

January 15, 2025
Project No.: 24214



TERRASTORY
environmental consulting inc.

Wyebriidge Union Residential Centre
c/o Brent Frith
14 Poyntz Street
Penetanguishene, ON L9M 1M4
bfrith@bell.net

**SUBJECT: Environmental Impact Study Brief
7959 Highway 93, Township of Tiny**

Terrastory Environmental Consulting Inc. (hereinafter “Terrastory”) is pleased to present this Environmental Impact Study (EIS) Brief in support of a Zoning By-law Amendment (ZBA, “rezoning”) application to facilitate a change in land use associated with an existing building (formerly and elementary school) at the above-captioned location (hereinafter “Subject Property”) in the Township of Tiny (hereinafter “Township”).

BACKGROUND

The Subject Property is situated on the east side of Highway 93 approximately 800 m south of the community of Wyebriidge and is approximately 1.8 hectares (4.4 acres) in area. The Subject Property is designated “Greenland” per Schedule A of the Township’s Official Plan (OP) and split-designated “Rural” and “Greenland” Schedule 5.1 of the County OP. The portion designated “Rural” in the County’s OP reflects the currently developed area (building and parking area). The Subject Property is similarly zoned “Greenland” (GL) per Schedule B (Map 20) under the Township’s Zoning By-law (2022-075). The Subject Property also overlaps with a designated Significant Woodland and Significant Valleyland according to Schedule B (Natural Heritage Features) of the Township’s OP.

The Subject Property contains a building with a driveway and parking area, two small storage buildings, a drilled well, raised septic bed, and propane tank. Most of the Subject Property consists of manicured lawn with some slight overlap with the surrounding forest (north, east, and south) at the edges of the lot. A few residential properties occur (west and south) of the Subject Property and agricultural land uses occur west of Highway 93.

It is Terrastory’s understanding that the existing building was formerly used as an elementary school built in 1962 which has since been converted to a business. A group home has been proposed for the existing building; however, no changes to the existing structure and/or building footprint are proposed as the work will only involve minor interior renovations. The existing parking area will continue to be used without expansion to accommodate the group home use.

Pre-consultation comments received by the Township staff (Maryann Hunt, dated 18 December 2024) requested the submission of an “Opinion/Brief by a qualified professional with respect to the Natural Heritage features identified on the property and conformity of the Township and County Official Plans and PPS.” Furthermore, comments received from the Severn Sound Environmental

Association (SSEA) during pre-consultation state: “With the understanding that the proposal is for only interior building renovations, and that no site alteration or changes to the building footprint are proposed, there should be limited natural heritage impacts from the proposal.”

Pre-consultation comments also mention that the proposed use will require an amendment to the Township’s Zoning By-law to change the zoning to a site-specific GL zone, and that “Depending on the findings of the scoped ecological memo, it may be appropriate to limit any further development (construction and/or site alteration) to the developed portion of the lands.” The purpose and effect of the proposed Zoning By-law Amendment application is to rezone the Subject Property from the “Greenlands” (GL) Zone to a “Greenlands Exception XX(GL-XX)” Zone. The effect of the rezoning application is to facilitate the conversion of the existing building to a Group Home “A.”

Although the trigger for this EIS Brief pertains to the “Significant Valleyland” and “Significant Woodland” identified on Schedule B of the Township OP, Terrastory has also included an analysis of potential impacts to Endangered/Threatened species herein.

Study Purpose

The purpose of this study is to present a biophysical characterization of the Study Area and Adjacent Lands (i.e., those within 120 m from the proposed development area) as a means to assess the potential for adverse effects on the natural environment and natural heritage features stemming from the proposed works. The scope and approach of this study address the reporting requirements of s. E.12 (Environmental Impact Studies) of the Township’s OP. It is understood that this report will form part of a rezoning application package to be submitted for consideration by the Township.

The following terminology is employed throughout this EIS Brief to describe certain noteworthy areas and features:

- **Subject Property:** The parcel/property of land owned by the applicant (i.e.).
- **Area of Disturbance:** Synonymous with the entire spatial area encompassed by proposed development, including associated site alteration (e.g., grading).
- **Adjacent Lands:** 120 m zone surrounding the area of disturbance.
- **Study Area:** Area of Disturbance plus Adjacent Lands, being the primary focus of the analysis herein.

The location of the Study Area within its broader landscape setting is shown in **Figure 1** with representative photographs provided in **Appendix 1**.

APPROACH AND METHODS

Overall, this study is composed of five (5) discrete components which are bulleted below and further described in the following sections.

- **Acquire background information and mapping** available for the local landscape surrounding the Subject Property.
- **Conduct a site assessment** to field-verify the accuracy of the acquired background information and collect additional biophysical information as necessary.

- **Assess the significance** of the biophysical information collected and natural features identified within the context of applicable natural heritage and environmental policies.
- **Predict the effects** of the application on the identified significant natural features and natural environment, particularly the net effects once mitigation measures and technical recommendations are implemented.
- **Determine whether the proposed application addresses applicable natural heritage and environmental policies** at municipal, provincial, and federal levels.

Site Assessment

A site assessment was undertaken to the Subject Property by a Terrastory Ecologist (A. McCrum) on 17 December 2024 to verify existing conditions and collect the primary field data upon which this study rests.

The site assessment centred on characterizing the land use (e.g., historical development patterns, existing built features, land maintenance, etc.), physiographic (e.g., topography, drainage, surface water features, etc.), and ecological (e.g., vegetation, wildlife, habitats, etc.) conditions and features of the proposed development area and (where appropriate) and Adjacent Lands (i.e., those within approximately 120 m of the proposed development area). All land-use, physiographic, and ecological information described for Adjacent Lands was collected from either current aerial photographs or observations from inside the Subject Property and/or publicly-accessible areas (e.g., rights-of-way, etc.). The locations and boundaries of significant natural features and/or habitats (i.e. wetland boundaries) were recorded on-site via GPS supported by representative photographs.

EXISTING CONDITIONS

The Study Area contains a previously cleared area surrounding the existing building with manicured lawn abutting a deciduous forest. An obvious increase in slope is present within the eastern portion of the Study Area at 229 metres above sea level (masl), decreasing in slope at the existing building to 209 masl for an overall relief of 20 metres. West of the existing building to Highway 93, there is an additional relief of 2 m. Overland drainage therefore generally flows in a westerly direction towards the Wye River.

Terrestrial Habitat

Two forested communities were identified within the Study Area which included a Dry-Fresh Red Pine Naturalized Plantation (FOCM6-2) and a Dry-Fresh Oak-Hardwood Deciduous Forest (FODM2-4). The Dry – Fresh Red Pine Naturalized Plantation was located along the north and northeastern section of the Study Area, which was dominated by Red Pine and also contains some Red Oak (*Quercus rubra*), Sugar Maple (*Acer saccharum*), and American Beech (*Fagus grandifolia*) within the upper and mid canopy layers. Some Eastern White Pine (*Pinus strobus*) was also present along the northern boundary of this vegetation community.

The Dry – Fresh Oak-Hardwood Deciduous Forest contained Red Oak, Sugar Maple, and American Beech within the upper and mid canopy layers. Although some snow was on the ground during the site visit, areas of exposed bedrock was present within the deciduous forest where there was an increase in slope.

Efforts were made during the site visit to make note of incidental observations of species. Wildlife species observed during the site visit included Common Raven (*Corvus corax*), Black-capped Chickadee (*Poecile atricapillus*), Mourning Dove (*Zenaida macroura*), and White-tailed Deer (*Odocoileus virginianus*).

SPECIES AT RISK ASSESSMENT

An assessment of the likelihood that any Endangered and Threatened species or their habitats occur within the Study Area is provided in **Appendix 2**. The following Endangered or Threatened species are considered to have at least a possible likelihood of occurrence within the Study Area (or were confirmed) given their habitat associations and current distribution in Ontario.

- 1) Little Brown Myotis (*Myotis lucifugus*) – Possible
- 2) Northern Myotis (*Myotis septentrionalis*) – Possible
- 3) Tri-colored Bat (*Perimyotis subflavus*) – Possible

No Butternut or Black Ash were observed along the edge of the deciduous forest as it extends along the edge of the Subject Property.

Bats

Little Brown Myotis and Northern Myotis have the potential to roost and forage within the Study Area. Little Brown Myotis and Northern Myotis form maternity colonies that roost in large-diameter trees with cracks, crevices, and/or exfoliating bark; Little Brown Myotis will also frequently roost in buildings (e.g., attics, barns, etc.). Roosting sites for Tri-colored Bat maternity colonies are less understood but have been documented in dead or dying leaf clusters of oaks (*Quercus* spp.) and maples (*Acer* spp.), along with live foliage and buildings (Humphrey and Fotherby 2019). Individuals (i.e., non-reproductive females and males) of all three bat species may roost in smaller diameter trees and other spaces (e.g., beneath house siding, etc.) which are not occupied by maternity colonies. Overwintering habitat includes caves and mines that maintain temperatures above 0°C. White Nose Syndrome (a fungal disease caused by an introduced pathogen) has devastated populations of each species across their ranges. The fungus causes hibernating individuals to become dehydrated, leading to excessive arousal, depleted fat reserves, and ultimately emaciation and/or death.

The forested communities within the Study Area may provide roosting opportunities for maternity colonies of Little Brown Myotis and Northern Myotis; however, the function of this community for roosting bats is considered limited within the naturalized coniferous plantation given a lack of trees with cracks or cavities (as observed from within the Subject Property). Roosting opportunities for Tri-colored Bat (which is otherwise rare on the southern Canadian Shield) may be present within the deciduous forest given the presence of Red Oak and Sugar Maple. Other trees within or outside the conifer forest (including smaller-diameter trees) may offer non-specific roosting habitat (i.e., “day roosts”) for individual bats (males or non-reproductive females). The forest openings and open manicured areas within the Subject Property also provide suitable foraging habitat for Little Brown Myotis, Northern Myotis, and Tri-colored Bat.

DESIGNATED SIGNIFICANT NATURAL HERITAGE FEATURES

Significant Woodland

Schedule B of the Township's OP identifies the forest communities within the Study Area as Significant Woodland. According to Section B.2.7.3 of the OP, Significant Woodlands include woodlands that are 50 ha in size or larger. Based on a review of existing aerial photographs, the woodland is approximately 200 ha in size, confirming its designation as "Significant". The Significant Woodland is located within approximately 15 m at the closest point east of the existing building.

The Significant Woodland also provides candidate habitat for a number of Significant Wildlife Habitat (SWH) types, particularly habitats and species of conservation concern associated with large, mature deciduous forests.

Significant Valleyland

Schedule B of the Township's OP has identified the Study Area as being within a Significant Valleyland. According to Section B.2.8.1 of the Township's OP, Significant Valleylands are identified as natural areas in a valley with flowing water for some period of the year and are identified based on the criteria and standards as outlined within the Natural Heritage Reference Manual (NHRM). The Significant Valleyland is associated with the Wye River.

EFFECTS ASSESSMENT AND MITIGATION

The following effects assessment provides an evaluation of the potential for the rezoning application to result in negative effects to Endangered/Threatened species listed above. The baseline or existing conditions, against which the application is assessed, are treated as the state of the Subject Property at the time of the site assessment.

The rezoning application considered herein will facilitate conversion of the existing building to a group home. It is Terrastory's understanding that there is no physical development (e.g., construction, grading, site alteration) proposed whatsoever through the rezoning application, and that any changes will be restricted to interior renovations only.

Proposed Development Plan and Avoidance Measures

Manicured land surrounding the existing building was cleared of trees prior to 1954 (based on a review of aerial photographs, possibly for agricultural purposes). Since that time, the existing building was operated as an elementary school (and more recently as a business).

No physical development is proposed through the rezoning application considered herein. On this basis, there is no potential for impact to natural heritage features. While it is recognized that mitigation measures could serve to avoid the potential for impacts to the Significant Woodland from future development activities, it is not possible to specify setback or other recommendations without knowledge of the future development activity (if any) being considered.

Terrastory offers the following as best management practices:

- Any future development or site alteration activities (as defined under the Provincial Planning Statement) within 120 m of the Significant Woodland should be informed by a supporting Environmental Impact Study.
- At a minimum, such Environmental Impact Study should include the following provisions:
 - Setback recommendations to protect the adjacent Significant Woodland and/or other significant natural heritage features (as appropriate).
 - Timing restriction on vegetation removal (e.g., to protect nesting birds and bats).
 - Recommendations for building design (e.g., to minimize light pollution, minimize bird strikes).

APPLICABLE NATURAL HERITAGE AND ENVIRONMENTAL POLICIES

The following sections summarize the municipal, provincial, and federal environmental policies that apply to the proposed development plan and describe how the recommendations provided in this study will address these policies (where applicable).

Township of Tiny Official Plan (office consolidation October 2023)

The Township's OP is a legal document prepared as required under section 14.7(3) of the *Planning Act*. An OP sets out goals, objectives, and policies that direct and manage land-use and future development activities and their effects on the social and natural environment of the municipality. Provided herein is a description of relevant policies contained within the Township's OP and an assessment of whether the application addresses such policies.

- **Section A.2.1.2.1:** *"The Greenlands designation is intended to include the following natural heritage features and areas:*
 - a) Other Evaluated Wetlands;*
 - b) Other Wetlands two (2) hectares or larger (including Coastal Wetlands that are not Provincially Significant);*
 - c) Significant Woodlands;*
 - d) Significant Valleylands;*
 - e) Significant Wildlife Habitat;*
 - f) Habitat of Endangered and Threatened Species;*
 - g) Provincially Significant Areas of Natural and Scientific Interest;*
 - h) Regionally Significant Areas of Natural and Scientific Interest;*
 - i) Nipissing Ridge;*
 - j) Natural Linkage Areas; and,*
 - k) Fish Habitat."*

- **Section B.2.17.1:** *“Development and site alteration is not permitted within the following natural heritage features and area, key natural heritage features and key hydrologic features, except for development and site alteration related to a permitted use identified in Policy B.2.16:*
 - a) *Other Evaluated Wetlands;*
 - b) *Other Wetlands Two (2) hectares or larger;*
 - c) *Significant Woodlands;*
 - d) *Significant Wildlife Habitat;*
 - e) *Provincially Significant Areas of Natural and Scientific Interest;*
 - f) *Regionally Significant Areas of Natural and Scientific Interest; and,*
 - g) *Significant Valleylands.”*
- **Section B.2.16.1:** *“The uses permitted on lands designated Greenlands include existing uses (legally established as of the date of adoption of this Plan), residential building units (including home occupation, bed and breakfast establishment, or home industry), or uses where the use can be established in accordance with the requirements of Sections B.2.17 (Greenlands Development Policies) and B.2.18 (Greenlands Adjacent Lands) of the Plan including:*
 - a) *Forest, fish and wildlife management;*
 - b) *Conservation and flood or erosion control projects;*
 - c) *Infrastructure authorized by an Environmental Assessment;*
 - d) *Expansions to existing buildings and structures;*
 - e) *Accessory structures and uses;*
 - f) *Change in use of legally existing uses to a use that is more compatible with the Greenlands designation;*
 - g) *Expansions or alterations to existing buildings and structures for agricultural uses, agriculture-related uses, or on-farm diversified uses, subject to an EIS; and,*
 - h) *Boardwalks, footbridges, fences and docks, subject to an EIS.”*
- **B.2.17.3** *“Development and site alteration is not permitted within habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”*
- **B.2.17.6** *“Where development is proposed in the Greenlands designation, but on lands not subject to natural heritage features and areas, key natural heritage features and key hydrologic features on Schedule B to this Plan, the requirement for the preparation of an EIS shall be determined in consultation with the Township and County through pre-consultation. Such a review shall consider connectivity and natural linkages that the Greenlands area may provide between natural heritage features and areas, key natural heritage features and key hydrologic features.”*

The Greenland designation includes Significant Woodlands, Significant Valleylands and Habitat of Endangered/Threatened species, which have been noted within the Study Area (Endangered/Threatened species habitat is considered candidate, not confirmed). It is recognized that an EIS is required if there is a change of legally existing uses within the Greenland designation. As there will be no physical development (apart from interior building renovations) or site alteration, no negative impacts are anticipated within these natural heritage features. General best management practices have been provided to guide future development. As such, the rezoning application is deemed consistent with relevant natural heritage policies outlined within the Township’s OP.

County of Simcoe Official Plan (Consolidated February 2023)

The Subject Property is designated “Rural” and “Greenlands” per Schedule 5.1 of the County of Simcoe’s OP. A list of key provisions from Simcoe County’s OP that pertain to the protection of natural heritage are provided below.

- **Section 3.3.15** states that development and site alteration shall not be permitted in:
 - In the following unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions: Significant Woodlands, Significant Valleylands, Significant Wildlife Habitat, Significant ANSIs, and Coastal Wetlands.
 - In habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
 - On adjacent lands to the natural heritage features and areas listed above, unless 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.
- **Section 3.8.9** identifies that the natural heritage in the County will be protected by:
 - The Greenlands designation, which is the Natural Heritage System of the County; and
 - The Natural Heritage Systems of the 16 local municipalities which may identify local natural features and areas in addition to the County’s Greenlands designation.
- **Policy 3.8.10** identifies Schedule 5.1 as the County’s Greenlands System, which consists of:
 - Habitat of endangered and threatened species
 - Significant wetlands, significant coastal wetlands, other coastal wetlands, and all wetlands 2.0 ha or larger in areas which have been determined to be locally significant, including but not limited to evaluated wetlands.
 - Significant woodlands
 - Significant valleylands
 - Significant wildlife habitat
 - Significant areas of natural and scientific interest (ANSIs)
 - Regional areas of natural and scientific interest (ANSIs)
 - Fish habitat
 - Linkage areas in accordance with s. 3.3.16
 - Public lands as defined in the *Public Lands Act*
- **Section 3.8.14** identifies that local municipal official plans may contain policies and mapping that detail the criteria for determining Significant Woodlands in accordance with the definition provided within the County’s OP. It also states that Significant Woodlands can be identified through an EIS.

Simcoe County’s natural heritage policies are generally consistent with the Township’s policies as previously described. It is noted that no physical development (apart from interior building renovations) or site alteration activities are proposed within or adjacent to any significant natural features. General best management practices have been provided to guide future development. As such, the proposed work is deemed consistent with relevant natural heritage policies outlined within the County’s OP.

Provincial Planning Statement 2024, pursuant to the *Planning Act*, R.S.O. 1990, c. P. 13

The Provincial Planning Statement (PPS) is promulgated under the authority of the *Planning Act* and came into effect on 20 October 2024. The PPS provides direction to municipalities on land-use matters of provincial interest and sets the policy framework for regulating the use and development of land. Municipal OP's must be consistent with the PPS.

The PPS prohibits development or site alteration within or adjacent to habitat of Endangered and Threatened Species (Policy 4.1.7) except in accordance with provincial and federal requirements, and within or adjacent to Significant Woodlands and Significant Valleylands (Policy 4.1.5) unless it can be demonstrated there will be no negative impacts on the natural features or their ecological functions.

As there will be no physical development (apart from interior building renovations) or site alteration, no negative impacts are anticipated within these natural heritage features. General best management practices have been provided to guide future development. As such, the rezoning application is deemed consistent with relevant natural heritage policies outlined within the PPS.

Provincial *Endangered Species Act*, S.O. 2007, c. 6

The *Endangered Species Act* (ESA) is administered by the Ministry of the Environment, Conservation and Parks (MECP) and protects designated Endangered and Threatened species in Ontario from being killed, harmed, or harassed (s. 9) or having their habitat damaged or destroyed (s. 10). The protection afforded to Endangered and Threatened species "*habitat*" is either prescribed by O. Reg. 242/08, or (for those species that lack regulated habitat) is defined as *an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding*. Activities that constitute habitat damage and/or destruction can only proceed subject to requirements of s. 17 or (in limited circumstances) an activity registration under O. Reg. 242/08.

A detailed assessment of potential Endangered and Threatened habitat on the Study Area was offered herein. No physical development or site alteration are proposed; as a result, the rezoning application is consistent with species and habitat protection provisions of the ESA.

Federal *Migratory Birds Convention Act*, S.C. 1994, c. 22

Subsection 5(1) of the Migratory Birds Regulations under the *Migratory Birds Convention Act, 1994* (MBCA) prohibits the disturbance or destruction of nests, eggs, or nest shelters of a migratory bird without authorization. Subsection 5(2) of the Migratory Birds Regulations allows for damage or destruction of nests which lack a live bird or viable egg with the exception of inactive nests associated with species listed under Schedule 1. In Ontario, the nests of Schedule 1 species are afforded year-round protection (i.e., regardless of the presence or absence of a live bird or viable egg), inclusive of the following species:

- Black-crowned Night Heron (*Nycticorax nycticorax*)
- Cattle Egret (*Bubulcus ibis*)
- Great Blue Heron (*Ardea herodias*)
- Great Egret (*Ardea alba*)
- Green Heron (*Butorides virescens*)

- Pileated Woodpecker (*Dryocopus pileatus*)
- Snowy Egret (*Egretta thula*)

The provincial *Fish and Wildlife Conservation Act, 1997* (FWCA) extends the protection of bird nests and eggs to certain non-migratory species not listed under the Migratory Birds Regulations (e.g., Corvids, Strigids, Accipitrids). Section 7(1) of the FWCA prohibits a person from destroying, taking, or possessing the nest or eggs of a bird that belongs to a species that is wild by nature. Section 7(3) identifies that section 7(1) of the FWCA does not apply to a person who destroys, takes, or possesses the nest or eggs of a bird described in subsection (a) in accordance with the authorization of the Minister, or subsection (b) in the circumstances prescribed by the regulations. The nests of certain non-migratory bird species are not protected under the FWCA (e.g., Red-winged Blackbird).

No physical development or site alteration are proposed; as a result, the rezoning application will not impact nesting birds protected by the MBCA or FWCA.

CONCLUSIONS

In accordance with relevant natural heritage protection policies, the preceding Environmental Impact Study Brief provides a characterization of the natural heritage features and habitats occurring at 7959 Highway 93 in the Township of Tiny. This study was requested by Township planning staff in support of a Zoning By-law Amendment application which serves to change the use of an existing building to a group home.

As there will be no physical development (apart from interior building renovations) or site alteration proposed, no negative impacts are anticipated to any documented significant natural heritage feature. Given the presence of a Significant Woodland and Significant Valleyland (and potential habitat for Endangered/Threatened species), best management practices have been provided to direct future development activities (should any be proposed).

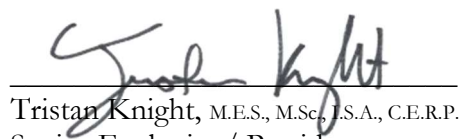
Overall, the Zoning-By law Amendment application is considered appropriate in the context of relevant natural heritage protection policies at municipal, provincial, and federal levels. Terrastory advises that the technical recommendations offered herein be incorporated into any necessary development approvals that permit the application.

Regards,

Terrastory Environmental Consulting Inc.



April McCrum, B.Sc.
Intermediate Ecologist



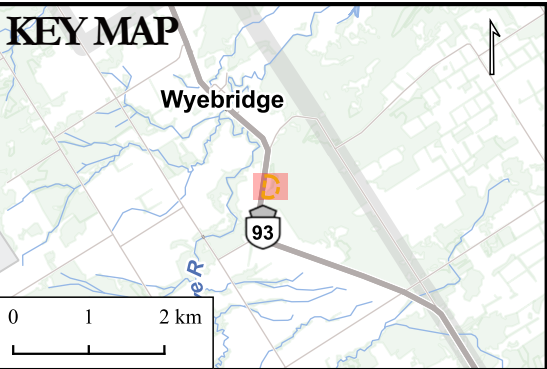
Tristan Knight, M.E.S., M.Sc., J.S.A., C.E.R.P.
Senior Ecologist / President

REFERENCES

Humphrey, C., and H. Fotherby. 2019. "Little Brown Myotis, Northern Myotis and Tri-Colored Bat Recovery Strategy."

STATEMENT OF LIMITATIONS

This report has been prepared by Terrastory Environmental Consulting Inc. (hereinafter "Terrastory") for the client. All information, conclusions, and recommendations contained in this report are subject to the scope and limitations set out in the agreement between Terrastory and the client and qualifications contained in this report. This report shall not be relied upon by any third parties without the prior written consent of Terrastory. Terrastory is not responsible for any injury, loss, or damages arising from improper use of this report by third parties. Excerpts of this report or alterations to this report taken without the authorization of Terrastory invalidates the report and any conclusions therein.



Legend

Area of Assessment

- Subject Property
- Study Area
- General Area of Development of Disturbance

Biophysical Features and Conditions

- Vegetation Communities
- Overland Runoff Direction
- Topographic Contours (1m; SCOOP DTM)

Vegetation Community
FOCM6-2 - Dry - Fresh Red Pine Naturalized Coniferous Plantation
FODM2-4 - Dry – Fresh Oak – Hardwood Deciduous Forest

GENERAL NOTES:
-Features depicted herein should not be used in place of a professional survey.
-Numeric scale is for a 11x17 inch print.

**TERRASTORY**
environmental consulting inc.
info@terrastoryenviro.com 905.745.5398



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Location:

7959 Highway 93
Township of Tiny

Project No.: 24214	Figure 1: Location of Study Area and Biophysical Features and Conditions
Date: 2024-12-20	
By: AM Checked: TK	
Orthophotograph Date: Simcoe County 2022	

Appendix 1. Representative Photographs



Photo 1. Existing building at 7959 Highway 93, facing east (17 December 2024).



Photo 2. Back of existing building, facing south (17 December 2024).



Photo 3. Southern portion of the Study Area (17 December 2024).



Photo 4. Northern section of the Study Area (17 December 2024).



Photo 5. Dry-Fresh Oak – Hardwood Deciduous Forest (17 December 2024).



Photo 6. Dry-Fresh Red Pine Naturalized Coniferous Plantation (17 December 2024).

Appendix 2. Endangered and Threatened Species Assessment

Species	Status per O. Reg. 242/08 of the ESA	Rationale for Consideration in this Study	General Description of Habitats and Features which the Species is Known to Occupy within the Ecoregion in which this Study is Located	Likelihood that the Species Currently Occupies the Study Area	Likelihood that Negative Effects to the Species or its Habitat will occur based on the Proposed Development Plan and any related Site Alteration Activities ²
Birds					
Bobolink (<i>Dolichonyx oryzivorus</i>)	THR	OBBA	<ul style="list-style-type: none">Breeds and forages in hayfields, pastures, meadows, grasslands, and prairies which are often (but not always) greater 4 ha.May be found in more marginal habitats (e.g., shrubby fields, smaller fields, etc.) during migration or following disturbance to breeding habitats (e.g., hay cutting).	Negligible. Suitable breeding habitat for this species is absent. This species may however use agricultural fields west of Highway 93.	--
Eastern Meadowlark (<i>Sturnella magna</i>)	THR	OBBA, NHIC	<ul style="list-style-type: none">Breeds and forages in hayfields, savannahs, pastures, meadows, grasslands, prairies, and shrubby fields.	Negligible. Suitable breeding habitat for this species is absent. This species may however use agricultural fields west of Highway 93.	--
Eastern Whip-poor-will (<i>Caprimulgus vociferus</i>)	THR	OBBA	<ul style="list-style-type: none">Breeds and forages in semi-open deciduous and mixed forests, thickets, and their edges.Requires nesting habitat adjacent to open habitats used for foraging.	Unlikely. The species tends to breed in thickets and wooded areas containing open canopy conditions, which are absent within the Study Area.	--
Mammals					
Eastern Small-footed Myotis (<i>Myotis leibii</i>)	END	Suitable habitat conditions on-site.	<ul style="list-style-type: none">Maternal roosting sites include exposed rock outcrops, crevices, and cliffs, occasionally buildings.Overwinters in caves and mines that maintain temperatures above 0°C.	Unlikely. Suitable habitat (large, exposed areas of bedrock) was not observed during the site visit. The species may however feed above open habitats within the Study Area.	--
Little Brown Myotis (<i>Myotis lucifugus</i>)	END	Suitable habitat conditions on-site.	<ul style="list-style-type: none">Maternal roosting sites include buildings and large diameter trees with cracks, crevices, and/or exfoliating bark.Overwinters in caves and mines that maintain temperatures above 0°C.	Possible. Trees containing suitable cavities, cracks, or loose bark are present within the Study Area. Individual bats (i.e., non-reproductive females or males) with less specific roosting requirements may periodically roost within the Study Area and/or forage within or adjacent to the treed edges.	Negligible. A timing window restriction will be applied to any proposed tree removal activities to avoid impacting roosting bats (individuals or maternity colonies). See report for further details.
Northern Myotis (<i>Myotis septentrionalis</i>)	END	Suitable habitat conditions on-site.	<ul style="list-style-type: none">Maternal roosting sites include buildings and large diameter trees with cracks, crevices, and/or exfoliating bark.Overwinters in caves and mines that maintain temperatures above 0°C.	Possible. Trees containing suitable cavities, cracks, or loose bark within the Study Area. Individual bats (i.e., non-reproductive females or males) with less specific roosting requirements may periodically roost within the Study Area and/or forage within or adjacent to the treed edges.	Negligible. A timing window restriction will be applied to any proposed tree removal activities to avoid impacting roosting bats (individuals or maternity colonies). See report for further details.
Tri-colored Bat (<i>Perimyotis subflavus</i>)	END	Suitable habitat conditions on-site.	<ul style="list-style-type: none">Maternal roosting sites include Maple (<i>Acer</i> spp.) and Oak (<i>Quercus</i> spp.) with dead/dying leaf clusters.Overwinters in caves and mines that maintain temperatures above 0°C.	Possible. Oak trees and Sugar Maple are present within the Study Area. Although limited, these species cannot be eliminated as providing potential maternity roosting habitat.	Negligible. A timing window restriction will be applied to any proposed tree removal activities to avoid impacting roosting bats (individuals or maternity colonies). See report for further details.
Plants					

Species	Status per O. Reg. 242/08 of the ESA	Rationale for Consideration in this Study	General Description of Habitats and Features which the Species is Known to Occupy within the Ecoregion in which this Study is Located	Likelihood that the Species Currently Occupies the Study Area	Likelihood that Negative Effects to the Species or its Habitat will occur based on the Proposed Development Plan and any related Site Alteration Activities ²
Black Ash <i>(Fraxinus nigra)</i>	END	Suitable habitat conditions on-site.	<ul style="list-style-type: none">Occupies treed swamps and moist woodlands.	Negligible. Species not documented during vascular plant surveys.	--
Butternut <i>(Juglans cinerea)</i>	END	Species distribution and on-site habitats	<ul style="list-style-type: none">Occupies a variety of treed habitats including mature forests, early-successional forests, and hedgerows.	Negligible. Species not documented during vascular plant surveys.	--
Reptiles					
Massasauga Rattlesnake <i>(Sistrurus catenatus)</i>	THR	iNaturalist, Ontario Reptile and Amphibian Atlas	<ul style="list-style-type: none">Occupies conifer or shrub swamps, fens or bedrock depressions for hibernation.Uses rock barrens, large table rock and rock piles for gestation.	Negligible. Species is absent from the local landscape.	--

¹ Likelihood categories should be interpreted as follows:
Negligible: so limited that the assessed species can be assumed absent.
Unlikely: while theoretically conceivable, species presence very improbable or temporary based on available information (e.g., habitat conditions, range, abundance in local landscape, etc.).
Possible: species presence plausible based on available information; no convincing evidence suggesting species could not occur on-site.
Probable: while not confirmed, available information suggests species has a high likelihood of being present.
Confirmed: species observed and/or evidence of occupation (e.g., tracks, etc.) documented.