.
4.1.5	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	Based on existing information and a site inspection, a small part of a significant woodland exists in the southwest corner of the property. No new development and site alteration will be permitted in this natural heritage feature. As a result, there will be no negative impact on this significant woodland.

	natural feature and their ecological functions.	
4.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	There are no watercourses that contain fish habitat on the subject property.
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.	The field inspection and evaluation has demonstrated that the proposed development will be located in an area that is devoid of any habitat of endangered or threatened species. As a result, the provisions of the <i>Endangered Species Act</i> will be met.
4.1.8	Development and site alteration shall not be permitted on adjacent lands to features identified in 4.1.4, 4.1.5, and 4.1.6 unless it has been demonstrated that there will be no negative impacts.	The lands intended for severance and the proposed development will be located adjacent to a significant woodland and significant wildlife habitat located to the south. All new development will be sufficiently setback from these natural heritage features. As a result, there will be no negative impacts on the significant woodland and wildlife habitat.

Table 3: County of Simcoe Official Plan (Consolidation 2023)

Schedule/Section	Designation/Policy	Conformity
Schedule 5.1 to the Official Plan	The subject property is primarily designated Rural according to the Land Use Schedule to the Official Plan. Further, the Greenlands designation exists in the southwest part of the property.	The proposed institutional development will be located outside the woodland area and County's Greenlands system in the southwestern part of the property.
Schedule 5.2.2 to the Official Plan	This Schedule shows the streams and evaluated wetlands within the County.	Based on this Schedule, the property is devoid of any evaluated wetlands and watercourses.
Schedule 5.2.3 to the Official Plan	This Schedule shows the ANSI within the County.	Based on this Schedule, the property is <u>not</u> located within an ANSI.
Schedule 5.2.5 to the Official Plan	This Schedule shows the Highly Vulnerable Aquifers (HVA) in the County.	The subject property is located outside a HVA according to Schedule 5.2.5.

Schedule 5.2.6 to the Official Plan	This Schedule illustrates the Significant Groundwater Recharge Areas (SGRA) within the County's jurisdiction.	The subject property is outside a SGRA according to this Schedule.
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Table 4: Township of Adjala-Tosorontio Official Plan (Consolidation 2002) and Zoning By-Law 03-57.

Schedule/Section	Designation/Zoning	Conformity/Compliance
Schedule A-4 to the Official Plan	The subject property is designated Rural according to the Land Use Schedule to the Official Plan.	The proposed school expansion is permitted in the Rural designation.
Schedule C-4 Natural Features	This Schedule shows that the majority of the subject property is within the County Greenlands system.	The proposed institutional development will be located outside the woodland area and County's Greenlands in the southwestern part of the property.
Schedule A-4 to Zoning By-Law	This Schedule shows that the lands intended for severance are zoned Rural (R).	A zoning by-law amendment will be required to allow for institutional use and school expansion.

Table 5: Ontario Regulation 41/24 - Under the *Conservation Authorities Act*

Section	Provision	Compliance
1	Section 1 defines the areas that are subject to the Regulation including wetlands, areas susceptible to flooding and erosion, and hazardous lands such as unstable soils and bedrock.	Based on mapping produced by the NVCA, the property is partially located in an area subject to Ontario Regulation 41/24.
2.(1)	This section addresses development in association with valleylands, steep slopes, and flood plain areas.	A steep slope exists to the southwest of the lands intended for severance. As a result, permit approval will be required from the NVCA as it relates to development in proximity to the steep slope (within the stable slope setback).
2.(2)	This provision limits development associated with the Great lakes	The subject property is not located on the shorelands of a Great Lake or large inland

	and large inland lakes such as Lake Simcoe.	lake. As a result, this provision does not apply to the development of this property.
2.(3)	These sections limit development associated with wetlands and adjacent lands which is defined as 30m.	A wetland exists to the south of the subject property. All new development will be located a minimum of 30 metres from this wetland areas. On this basis, this provision does not apply to the proposed development.
7.	This section provides a framework for developing in areas identified in Section 2.	Given the presence of a slope to the southwest of the property and associated adjacent lands, a permit will be required from the NVCA prior to any site alteration and development in this part of the subject lands.

8.2 Endangered Species Act

Based on field investigations, habitat present and a desktop review, we conclude that habitat for threatened and/or endangered species is not present within the developable area and no contravention of sections 9 and 10 of the *Endangered Species Act* is anticipated.

8.3 Conservation Authorities Act

A permit under O. Reg. 41/24 to the *Conservation Authorities Act* will be required by the Nottawasaga Valley Conservation Authority for any development and site alteration within a Regulated area. Further consultation with NVCA should be undertaken to determine the requirements for the permit application.

8.4 Migratory Birds Convention Act

Tree and shrub species found within the subject site can support nesting migratory birds as defined under the *Migratory Birds Convention Act*. Provided timing restrictions of April 1 – August 31st for any clearing of trees and/or shrubs is implemented, no contravention of the *Migratory Birds Convention Act* is anticipated.

9 CONCLUSIONS

Roots Environmental Inc. has been retained by Peter VanderZaag to complete a Scoped Environmental Impact Study in support of a Consent and Zoning By-Law Amendment applications for development of the property known as 4492 Adjala-Tecumseth Townline in the Township of Adjala-Tecumseth for institutional uses.

Four natural heritage features: Unevaluated Wetlands, Significant Woodland, Significant Wildlife Habitat, and Fish Habitat were identified on the property and within adjacent lands to the proposed development.

Provided mitigation measures in this report are implemented, we anticipate no negative impacts to identified natural heritage features on and within adjacent lands to the development.

Respectively submitted by Roots Environmental Inc.:

A handwritten signature in blue ink, appearing to read "Kyle Fleming", with a stylized flourish extending to the right.

Kyle Fleming, BSc. (Wildlife)
Senior Ecologist

REFERENCES

Government of Ontario. 2024. Provincial Planning Statement. Queen's Printer of Ontario.

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.

Natural Heritage Information Centre (NHIC) Database. 2021. Provincial Status of Plants, Wildlife and Vegetation Communities Database. Ministry of Natural Resources and Forestry, Peterborough.

Ontario Ministry of Natural Resources and Forestry. January 2015. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E.

Ontario Ministry of Natural Resources and Forestry. March 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005.

APPENDIX A

Desktop Review

NHIC Data

To work further with this data select the content and copy it into your own word or excel documents.

OGF ID	Element Type	Common Name	Scientific Name	SRank	SARO Status	COSEWIC Status	ATLAS NAD83 IDENT	COMMENTS
987930	SPECIES	Wood Thrush	Hylocichla mustelina	S4B	SC	THR	17NJ8986	
987930	SPECIES	Eastern Wood-pewee	Contopus virens	S4B	SC	SC	17NJ8986	
987930	SPECIES	Riffle Snaketail	Ophiogomphus carolus	S3			17NJ8986	
987930	SPECIES	Eastern Meadowlark	Sturnella magna	S4B,S3N	THR	THR	17NJ8986	
987930	SPECIES	Bank Swallow	Riparia riparia	S4B	THR	THR	17NJ8986	
997841	SPECIES	Grasshopper Sparrow	Ammodramus savannarum	S4B	SC	SC	17NJ9087	
997841	SPECIES	Wood Thrush	Hylocichla mustelina	S4B	SC	THR	17NJ9087	
997841	SPECIES	Eastern Wood-pewee	Contopus virens	S4B	SC	SC	17NJ9087	
987931	SPECIES	Wood Thrush	Hylocichla mustelina	S4B	SC	THR	17NJ8987	
987931	SPECIES	Eastern Wood-pewee	Contopus virens	S4B	SC	SC	17NJ8987	
987931	SPECIES	Eastern Milksnake	Lampropeltis triangulum	S4	NAR	SC	17NJ8987	
987931	SPECIES	Butternut	Juglans cinerea	S2?	END	END	17NJ8987	
997840	SPECIES	Wood Thrush	Hylocichla mustelina	S4B	SC	THR	17NJ9086	
997840	SPECIES	Eastern Wood-pewee	Contopus virens	S4B	SC	SC	17NJ9086	
997840	SPECIES	Riffle Snaketail	Ophiogomphus carolus	S3			17NJ9086	
997840	SPECIES	Butternut	Juglans cinerea	S2?	END	END	17NJ9086	
997840	RESTRICTED SPECIES	RESTRICTED SPECIES	RESTRICTED SPECIES				17NJ9086	
997840	SPECIES	Eastern Meadowlark	Sturnella magna	S4B,S3N	THR	THR	17NJ9086	
997840	SPECIES	Bank Swallow	Riparia riparia	S4B	THR	THR	17NJ9086	



Species list in taxonomic order for square 17NJ88

All species

Number of rows of data displayed below: 12.

Species #	Common Name	# of Records	Earliest Yr	Latest Yr
3	Midland Painted Turtle	3	1960	2017
6	Snapping Turtle	7	1960	2017
10	Dekay's Brownsnake	2	1960	1982
12	Eastern Gartersnake	3	1960	2017
15	Eastern Milksnake	1	2017	2017
22	Red-bellied Snake	2	1960	1982
25	American Bullfrog	2	1960	1982
29	Green Frog	5	1960	2001
31	Northern Leopard Frog	7	1960	2018
35	Wood Frog	2	1960	1982
36	American Toad	2	1960	1982
44	Eastern Red-backed Salamander	3	1960	2000

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Species list in taxonomic order for square 17NJ98

All species

Number of rows of data displayed below: 12.

Species #	Common Name	# of Records	Earliest Yr	Latest Yr
1	Blanding's Turtle	1	2014	2014
3	Midland Painted Turtle	2	2017	2018
6	Snapping Turtle	2	2017	2017
12	Eastern Gartersnake	1	2018	2018
15	Eastern Milksnake	1	2018	2018
22	Red-bellied Snake	1	2016	2016
28	Gray Treefrog	1	2019	2019
31	Northern Leopard Frog	1	1996	1996
33	Spring Peeper	2	1990	2013
34	Western Chorus Frog	1	2002	2002
36	American Toad	6	2001	2002
44	Eastern Red-backed Salamander	2	1988	1996

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APPENDIX B

CV – Kyle Fleming (Roots Environmental Inc.)



Kyle Fleming, BSc. (Wildlife)

Senior Ecologist/President

Qualifications

Kyle has over 20 years experience as an ecologist where he has been responsible completing over 350 Environmental Impact Studies, Species at Risk Assessments, environmental monitoring, and related projects throughout Central, Southern and Eastern Ontario. He is a Qualified Wetland Evaluator & Certified Butternut Assessor by the MNRF, is trained and experienced in the use of Ecological Land Classification (ELC) and has been qualified as an expert at the Ontario Municipal Board/LPAT. His work is readily accepted by municipalities, conservation authorities and government agencies, and he is very familiar with provincial and federal policies and legislation.

Professional Experience

MAY 2019 - PRESENT

Senior Ecologist/President / Roots Environmental Inc., Barrie, ON

As the Senior Ecologist with Roots Environmental, Kyle is responsible the managing and implementation of environmental impact assessments, species at risk assessments and related studies for private and public sector clients throughout Ontario.

MAY 2004- MAY 2019

Senior Terrestrial Ecologist / Skelton, Brumwell & Associates, Barrie, ON

Responsible for completing Natural Environmental Reports, Environmental Impact Studies, Species at Risk Assessments for private and public sector clients throughout Ontario.

APRIL – AUGUST 2003

Project Supervisor/Field Biologist / Hamer Environmental L.P., Mt. Vernon, WA, USA

Responsible for supervising and managing a threatened seabird monitoring project on state lands.

NOVEMBER 2002 – JANUARY 2003

Environmental Technician / Aqua-Terre Solutions Inc., Toronto, ON

Responsible for data management of water and soil sampling for sites across the GTA.

APRIL – AUGUST 2002

Field Biologist / Hamer Environmental L.P., Mt. Vernon, WA, USA

Conducted threatened seabird surveys on state lands to determine presence/absence relative to forestry activities.

MAY – AUGUST 2001

Field Technician/ University of Washington, Forks, WA, USA

June-August 2001, Field Technician

Research project on nest predation of threatened seabirds and impacts of forestry practices on nesting sites.

Education

2002

Bachelor of Science in Wildlife Biology / University of Northern British Columbia, Prince George, BC

1998

Diploma in Fish and Wildlife Technology / Sir Sandford Fleming College, Lindsay, ON

Certifications/Courses

- Ontario Wetland Evaluation Training Course, 2004.
- Ecological Land Classification for Southern Ontario Training Course, 2005.
- Certificate of Participation: Wildlife Acoustics Bat Detector & Analysis Course, 2015.
- Ministry of Natural Resources (MNR) Butternut Assessment Course, 2009, 2014 & 2019.
- OPPI- The Planner at the Ontario Municipal Board Seminar, 2006.