

Attachment 4- Environmental Impact Study (EIS) Recommendations

ENVIRONMENTAL ASSESSMENT NON-TECHNICAL SUMMARY

Type of Study Environmental Impact Study (EIS)		Date September 13, 2022
Project Manager Bev Wicks	Civic Address Part Lot 27, Concession 8 in the Geographic Township of Flos Town of Wasaga Beach	Development Proposed Plan of Condominium
	Planning Authorities Town of Wasaga Beach, County of Simcoe, Nottawasaga Valley Conservation Authority	Proponent Wasaga Riverwoods Homes
<u>Report Summary</u> <p>The purpose of this study is to address municipal and provincial requirements pertaining to the protection of significant natural heritage features (i.e., Provincially Significant Wetlands, Habitat of Endangered and Threatened Species, Significant Wildlife Habitat, etc.) and NVCA-regulated natural heritage features (i.e. unevaluated wetland) in relation to a development application in the Town of Wasaga Beach. Based on both desktop and on-site investigations, RiverStone has determined that:</p> <ul style="list-style-type: none"> • Wetland areas mapped by MNRF and NVCA do not represent the current conditions of the subject property; however, a wetland feature was confirmed on site. Development will result in removal of a 0.3 ha area of unevaluated wetland, for which a compensation and offsetting plan has been prepared (separate cover). • Features with limited potential to function as Habitat for Endangered and Threatened Species were identified; however, potential habitat functions were determined to be limited. • Provided that RiverStone's recommended measures outlined in Section 4.2 are implemented in full, we anticipate that the impacts of minor wetland removal can be mitigated through an offsetting exercise. We do not anticipate any negative impacts to identified significant natural heritage features on the subject property or adjacent lands. <p>To ensure that the identified features of conservation interest are adequately protected, RiverStone has put forward a series of mitigation recommendations in Section 4.2 of this report which are reiterated below.</p>		

RECOMMENDATIONS**Significant Wetlands**

- **Development and site alteration should be located proximate to existing development on adjacent lands and the footprint be limited to the extent possible.**
- **A comprehensive Sediment and Erosion Control Plan be developed to address the potential for material to migrate off the subject property when soils are exposed during construction.**
- **A stormwater management report be developed to ensure that the water balance is maintained to surrounding wetlands. Additionally, the water quality and quantity of the stormwater is to be maintained.**

- All aggregate material stored on site is to be contained by heavy-duty sediment fencing.
- The sediment fencing must be constructed of heavy material and solid posts to ensure its integrity and be properly installed (trenched in) to maintain its integrity during inclement weather events.
- Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., proper installation is not the only action necessary to satisfy the mitigation requirements).
- Inspections of sediment and erosion control measures should be completed within 24 hours of the onset of a storm event.
- Sediment control measures must be maintained in good working order until vegetation has been established on the exposed soils.
- Offloading of construction materials and aggregate should be completed during fair weather.
- Best Management Practices should be utilized with all machinery and fill being imported to the subject property to ensure that material and tracks are free from invasive species (e.g., *Rhamnus cathartica*, *Phragmites australis*, etc.).
- Machinery should arrive on site in clean condition and is to be checked and maintained free of fluid leaks.
- Minimize fuels and chemicals stored onsite and ensure a spills management plan and the associated spill response equipment is available on-site at all times for implementation in the event of a spill of deleterious material.

Other Wetlands

- A permit be obtained from the NVCA under Section 28 of the Conservation Authorities Act to permit Development, Interference within Wetlands (O.Reg. 172/06).
- An Ecological Offsetting Plan be prepared and enacted as per the NVCA Draft Guidelines for Achieving Net Gains through Ecological Offsetting (May 2021 Draft).
- Stormwater management/Low Impact Development opportunities be reviewed to maintain existing infiltration and drainage patterns to the extent possible.

Significant Areas of Natural and Scientific Interest (ANSI)

- The development area be located at the front of the subject property proximate to existing development on adjacent lands.
- Vegetation removal and other site disturbances are to be limited to the development area. The remaining vegetation on the subject property is to remain in its current state.
- A comprehensive Sediment and Erosion Control Plan be developed to address the potential for material to migrate off the subject property when soils are exposed during construction.

Habitat of Endangered and Threatened Species

- All land clearing and vegetation removal be completed outside of the active season for Eastern Hog-nosed Snakes (i.e., removal is to occur between November 1 and April 15).
- Development and site alteration should be located proximate to existing development on adjacent lands and the footprint be limited to the extent possible.
- Vegetation removal and other site disturbances are to be limited to the development area. The remaining vegetation on the subject property is to remain in its current state (Figure 3).

Significant Wildlife Habitat

- Tree clearing and vegetation removal only occur in the fall, winter, or early spring (from October 15 to April 15). This timeframe is outside of the maternal roosting period for bat species in Ontario.
- Vegetation removal should be restricted during the migratory nesting season, April 15 and August 31 each year. In the event that tree clearing must occur during this period, a qualified professional should complete a nest survey for the area where tree clearing is proposed. If nesting birds are found, tree clearing should wait until the birds have fledged.