

## **1.1 NOTES TO TABLE**

1. Environmental Impact Assessments (EIA's) should be based on the County of Essex, April 2000 aerial photography to be valid.
2. Where barriers exist such as roads, EIA's usually will not be required for building permits and other small scale development applications on adjacent lands.
3. Normally the guidelines in this Appendix are appropriate however, the municipality may require a greater or lesser level of EIA, in consultation with the Conservation Authority. Some local Official Plans require a greater level of Environmental Impact Assessment.
4. Development is discouraged as it is very unlikely to have "no negative" impacts.
5. When a site is identified as having more than one type of feature, the impacts on each type will need to be addressed and the adjacent land measurement corresponding to each type of feature will be measured from the boundary of that feature.
6. Except as specifically required in the policies of this Plan, applications for building permits where no planning applications are required and the land is within the "Agriculture" designation, scoped EIA's will be encouraged (voluntary) for the purpose of providing information to the owner.

## **1.2 ITEMS TO BE ADDRESSED IN A FULL ENVIRONMENTAL IMPACT ASSESSMENT**

### **Procedure**

- a) Carried out by qualified professionals in the field of ecology, terrestrial and/or aquatic biology, environmental planning, and/or relevant earth sciences.
- b) Early consultation with the relevant Conservation Authority to obtain input and relevant information. Where features are Provincially Significant, consultation with the Ministry of Natural Resources (MNR) will also be necessary.

### **Description**

- a) Proponent name and full contact information.
- b) Purpose of the proposal.
- c) Statement of rationale for the undertaking.
- d) Alternative forms that the development might take.
- e) Subject property location description (municipality, lot, concession, etc.) and maps.
- f) Identification of all significant natural heritage designations or identifications (Environmentally Significant Area (ESA), significant wetlands, significant habitat of endangered species and threatened species, significant woodlands, significant Valleylands, significant wildlife habitat, areas of natural and scientific interest (ANSI)).

- g) Site plans (including representations of alternative methods of development).
- h) Existing land uses.
- i) Existing ownership patterns.
- j) Existing Official Plan designations and zoning.
- k) Proposed Official Plan designations and zoning.
- l) Description of alternative developments for subject lands.

**Natural Features/Ecological Functions**

- a) Complete biological description of natural area:
  - i) Complete plant species inventory spanning the appropriate number of seasons based on recommendations from the relevant Conservation Authority and MNR. (taxonomy consistent with Natural Heritage Information Centre (NHIC) database).
- b) Vegetation community description and mapping (consistent with Ontario Ministry of Natural Resources Ecological Land Classification (ELC) protocols) to the vegetation type level.
- c) Complete faunal inventory (taxonomy consistent with Natural Heritage Information Centre (NHIC) database).
  - birds
  - mammals
  - reptiles
  - amphibians
  - fish
- d) Documentation of rare flora, fauna, and vegetation communities (rarity status as per Natural Heritage Information Centre (NHIC) database) including a detailed map of the location and distribution of these communities.
- e) Description of soil type(s) for the subject property to the standard of the ELC using Ontario Institute of Pedology (1985) and Ontario Centre for Soil Resource Evaluation (1993) information or other more recent guidelines as recommended by the Conservation Authority or Ministry of Natural Resources.
- f) Description of hydrological functions of the natural area:
  - groundwater recharge/discharge
  - flood attenuation
  - upstream flood detention
  - water quality improvement (pollution uptake, nutrient trap)
- g) Documentation of social and economic uses of the natural area (including hunting, trapping, fishing, education, nature appreciation, and research studies).

**Impacts**

1. An explanation of the methods used to determine the effects of the proposed development on the natural features or ecological functions for which the area is identified.

2. Possible aerial extent of the natural area to be affected by the development (indirectly or directly).
3. Possible environmental effects of the development, with emphasis on the natural features or ecological functions for which the area is identified.
4. Evaluation of possible future impacts of the proposed development; including subsequent demand that may be generated by approval of this proposal.
5. Potential conflicts with existing site-specific habitat management practices.
6. A description of the opportunities on-site to replace/restore/create natural features and functions.
7. Actions necessary to prevent, change, mitigate or remedy the effects of:
  - the development
  - the alternative methods to carry out development, (such as scheduling the project at a different time of year)
  - the alternatives to the form of the proposed development.

### **Summary**

1. Potential impacts in relation to criteria outlined above.
2. Potential advantages and disadvantages of the preferred development.
3. Alternative methods of carrying out the proposed development.
4. Mitigation measures.
5. Development approval measures necessary to secure advantages and minimize disadvantages of the proposed development.

## **1.3 ITEMS TO BE ADDRESSED IN A SCOPED ENVIRONMENTAL IMPACT ASSESSMENT**

The following guidelines are recommended to assist in the preparation of a Scoped Environmental Impact Assessment:

Scoped Environmental Impact Assessments differ from Full EIA's in that they evaluate the expected impacts of the specific proposal and would not necessarily look at the entire natural area. They assume feasibility of specific types of development and address the appropriate manner for the development to occur. Full EIA's evaluate the feasibility of the proposal and possible negative surrounding impacts.

Early consultation with the respective Conservation Authority is recommended in order to determine the scale of the EIA recommended; available information, concerns, etc.

Qualified professionals in the field of ecology, terrestrial and/or aquatic biology, environmental planning, and/or relevant earth sciences, should carry out the Scoped Environmental Impact Assessment.

Scoped EIA's should typically include the following information:

- 1) Proponent Name and Address

- 2) Location
- 3) Type of Proposal ( e.g. planning application, building permit.)
- 4) Type of Natural Area (Environmentally Significant Area (ESA), significant wetlands, significant habitat of endangered species and threatened species, significant woodlands, significant Valleylands, significant wildlife habitat, areas of natural and scientific interest (ANSI)).and whether the proposal is within or "adjacent".
- 5) Identify and comment on the existing significant natural features, linkages, and ecological functions in the vicinity and potential impacts by the proposed development.
- 6) Evaluate the potential impacts of the proposed development on the existing significant natural features and on their ecological functions.
- 7) The maximum cleared area to conform with the Scoped EIA would typically not exceed ½ acre .21800 s.f. Or 0.2 ha = 2000m2. Determine the most appropriate location/configuration for the proposed cleared areas in order to prevent impacts on the significant features. Describe the size, location and configuration of all buildings/ structures proposed within this area. A location map should be included which identifies the proposed location of the structure(s).
- 8) Describe what site specific mitigation is required in addition to the measures identified in the "Checklist" (see 3.4)

#### 1.4 ITEMS TO BE ADDRESSED IN A CHECKLIST TYPE OF EIA

It is intended that for certain applications on "adjacent lands", (as generally outlined in Table 3.1) the municipality, in consultation with the Conservation Authority may determine that a checklist can be used as an alternative to, or as part of, a scoped EIA. In these situations, the checklist would be used as part of the building permit to ensure that the development will have no negative impacts. Early consultation with the respective Conservation Authority is recommended to ensure the optimal approach is taken.

The checklist should be used by the property owner or their expert in consultation with the Municipal Building Official.

The Checklist should include the following items:

1. A minimum 5 m buffer area should include native trees, shrubs or unmanicured ground cover.

Please check this box if the requirement has been fulfilled   
 Describe the width of the provided buffer area: \_\_\_\_\_  
 Describe fence if any: . \_\_\_\_\_

2. If a buffer area is created, an optional cleared trail access of a maximum of 5m can be maintained.

Please check this box if this option is desired   
 Describe the trail width: \_\_\_\_\_

3. The minimum sideyard or rearyard setback for all buildings / structures should be 10m from the adjacent natural area. (15 metres preferred / recommended.)

Please check this box if the requirement has been fulfilled   
Describe the setbacks maintained: \_\_\_\_\_

4. A swale (outside the naturalized buffer if any, and above the natural grade,) to be constructed prior to any site alteration and permanently maintained; directed to,

Select one of the following:

An existing ditch   
New outlet at a minimum of 50m from the area of natural significance.   
Describe the outlet: \_\_\_\_\_

5. All components of the septic system should also be located outside the 15 m setback unless special measures have been taken.

Please check this box if the setback has been maintained   
If the setback has not been maintained, describe the provisions taken to intercept surface and sub-surface water: \_\_\_\_\_

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