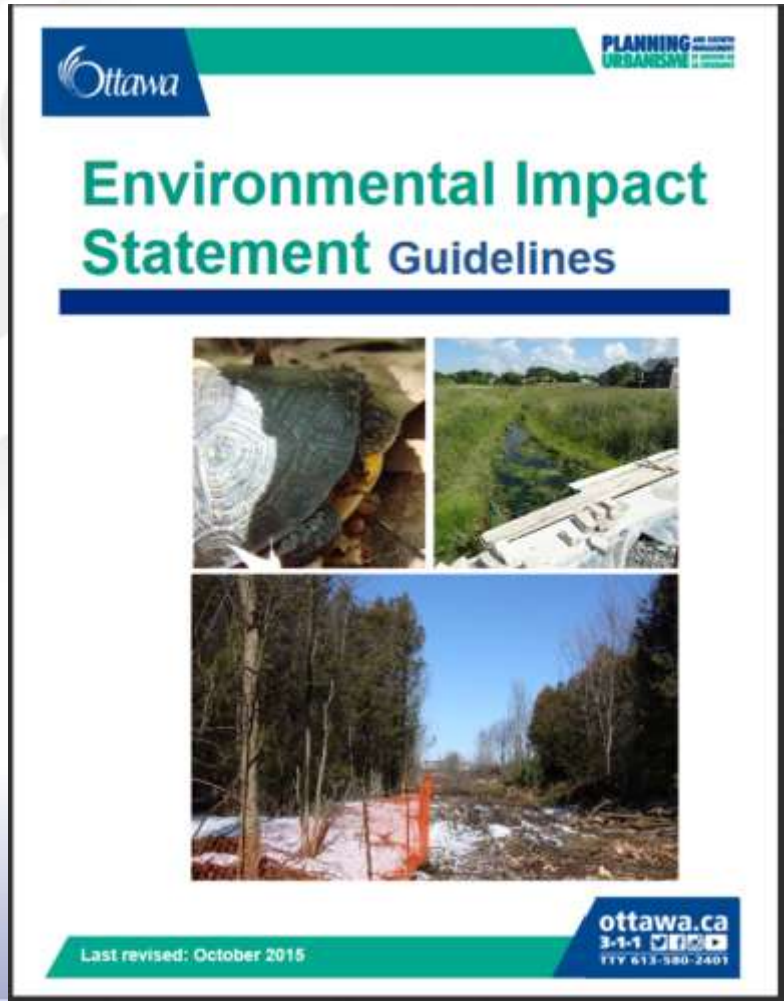
Components of an Environmental Impact Statement

February 26, 2020

Overview

- Introduction
  - What is an Environmental Impact Statement?
  - When is an EIS required?
- Components of an EIS
  - What reviewers want
- Resources



What is an EIS?

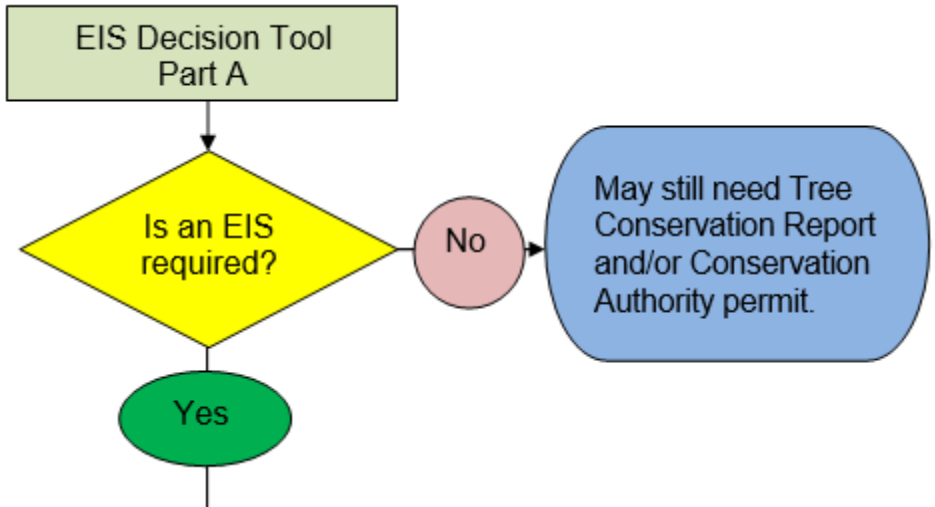
- An assessment of the potential environmental impacts of a proposed project
  - Specifically, it should demonstrate how the project meets the requirements of a municipality's natural heritage policies (as per the Provincial Policy Statement)

- NOT an Environmental Site Assessment (past vs. future)

When is an EIS required?

- When development or site alteration is proposed within or adjacent to natural heritage system features or other designated environmental areas
  - Adjacency distances may vary (30-120 m)
  - Not all natural heritage features are identified on schedules or maps

EIS Guidelines, Figure 1



Consultation is Key

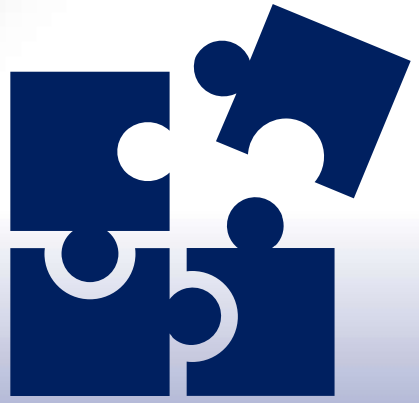
- BEFORE beginning work on an EIS, talk to the agency staff who will be reviewing it
  - Confirm need for EIS
  - Discuss proposed scope of work
  - Obtain background information
  - **Reduce risk of delays**

Scoping the EIS

- At a **minimum**, the EIS must address the values and functions for which the triggering natural feature(s) were identified
  - May require specific survey timing, methods
  - Geographic scope may extend beyond property
  - **Subject to change based on findings**

Basic Components

- Description of Existing Conditions
- Description of the Project
- Impact Assessment
- Recommendations to avoid/reduce impacts
- Conclusion



Existing Conditions

- Describe the current biophysical environment on and around subject site
  - Identify natural features and functions

- Based on background research and site visit(s)
  - Cite sources of information: field studies, agency contacts, online databases, published reports…

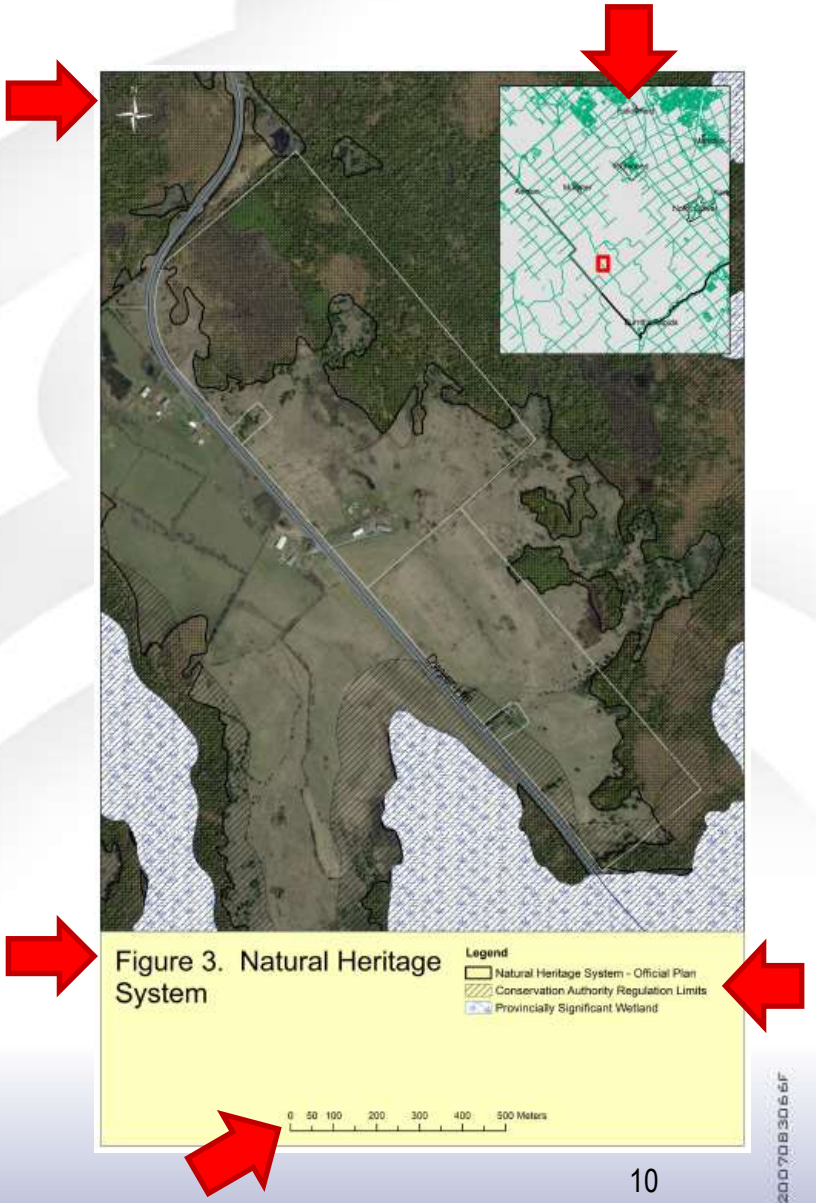
Site Visits

- **At least one site visit during the growing season** is **required**

- Multiple site visits during different seasons may be necessary in some cases

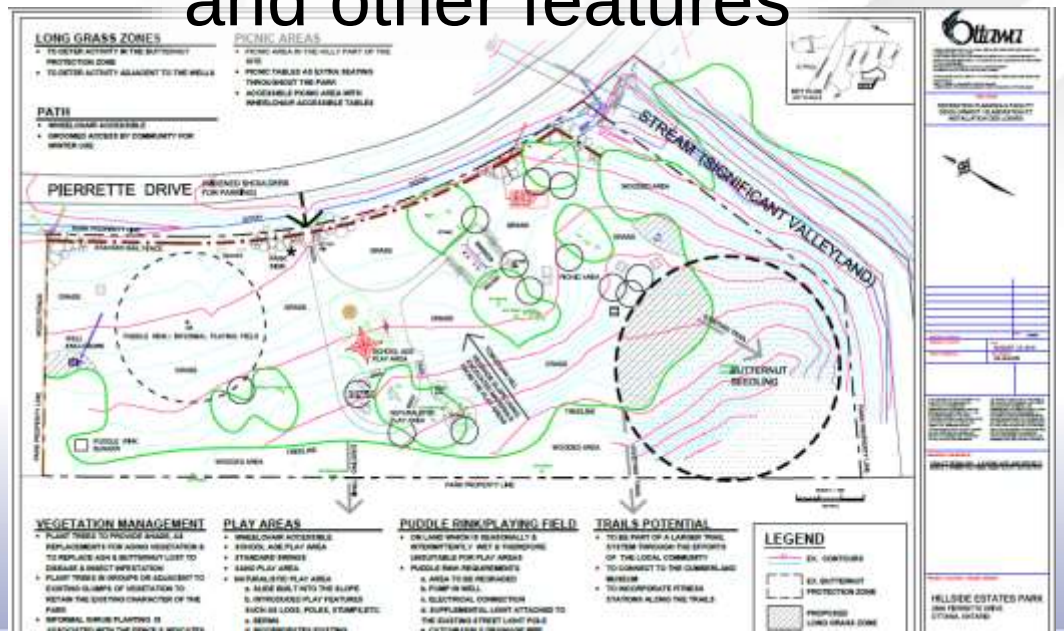
Existing Conditions

- **Maps are required**
  - Aerial photo base preferred
  - Basic cartographic elements (scale, key map, north arrow, etc.)
  - Limits of identified natural features
  - Show survey locations where applicable



Description of the Project

- Who, what, where, when, why and how
- Include plans and drawings
  - Use aerial photo overlay to show how project relates to identified constraints and other features

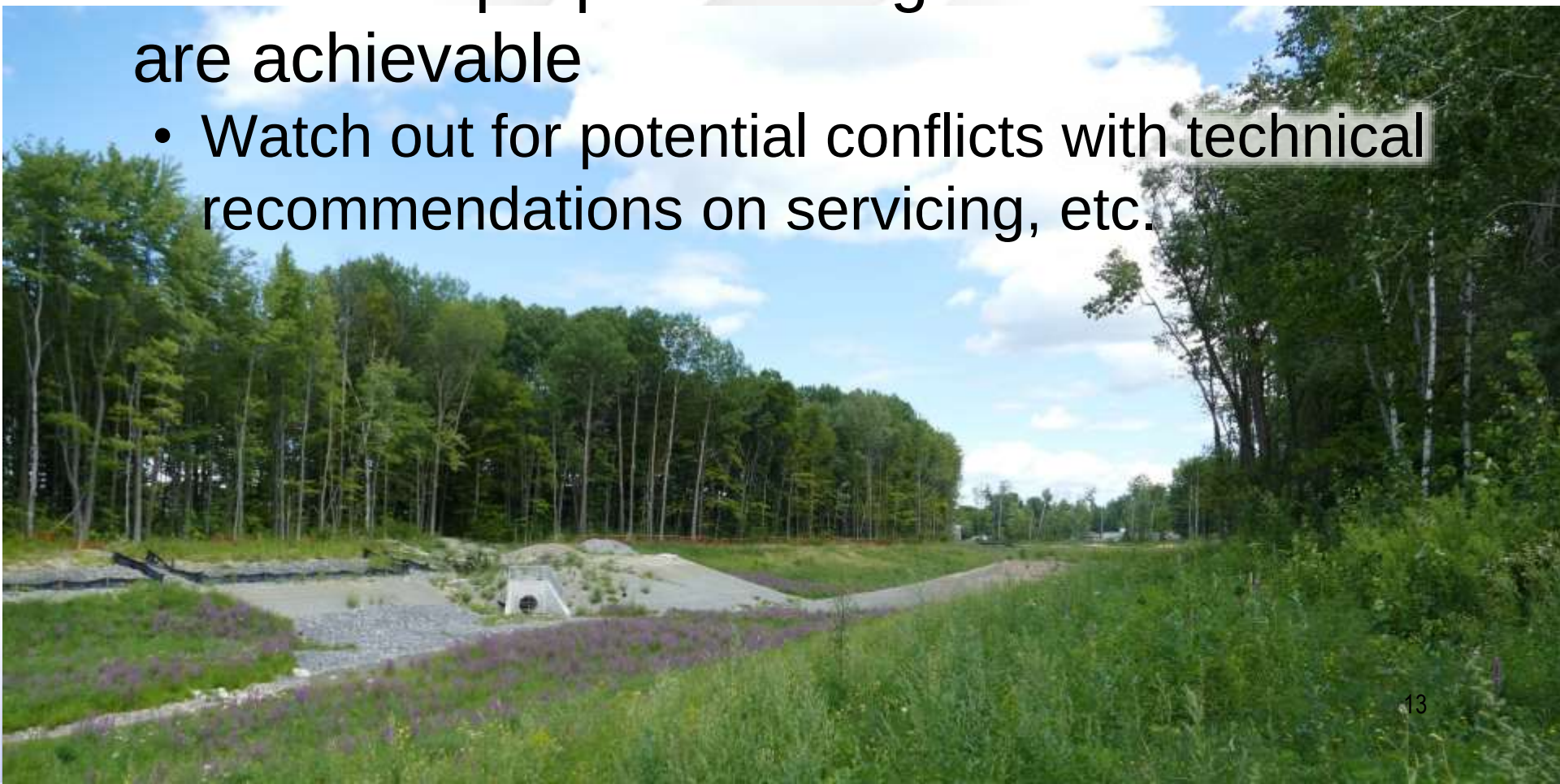


Impact Assessment

- Consider all phases of the project
  - Site preparation
  - Construction
  - Operation
  - Decommissioning, where applicable
- Consider potential cumulative effects

Mitigation

- How will impacts be avoided or reduced?
- Make sure proposed mitigation measures are achievable
  - Watch out for potential conflicts with technical recommendations on servicing, etc.



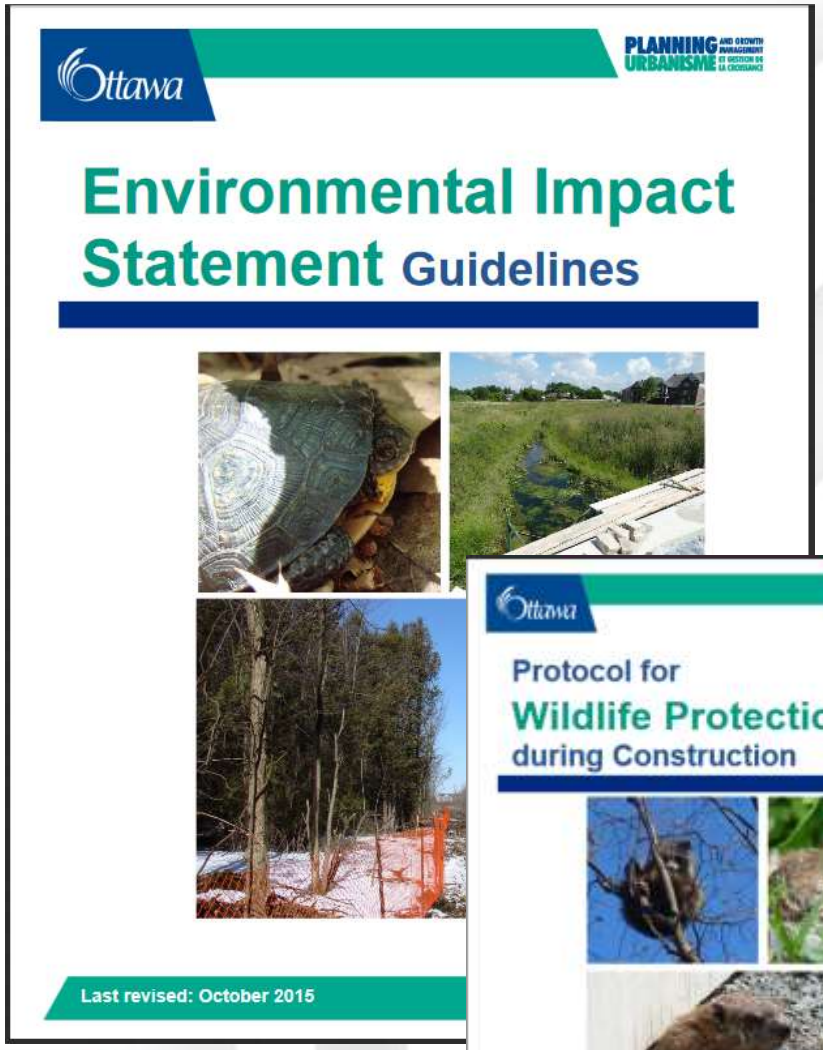
Conclusion

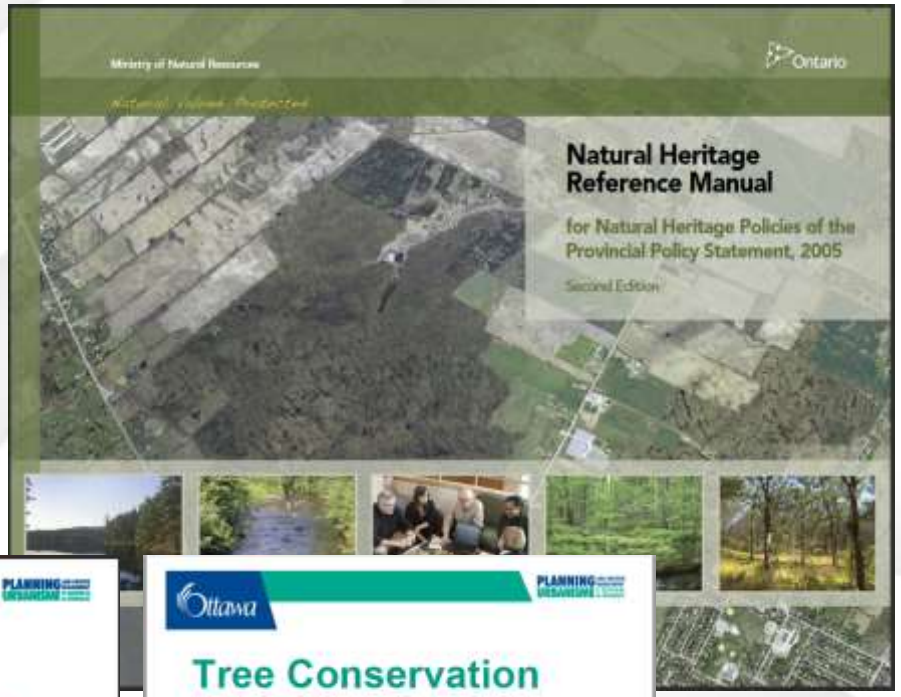
- Summarize report findings and recommendations
- Provide a professional opinion regarding the overall effect of the project, post mitigation
  - Projects with residual negative effects may not be approved

What Reviewers Want

- Clear, **concise** report, including good quality maps & figures
- Consistent with other technical studies and plans
- Practical recommendations to avoid or mitigate impacts
- Solid basis for planning decision

Resources


Ottawa
PLANNING AND GROWTH MANAGEMENT
URBANISME ET GESTION DE LA CROISSANCE
Environmental Impact Statement Guidelines
Last revised: October 2015


Ministry of Natural Resources
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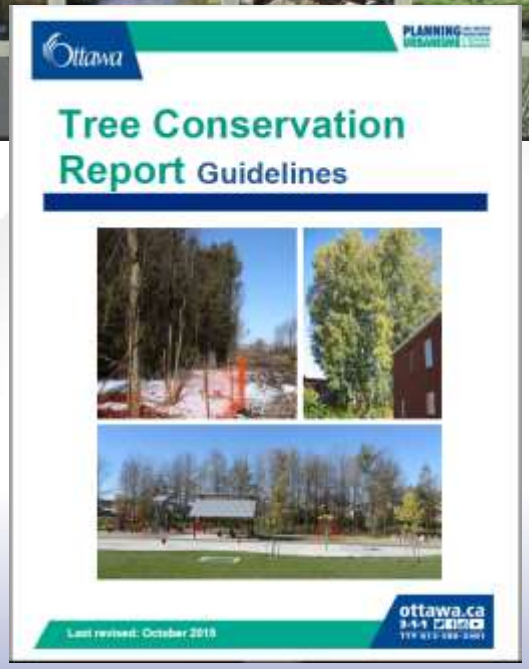
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