



**106–114 Robinson Street and 71  
Water Street  
Scoped Environmental Impact Study**

Oakville, Ontario

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# 1. INTRODUCTION

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## 1.1 Project Overview

GEI Consultants, (GEI) has been retained by Joe Laronga of Roseville Properties Inc. to undertake a Scoped EIS for a property located on at 106–114 Robinson Street and 71 Water Street, Oakville Ontario (herein referred to as the Subject Lands; **Figure 1, Appendix A**), in advance of a planned residential development.

The Subject Lands are anthropogenically disturbed with gravel and lawn cover surrounded by residential and commercial land use. Sixteen Mile Creek is located south of the site. GEI understands that these Subject Lands had previously been used for a commercial purpose before the buildings and structures were razed.

## 1.2 Purpose of the Report

A Scoped EIS is required to assess the potential impacts of the proposed development on the Subject Lands on natural heritage features and their associated functions. While we believe the disturbed nature of the site would dismiss the need for a Scoped EIS, we understand the proximity to a Regional Natural Heritage System (Sixteen Mile Creek) triggers the need for one.

This EIS considers applicable policies of the Province of Ontario's Provincial Policy Statement (PPS; Ministry of Municipal Affairs and Housing; MMAH 2020) and associated provincial implementation guidance contained in the Natural Heritage Reference Manual (NHRM; MNR 2010) as well as the Greenbelt Plan (2017), City of Oakville's Official Plan (Consolidation August 2021), Halton Region's Official Plan (Consolidation November 2021) and the Conservation Halton's (CH) regulation and policies. This Scoped EIS must be prepared to the satisfaction of all above-noted reviewing agencies. The following is the assessment that shows no natural heritage features are present on site and no anticipated impacts are predicted within and adjacent to the Subject Lands.



## 2. POLICY CONTEXT

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An assessment of the quality and extent of natural heritage features found on, and adjacent to, the Subject Lands and the potential impacts to these features from the proposed development was undertaken to comply with the requirements of the regulatory agencies, local and regional municipalities, and/or legislation in the following sections.

### 2.1 Oakville Official Plan

The Subject Lands are identified as Residential Areas on Schedule A1 (Urban Structure) of the Oakville Official Plan (OP; 2021). This represents areas that provide stable residential communities. The Subject Lands are further designated as Low and Medium Density Residential Land Use as per Schedule G (South East Land Use). Schedule G also shows an Exception within the Subject Lands with additional policies applying to this location. This policy allows for lands designated as Medium Density Residential on the Subject Lands to be developed for a maximum of 13 dwelling units.

### 2.2 Halton Region Official Plan

The Subject Lands are designated as Urban Area as per Map 1 (Regional Structure) of the Halton Region Official Plan (HROP; 2021). Urban Areas are where urban services are provided to accommodate concentrations of existing and future development.

South of the Subject Lands, Sixteen Mile Creek is identified as a Key Feature on Map 1G (Key Features within the Greenbelt and Regional Natural Heritage Systems) (**Figure 2, Appendix A**). Key Features are part of the Regional Natural Heritage System which include:

- a) significant habitat of endangered and threatened species;
- b) significant wetlands;
- c) significant coastal wetlands;
- d) significant woodlands;
- e) significant valleylands;
- f) significant wildlife habitat;
- g) significant areas of natural and scientific interest; and
- h) fish habitat.

Developments or site alterations that are located wholly or partially inside or within 120m of the Regional Natural Heritage System will carry out an Environmental Impact Assessment (EIA).



The purpose of an EIA is to demonstrate that the proposed development or site alteration will result in no negative impacts to that portion of the Regional Natural Heritage System.

## 2.3 Greenbelt Plan

Sixteen Mile Creek is designated as an Urban River Valley in the Greenbelt Plan (2017) (**Figure 2, Appendix A**). The Urban River Valley designation applies to lands within the main corridors of river valleys connecting the rest of the Greenbelt to the Great Lakes and inland lakes. Only publicly owned lands (ownership of the Province, a municipality or a local board, including a conservation authority) are subject to the policies of the Urban River Valley designation.

## 2.4 Conservation Halton

Conservation Halton (CH) conducts reviews of planning processes associated with future development of properties within its jurisdictional boundaries. CH provides planning and technical advice to planning authorities to assist them in fulfilling their responsibilities regarding natural hazards, natural heritage and other relevant policy areas pursuant to the *Planning Act*. In addition to their regulatory responsibilities, CH provides advice as both a watershed-based resource management agency and through planning advisory services.

CH administers the Development, Interference with Wetlands, Alterations to Shorelines and Watercourses Regulation, Ontario Regulation (O. Reg.) 162/06, which defines the areas of interest that allow CH to:

- Prohibit, regulate, or provide permission for straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream, watercourse or changing or interfering with a wetland; and
- Prohibit, regulate, or provide permission for development if the control of flooding, erosion, dynamic beaches, pollution or the conservation of land may be affected by the development.

A review of CH's online mapper (2020) was completed to determine the extent of the regulated areas within the Subject Lands. CH regulates watercourses (including floodplains, meander belts), valleylands (crest of slope), wetlands and shorelines. The regulation mapping delineates hazardous lands, wetlands, shorelines and areas susceptible to flooding and associated allowances. The southern portion of the Subject Lands is within the CH's regulation limit of Sixteen Mile Creek (**Figure 2; Appendix A**). This regulated watercourse also includes a stable top of bank, a floodplain and a shoreline 100-year flood elevation hazard adjacent and south of the Subject Lands.

Pursuant to the Development, Interference with Wetland and Alterations to Shorelines and Watercourse Regulation (TRCA; O. Reg. 162/06), any development in or on areas defined in the Regulation (e.g., river or stream valleys, hazardous land, wetlands) requires permission from the Conservation Authority. The Conservation Authority may grant permission for development in or on these areas if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development. The Regulation also states that it is



prohibited to straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream or watercourse or change or interfere in any way with a wetland without permission from the Conservation Authority.

## 2.5 Provincial Policy Statement

The PPS (MMAH 2020) provides guidance on matters of provincial interest surrounding land-use planning and development. It “supports improved land use planning and management, which contributes to a more effective and efficient land use planning system” (p. 1). The PPS is to be read in its entirety and land-use planners and decision-makers need to consider all relevant policies and how they work together.

Eight types of significant natural heritage features are defined in the PPS, as follows:

- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat (SWH);
- Fish habitat;
- Habitat of endangered and threatened species; and
- Areas of Natural and Scientific Interest (ANSIs).

Development and site alteration shall not be permitted in significant wetlands within EcoRegions 5E, 6E and 7E, or in significant coastal wetlands. Development and site alteration shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat or significant ANSIs, unless it is demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Development and site alteration shall not be permitted in the habitat of endangered and threatened species or in fish habitat, except in accordance with provincial and federal requirements. Species of Special Concern will also be protected under the PPS via the SWH. Development and site alteration may be permitted on lands adjacent to the above features provided it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

## 2.6 ENDANGERED SPECIES ACT

The provincial *Endangered Species Act, 2007* (ESA; October 2021 Consolidation) was developed to:

- Identify Species at Risk (SAR), based upon best available science;
- Protect SAR and their habitats and to promote the recovery of the SAR; and
- Promote stewardship activities that would support those protection and recovery efforts.





The ESA protects all threatened, endangered and extirpated species listed on the Species at Risk in Ontario (SARO) list. These species are legally protected from harm or harassment, and their associated habitats are legally protected from damage or destruction, as defined under the ESA.

## **2.7 MIGRATORY BIRD CONVENTION ACT**

Environment and Climate Change Canada (ECCC) administers the *Migratory Birds Convention Act, 1994* (MBCA; amended 2017), which protects the nests of migratory bird species from destruction, including incidental take (i.e., the unintentional destruction of a nest), as well as from disturbance. The MBCA does not provide a set date where activities, such as tree removal, can be completed without the risk of incidental harm to the nests of birds. The requirement to ensure that there are no bird nests present within the work area rests with the proponent of the activity.



## 3. SUMMARY OF DATA COLLECTION APPROACHES AND METHODS

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### 3.1 Background References

This scoped report includes a high-level description of potential impacts associated with redevelopment of these Subject Lands on the natural heritage features and functions, and identification of avoidance and mitigation measures and resulting residual impacts. In addition, a description of next steps, including potential permitting requirements are provided.

The following resources were reviewed for information relating to natural features and species that may be found on the Subject Lands:

- Land Information Ontario database;
- Natural Heritage Information Centre database;
- Online Atlas Data;
- Aquatic species at risk distribution maps; and
- Other sources (e.g., subwatershed studies, watershed management plans, fisheries management plans, eBird, iNaturalist).

The results of the background review are discussed in the following sections. This information assisted in defining the search effort and target species for studies on and immediately adjacent to the Subject Lands.

### 3.2 Natural Heritage Information Centre

The Natural Heritage Information Centre (NHIC; MNR 2022) was searched for records of provincially significant plants, vegetation communities and wildlife on, and in the vicinity of the Subject Lands. The database provides occurrence data by 1 km<sup>2</sup> area squares, with one square overlapping the Subject Lands (17PJ0710).

A total of six species were recorded in the atlas squares that overlap with the Subject Lands, with the following species of interest noted:

- Species listed as Threatened or Endangered on the SARO list:
  - Barn Swallow (*Hirundo rustica*)- Threatened;
  - Bobolink (*Dolichonyx oryzivorus*) -Threatened;
  - Eastern Meadowlark (*Sturnella magna*) –Threatened;
  - Northern Bobwhite (*Colinus virginianus*) – Endangered, and
- Species of Conservation Concern (i.e., listed as Special Concern on the SARO list, or identified as an S1-S3 species):
  - Northern Map Turtle (*Graptemys geographica*)- Special Concern;
  - Snapping Turtle (*Chelydra serpentina*) – Special Concern;



In addition to the above-noted SARO that may be potentially located within the Study Area, one wildlife concentration area (Mixed Wader Nesting Colony) was identified. This is associated with Colonially-Nesting Bird Breeding SWH habitat (tree/shrubs) within EcoRegion 7E. Based on site observations, none of these species would be expected to occur on, or adjacent to these Subject Lands.

### 3.3 Land Information Ontario Natural Features Results

Based on the Ministry of Natural Resources and Forestry (MNRF) Land Information Ontario (LIO) geographic database, the following features were found within and adjacent to the Subject Lands (Figure 2, Appendix A):

- Sixteen Mile Creek, a regulated CH watercourse, is located less than 32 metres south of the site; and
- Sixteen Mile Creek's Greenbelt boundary extends into the southern portion of the Subject Lands

No other known natural heritage features were identified within or adjacent to the Subject Lands.

### 3.4 Ontario Breeding Bird Atlas Results

The Ontario Breeding Bird Atlas (OBBA) contains detailed information on the population and distribution status of Ontario birds (Bird Studies Canada et al. 2006). The data is presented on 100 km<sup>2</sup> area squares with one square overlapping the Subject Lands (17PJ01). It should be noted that the Subject Lands are a small component of the overall bird atlas square, and therefore it is unlikely that all bird species are found within the Subject Lands. Habitat type, availability and size are all contributing factors in bird species presence and use.

A total of 91 species were recorded in the atlas square that overlaps with the Subject Lands, the following species of interest noted:

- Species listed as Threatened or Endangered on the SARO list:
  - Bank Swallow (*Riparia riparia*) – Threatened;
  - Barn Swallow – Threatened;
  - Bobolink – Threatened;
  - Chimney Swift (*Chaetura pelagica*) – Threatened;
  - Eastern Meadowlark – Threatened; and
  - Eastern Whip-poor-will (*Antrostomus vociferus*) – Threatened
- Species of Conservation Concern (i.e., listed as Special Concern on the SARO list, or identified as an S1-S3 species):
  - Common Nighthawk (*Chordeiles minor*) – Special Concern;
  - Eastern Wood-Pewee (*Contopus virens*) – Special Concern;
  - Grasshopper Sparrow (*Ammodramus savannarum*) – Special Concern; and
  - Wood Thrush (*Hylocichla mustelina*) – Special Concern



### 3.5 Ontario Reptile and Amphibian Atlas Results

The Ontario Reptile and Amphibian Atlas contains detailed information on the population and distribution status of Ontario herpetofauna (Ontario Nature 2019). The data is presented on 100 km<sup>2</sup> area squares with one square overlapping the Subject Lands (17PJ01). It should be noted that the Subject Lands are a small component of the overall atlas square, and therefore it is unlikely that all herpetofauna species are found within the Subject Lands. Habitat type, availability and size are all contributing factors in herpetofauna species presence and use.

A total of 21 species were recorded in the atlas square that overlaps with the Subject Lands, of which four are salamander species, seven are frog and toad species, three are turtle species and seven are snake species. Of these species, the following species is of interest as either Endangered or of Conservation Concern on the SARO list:

- Jefferson Salamander (*Ambystoma jeffersonianum*) – Endangered;
- Northern Map Turtle- Special Concern; and
- Snapping Turtle – Special Concern.

### 3.6 Ontario Butterfly and Moth Atlas Results

The Ontario Butterfly and Moth Atlases (Toronto Entomologists' Association 2022, 2020) contain detailed information on the population and distribution status of Ontario butterflies and moths. The data is presented on 100 km<sup>2</sup> area squares with one square overlapping the Subject Lands (17PJ01). It should be noted that the Subject Lands are a small component of the overall atlas square, and therefore it is unlikely that all butterfly and moth species are found within the Subject Lands. Habitat type, availability and size are all contributing factors in butterfly and moth species presence and use.

A total of 98 species were recorded in the atlas square that overlaps with the Subject Lands, of which 73 are butterfly species and 25 are moth species. Of these species, the following species of interest is noted: Monarch Butterfly (*Danaus plexippus*) – Special Concern.

### 3.7 Aquatic SAR Distribution Mapping Results

Aquatic SAR mapping (DFO 2022) was reviewed to identify any known occurrences of aquatic SAR, including fish and mussels, within the subwatershed where the Subject Lands are located. No SAR aquatic species were identified within the Subject Lands, however Sixteen Mile Creek located south of the site was identified as Threatened Silver Shiner (*Notropis photogenis*) habitat. Sixteen Mile Creek drains into Lake Ontario, less than 0.5 km downstream which also contains habitat for the Endangered Shortnose Cisco (*Coregonus reighardi*). No drainage features or ponded conditions, and hence, no aquatic habitat is found on these Subject Lands.

### 3.8 Citizen Science Database (iNaturalist)

The iNaturalist (2022) database is a large citizen science-based identification and data collection app. It allows any citizen to submit observations to be reviewed and identified by other



naturalists and scientists to help provide accurate species observations. As the observations can be submitted by anyone, and the records are not officially vetted, the data obtained from this tool should not be used as a clear indicator of species presence, and species may be filtered out based on habitat and target survey efforts.

This online database was examined to identify observations made within the Subject Lands that were research grade. However, no significant species were found on the Subject Lands or within 120 meters of its boundaries.

### **3.9 Citizen Science Database (eBird)**

The eBird (2022) database is a large citizen science-based project with a goal to gather bird diversity information in the form of checklists of birds, archive it, and share it to power new data-driven approaches to science, conservation and education. As the observations can be submitted by anyone, and the records are not officially vetted, the data obtained from this tool should not be used as a clear indicator of species presence, and species may be filtered out based on habitat and target survey efforts.

This online database was examined to identify observations made within the Subject Lands. However, no significant bird species were found on the Subject Lands or within 120 meters of its boundaries.



## **4. TECHNICAL METHODS AND FIELD INVESTIGATIONS**

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Based on our review of aerial imagery and background information, and the general lack of obvious natural heritage features, GEI determined that a confirmatory spring site reconnaissance would be the appropriate level of effort.

### **4.1 Site Reconnaissance Survey**

A site reconnaissance survey was completed by GEI's senior botanist on April 27, 2022. The purpose of the survey was to document vegetation features on the Subject Lands and to determine their provincial and regional significance, if present. The survey consisted of an early spring vegetation evaluation, vascular plant inventory, and assessment of potential wildlife habitat and linkages to the nearby Sixteen Mile Creek. Due to the entirely anthropogenic character of vegetation cover, Ecological Land Classification (ELC) methodology and mapping could not be applied.



## 5. ENVIRONMENTAL SETTING AND CHARACTERISTICS

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### 5.1 Physical Conditions

#### 5.1.1 Physiography, Soils and Terrestrial Ecology

As described above, the Subject Lands are anthropogenically disturbed. The south-western portion of the Subject Lands are generally flat with the sloped incline in the centre and north-eastern end of the site. The Ontario Soil Survey Report No. 43. shows the area is situated on the Halton-Peel till plain and is made up of urban soils that have been disturbed by agriculture (Gillespie, Wicklund and Miller, 1971).

The Subject Lands occur within the Carolinian or Deciduous Forest Zone (also referred to as the mixed wood plains), an area characterized by a relatively warmer climate that supports plant species typical of more southern areas. This zone is referred to by the Province as Ecoregion 7E. Broadleaved trees, including American Beech (*Fagus grandifolia*), Sugar Maple (*Acer saccharum*), Basswood (*Tilia americana*), Red Maple (*Acer rubrum*), White Oak (*Quercus alba*) and Bur Oak (*Quercus macrocarpa*), dominate natural upland forest cover in this region. This region also contains Canada's main distribution of Black Walnut (*Juglans nigra*), Sycamore (*Platanus occidentalis*), Swamp White Oak (*Quercus bicolor*) and Shagbark Hickory (*Carya ovata*).

### 5.2 Arborist Report & Tree Preservation Plan

An Arborist Report & Tree Preservation Plan was completed by GreenPrint Consulting Arborists in March 2022. This report was done in accordance with the Town of Oakville's Tree protection During Construction Procedure policy which take into account both the Town of Oakville's *Private Tree Protection* (2017-038) and *Town Tree By-laws* (2009-025). There were a total of five regulated trees with four requiring removals to accommodate development and with one incurring minor injury as a result of construction (**Figure 3, Appendix A**). No Endangered species were surveyed on site. Pursuant to the Town of Oakville Town Tree By-law the client will need to submit a permit application to remove the four trees and submit a permit to injure one tree as the Tree Protection Zone (TPZ) cannot be 100% protected from construction encroachment.

### 5.3 Site Reconnaissance Survey Results

The Subject Lands can be divided into three components:

1. Compacted gravel area in the western half, with sparse cover of emerging lawn grasses and common weeds;
2. Established lawn cover on a gentle rise in the centre; and



3. A second gravel area with sparse grass and weed cover at the eastern end.

No natural habitat, wildlife habitat, amphibian/aquatic habitat or habitat for birds exists within these Subject Lands. Vegetation cover is of a pioneering type of grasses, common weeds and exotics. There are no trees present within the fenced off area (i.e., within the actual Subject Lands), and the very few adjacent trees (on municipal lands), documented in the arborist report, are mostly poor health streetside specimens. In the southwest corner of the property, a small cluster of highly invasive Japanese Knotweed is present (**Photolog, Appendix B**).

No provincially rare vegetation communities exist on the Subject Lands.

The property is separated from the developed bank of Sixteen Mile Creek by Water Street and a retaining wall (with planted ornamental yews) of the yacht club (**Photolog, Appendix B**). There is no functional between the Subject Lands and Sixteen Mile Creek, as the separation is entirely developed and contains no natural features, with the bank of the creek used for recreational purposes.

The botanical inventory was limited to those plants that could be identified at the time of the survey. Out of the seventeen species, four were native and 13 exotic, as documented in the Table 1 below. No rare, endangered or significant plant species were observed during the survey.

**Table 1:** Botanical Inventory of 106–114 Robinson Street and 71 Water Street, Oakville.

| SCIENTIFIC NAME                     | COMMON NAME                |
|-------------------------------------|----------------------------|
| <i>Achillea millefolium</i>         | Yarrow                     |
| <i>Erigeron annuus</i>              | Annual Fleabane            |
| <i>Solidago canadensis</i>          | Canada Goldenrod           |
| <i>Taraxacum officinale</i>         | Common Dandelion           |
| <i>Tussilago farfara</i>            | Colt's Foot                |
| <i>Cerastium fontanum</i>           | Common Mouse-ear Chickweed |
| <i>Lotus corniculatus</i>           | Bird's-foot Trefoil        |
| <i>Trifolium pratense</i>           | Red Clover                 |
| <i>Glechoma hederacea</i>           | Ground Ivy                 |
| <i>Plantago lanceolata</i>          | English Plantain           |
| <i>Fallopia japonica</i>            | Japanese Knotweed          |
| <i>Rumex crispus</i>                | Curly Dock                 |
| <i>Linaria vulgaris</i>             | Butter-and-eggs            |
| <i>Verbascum thapsus</i>            | Common Mullein             |
| <i>Veronica persica</i>             | Bird's-eye Speedwell       |
| <i>Eragrostis ciliaris</i>          | Stink Grass                |
| <i>Poa pratensis ssp. pratensis</i> | Kentucky Bluegrass         |
|                                     |                            |
| <b>STATISTICS</b>                   |                            |
| Species Richness                    |                            |
| Total Number of Species:            | 17                         |
| Native Species:                     | 4                          |
| Exotic Species                      | 13                         |





## 6. ANALYSIS OF ECOLOGICAL AND NATURAL HERITAGE SIGNIFICANCE

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Eight types of significant natural heritage features are defined in the PPS (MMAH 2020), as follows:

- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Habitat of endangered and threatened species;
- Significant wildlife habitat;
- Fish habitat; and
- Significant areas of natural and scientific interest.

As part of this scoped report, all eight types of significant natural heritage feature types have been evaluated. SWH will be assessed using the Significant Wildlife Habitat Technical Guide (MNR 2000) and the SWH Eco-Region Criterion Schedule 7E (MNR 2015). All four general types of SWH (seasonal concentration areas, rare or specialized habitats, habitat for species of conservation concern, and animal movement corridors) will be evaluated. In addition to the PPS policies, the Scoped EIS includes an evaluation of the City's natural heritage policies where those policies may be more restrictive than the PPS.

### 6.1 Significant Wetlands

Within Ontario, significant wetlands are identified by the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR) or by their designates. Other evaluated or unevaluated wetlands may be identified for conservation by the municipality or the conservation authority.

Wetlands can be classified as provincially significant either by complexing them with a nearby PSW (i.e., within 750 m) or by evaluating the wetland on its own to determine if it meets the test of significance.

No Provincially Significant Wetlands (PSWs) or wetland communities were identified on or adjacent to the Subject Lands.

### 6.2 Significant Coastal Wetlands

Similar to significant wetlands, the MNDMNR or their designates identify significant coastal wetlands present on the landscape. Coastal wetlands are defined in the NHRM (MNR 2010) as:



- a) “any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Mary’s, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) Any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located two km upstream of the 1:100-year floodplain (plus wave run-up) of the large water body to which the tributary is connected.”

No significant coastal wetlands are identified within the Subject Lands and this habitat type is not present.

### **6.3 Significant Woodlands**

Significant woodlands are identified by the planning authority in consideration of criteria established by the MNRF. Under the NHRM (2010), woodlands are defined as:

*...treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.*

No Significant woodlands are identified within the Subject Lands and this habitat type is not present.

### **6.4 Significant Valleylands**

Significant valleylands are defined and designated by the planning authority (per section 8.1.3 of the NHRM; MNR 2010). General guidelines for determining significance of these features are presented in the NHRM (MNR 2010) for Policy 2.1 of the PPS. Recommended criteria for designating significant valleylands includes prominence as distinctive landform, degree of naturalness, and importance of its ecological functions, restoration potential and historical and cultural values. It is recognized that the NHRM doesn’t specify the number of criteria that are required to be met for a feature to be significant and recommends that local planning authorities undertake a study that would determine which criteria should be applied for a valleyland to be considered significant; no such study has been undertaken by the planning authorities to date.

No significant valleylands are present within the Subject Lands and this habitat type is not present.

### **6.5 Habitat for Endangered and Threatened Species**

No habitat for Endangered and Threatened species was identified on the Subject Lands.



## 6.6 Significant Wildlife Habitat

SWH is one of the more complex natural heritage features to identify and evaluate. There are several provincial documents that discuss identifying and evaluating SWH including the NHRM (MNR 2010), the Significant Wildlife Habitat Technical Guide (MNR 2000) and the SWH Eco-Region Criterion Schedule (MNRF 2015). The Subject Lands are located in Eco-Region 7E and were therefore assessed using the 7E Criterion Schedule (MNRF 2015).

There are four general types of SWH:

- Seasonal concentration areas;
- Rare or specialized habitats;
- Habitat for species of conservation concern; and
- Animal movement corridors.

General descriptions of these types of SWH are provided in the following sections.

### Seasonal Concentration Areas

Seasonal concentration areas are those sites where large numbers of a species gather together at one time of the year, or where several species congregate. Seasonal concentration areas include deer yards, wintering sites for snakes, bats, raptors and turtles, waterfowl staging and molting areas, bird nesting colonies, shorebird staging areas and migratory stopover areas for passerines or butterflies. Only the best examples of these concentration areas are usually designated as SWH.

### Rare or Specialized Habitats

Rare and specialized habitat are two separate components. Rare habitats are those with vegetation communities that are considered rare in the province. SRANKS are rarity rankings applied to species at the 'state', or in Canada at the provincial level, and are part of a system developed under the auspices of the Nature Conservancy (Arlington, VA). Generally, community types with SRANKS of S1 to S3 (extremely rare to rare-uncommon in Ontario), as defined by the NHIC (2022), could qualify. It is to be assumed that these habitats are at risk and that they are also likely to support additional wildlife species that are considered significant. Specialized habitats are microhabitats that are critical to some wildlife species. The NHRM (MNR 2010) defines specialized habitats as those that provide for species with highly specific habitat requirements, areas with exceptionally high species diversity or community diversity, and areas that provide habitat that greatly enhances species' survival.

### Habitat for Species of Conservation Concern

Species of conservation concern include those that are provincially rare (S1 to S3), provincially historic records (SH) and Special Concern species. Several specialized wildlife habitats are also included in this SWH category, including Terrestrial Crayfish habitat, and significant breeding bird habitats for marsh, open country and early successional bird species.

Habitats of species of conservation concern do not include habitats of endangered or threatened species as identified by the ESA (2020 Consolidation). Endangered and threatened species are discussed in Section 5.7 (below).



### Animal Movement Corridors

Animal movement corridors are areas that are traditionally used by wildlife to move from one habitat to another. This is usually in response to different seasonal habitat requirements, including areas used by amphibians between breeding and summer/over-wintering habitats, called amphibian movement corridors.

No SWH was identified within the Subject Lands.

## **6.7 Fish Habitat**

Fish habitat, as defined in the federal Fisheries Act, c. F-14, means “spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.” Fish, as defined in S.2 of the Fisheries Act, c. F-14, includes “parts of fish, shellfish, crustaceans, marine animals and any parts of shellfish, crustaceans or marine animals, and the eggs, sperm, spawn, larvae, spat and juvenile stages of fish, shellfish, crustaceans and marine animals.”

No fish habitat was identified within the Subject Lands.

## **6.8 Significant Areas of Natural and Scientific Interest (ANSI)**

There are no ANSIs identified within the Subject Lands.

## **6.9 Summary of Ecological and Natural Heritage Significance**

No natural heritage features were identified on the Subject Lands.



## 7. PROPOSED DEVELOPMENT

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The proposed development includes the construction of ten-multi-story townhouse dwellings with underground parking, associated landscaping and municipal sidewalks (**Figure 4, Appendix A**).



## 8. IMPACT IDENTIFICATION, AVOIDANCE AND MITIGATION MEASURES

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This Scoped EIS presents and discusses the natural heritage features and associated functions that occur on and/or adjacent to the Subject Lands. The impact assessment was informed by two reports that form part of the complete submission:

- Functioning Servicing Report (FSR) – Trafalgar Engineering, 2022;
- Arborist Report & Tree Preservation Plan- GreenPrint Consulting Arborists, 2022

### 8.1 Avoidance and Mitigations Measures

The proposed development will be designed to meet current Town of Oakville Stormwater Management Criteria. To mitigate potential increases in runoff due to the proposed impervious surfaces, the FSR (Trafalgar Engineering, 2022) indicates that stormwater runoff will be collected and controlled prior to discharging to the municipal storm sewer system. This is likely to include an underground stormwater tank which will outlet either with a gravity pipe or pumped to the municipal storm sewer on Water Street. Stormwater will be cleaned using an Oil and Grit Separator to remove oil and sediments prior to leaving the site. A portion of stormwater will remain on site to be reused for irrigation or infiltration.

Erosion and sediment controls will be installed prior to the commencement of any construction. The FSR (Trafalgar Engineering, 2022) describes that erosion and sediment control measures may be implemented as follows:

- Double Wrapped Catchbasins: Proposed storm sewer catchbasins and catchbasin manholes located within the property and adjacent roadways will be double wrapped in a woven geotextile material;
- Gravel Access Pad: A gravel access mat will be installed at the entrance to the construction zone to prevent mud tracking from the site to adjacent roadways; and,
- Silt Fencing: Silt fence will be installed along the property line to intercept sheet flow.

Any, trees and vegetation requiring removal within the Subject Lands should be removed outside of the active breeding bird season (April 5 -August 31) and outside of the active bat roosting season (May 1 – October 31), to ensure that these areas are not in use by breeding birds or bats when construction activities occur. Construction should be halted if bird nesting or bat roosting activities are observed within the proximity of the work area. If a bird is observed nesting, an Avian Specialist should be consulted to identify the species. If it is a species falls under the MBCA, a suitable buffer for the nest will be required until the nest is no longer active (after August 31).



## 9. Conclusion and Recommendations

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This Scoped EIS addresses the natural heritage features and associated functions found on and adjacent to the Subject Lands. Presently, the Subject Lands are anthropogenically disturbed with gravel and lawn cover. Based on GEI's site observations and lack of natural heritage features, it is GEI's opinion that the proposed redevelopment of these lands can occur without direct or indirect impacts to the adjacent Regional Natural Heritage System comprised of the Sixteen Mile Creek watercourse corridor.

**Prepared By:**

GEI Consultants

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## Appendix A- Figures

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Figure 1- Location of Subject Lands

Figure 2- Landscape Setting

Figure 3- Arborist Report and TPP (from GreenPrint Consulting Arborists, 2022)

Figure 4- Site Plan (from Richard Wengle Architect Inc.)



Project 2201685

106–114 Robinson Street and 71 Water Street  
Roseville Properties Inc.

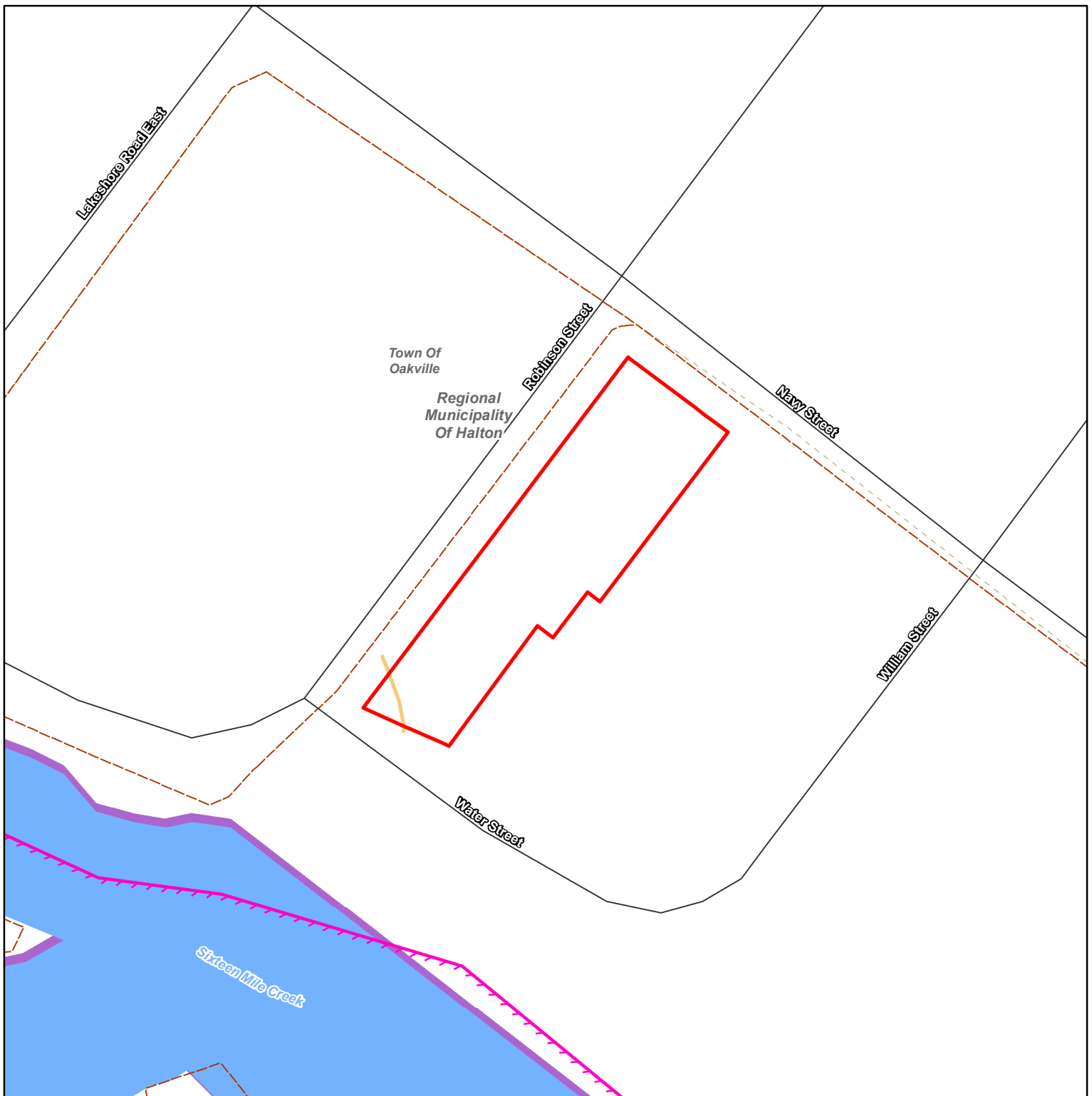
Figure 1  
Location of Subject Lands

**NOTES:**  
1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere.  
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.

- Legend**
- Subject Lands
  - Railway
  - Municipal Boundary, Lower/Single Tier
  - Municipal Boundary, Upper Tier
  - Watercourse
  - Waterbody
  - Wooded Area

0 200 m  
1:20,000





**NOTES:**  
 1. Coordinate System: NAD 1983 UTM Zone 17N.  
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022; © Conservation Halton, 2022; © Halton Region, 2022.

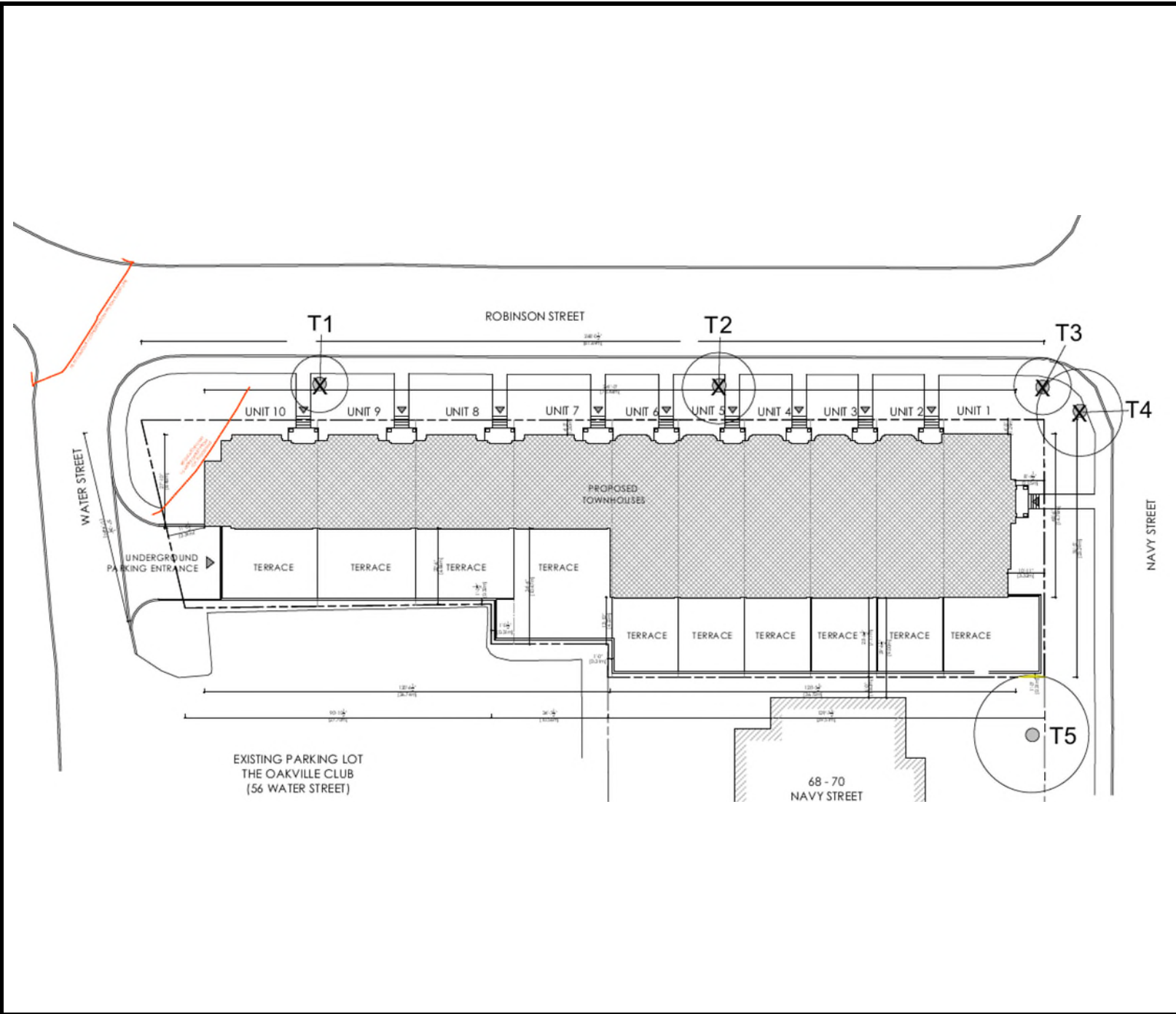
- Legend**
- Subject Lands
  - Road
  - Trail Segment (OTN)
  - Trail Segment
  - Regulation Limit (15 metres Offset from CH Flood Line)
  - Waterbody
  - Aquatic Species at Risk - Fish
  - Regional NHS - Key Feature (Halton Region)







Project 2201685

106-114 Robynson Street and 71 Water Street  
 Roseville Properties Inc.

Figure 2  
 Landscape Setting





|   |                      |
|---|----------------------|
| <b>CONSULTANT</b>   |                      |
|  <b>GreenPrint</b><br>Consulting Arborists<br><i>a div. The Tree Specialists, Inc.</i> |                      |
| <b>LEGEND</b>   |                      |
|    | Regulated tree       |
|    | Tree to be Removed   |
|    | Tree Protection Zone |
|    | Area of Encroachment |
| <b>KEY MAP</b>  |                      |
|   |                      |
| <b>SCALE</b>  | <b>SHEET NUMBER</b>  |
| 1:450<br><small>When printed 8.5"X 11"</small>  | <b>TPP-1</b>         |
| <b>PLOT DATE</b>  |                      |
| 03/31/2022  |                      |
| <b>DRAWING TITLE</b>  |                      |
| Tree Preservation Plan  |                      |
| <b>PROJECT</b>  |                      |
| 106-114 Robinson Street<br>and 71 Water Street,<br>Oakville   |                      |

ROBINSON STREET

268'-0"  
[81.69m]

UNIT 10 UNIT 9 UNIT 8 UNIT 7 UNIT 6 UNIT 5 UNIT 4 UNIT 3 UNIT 2 UNIT 1

PROPOSED TOWNHOUSES

UNDERGROUND PARKING ENTRANCE

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

EXISTING PARKING LOT  
THE OAKVILLE CLUB  
(56 WATER STREET)

68 - 70  
NAVY STREET  
EXISTING 2 STOREY  
SEMI-DETACHED  
DWELLING

NAVY STREET

WATER STREET

57'-5"  
[17.51m]

27'-10"  
[8.48m]

11'-0"  
[3.35m]

REGULATORY UNIT  
15' WIDE DRIVEWAY  
C.A. FOOD LINE

4'-3"  
[1.30m]

241'-0"  
[73.46m]

4'-3"  
[1.29m]

8'-4"  
[2.55m]

46'-6"  
[14.28m]

10'-11"  
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## **Appendix B- Photolog**

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## Photographic Record



Photo 1 – View from western end looking east towards Navy Street.



Photo 2 – Japanese Knotweed in the south-west corner at Water Street.



Photo 3 – View from centre looking west towards Water Street, showing the gravelly lawn portion.



Photo 4 – View from centre looking east towards Navy Street along northern fence, showing the established lawn portion.

### APPENDIX B

106–114 Robinson Street and 71 Water Street, Oakville

Scoped EIS

April 27, 2022

PHOTOGRAPHIC RECORD







Photo 5 – View from centre looking east towards Navy Street, showing sparse lawn on gravel.



Photo 6 – View along eastern fence at Navy Street, looking south.



Photo 7 – View from eastern end looking west towards Water Street, showing sparse lawn on gravel in foreground.



Photo 8 – View along fence near Navy Street looking west towards Water Street, showing house under development in adjacent lot.

**APPENDIX B**

**106–114 Robinson Street and 71 Water Street, Oakville**

**Scoped EIS**

**April 27, 2022**

**PHOTOGRAPHIC RECORD**





Photo 9 – View from eastern end at Navy Street, looking north towards Robinson Street.



Photo 10 – View from eastern end at Navy Street, looking west towards Water Street, established lawn in foreground.



Photo 11 – Small parking area at Water Street, viewed across the fence.



Photo 12 – Intersection of Robinson and Water Streets, looking south; property fence on the left.

## APPENDIX B

106–114 Robinson Street and 71 Water Street, Oakville

Scoped EIS

April 27, 2022

PHOTOGRAPHIC RECORD





Photo 13 – Water Street looking south, with The Oakville Club’s retaining wall and ornamental plantings in the centre, property fence on the far left.



Photo 14 – Retaining wall at The Oakville Club.



Photo 15 – View across The Oakville Club’s fence, showing paved 16 Mile Creek embankment and yacht piers.



Photo 16 – Small parking area at Water Street looking east, the property in the centre.

**APPENDIX B**

**106–114 Robinson Street and 71 Water Street, Oakville**

**Scoped EIS**

**April 27, 2022**

**PHOTOGRAPHIC RECORD**

