

EIS Terms of Reference

Appendix 1 - Environmental Impact Statement (EIS) Requirements

Excerpt from County Official Plan as Approved. In the event of a discrepancy refer to the Approved County of Simcoe Official Plan.

A. EIS Requirements

An EIS:

- is required for development proposed within the Greenlands Designation;
- can be utilized to satisfy the General Subdivision and Development Policy, 3.3.5, that permits development within identified significant features provided there will be no negative impact;
- is required within an identified wetland area that has not been evaluated and classified by the Province of Ontario.

B. Purposes

The purpose of an EIS is to determine the suitability of the proposed development at that location and, if suitable, to determine site design and mitigative measures that can minimize disturbance to the natural environment.

An EIS is intended to support the policy requiring development to have no negative impact on the natural features of the area.

C. Content

An EIS shall include the following where appropriate:

- a description of the physical features on the subject land including buildings, structures, soils, vegetation, wildlife, topography, watercourses/bodies and other relevant features (what is on the property?);
- a general description of the physical features outlined above of the land around the subject property (what is around the property?);
- a summary of the development proposal including a detailed drawing of the proposed development (what is being proposed and where?);
- a description of the potential impacts of the development on the physical features of the site (what impact will this change have?);
- a review of alternative development options and alternative methods of mitigating the impacts of the development proposed (why is the development form proposed the most appropriate and what are the best measures available to protect the features of the site?);
- exploration of opportunities for environmental enhancement (how can the environment be improved?);
- an implementation and monitoring plan (how will this development be established including mitigation measures and enhancements and how will it be ensured that the environmental characteristics and features will be maintained?).

D. Subject Matter

The scale and subject matter of the EIS required will vary with the scale and type of development proposed. This shall be determined in pre-consultation with the County and the local municipalities prior to the EIS proceeding. The following is a list of examples of items and impacts which may be required in an EIS:

- impact on recharge and discharge (water) functions of the site;
- use and disposal of water - ground water;
- impact on water quality, temperature, conveyance;
- impact on aquatic habitat including spawning grounds;

- impact on waterfowl and mammal habitat;
- impact on size of core area;
- erosion and siltation impacts;
- discharge of substances other than water, e.g. salt;
- noise;
- air emissions;
- odours;
- management of the quality and quantity of stormwater run off;
- loss of vegetation;
- impacts of grading of terrain, especially topsoil, and;
- other matters determined appropriate based on the location and characteristics of the site.

It is anticipated within the polices of the Plan that local municipalities may undertake research to complement and refine information of the County Natural Heritage Study and Greenlands Designation, and establish compatible local greenlands systems. Where such research has been completed to the satisfaction of the County and the local municipality, the environmental data may be utilized to assist in determining the scale and content of an EIS.

E. EIS Approval Process

Simple proposals will be approved at the Staff level.

Complex projects will be subject to peer review by outside parties, at the applicant's expense.

Very complex projects will be subject to the above, and may also require the approval of Planning Services Committee.