



# EEPAC Orientation: Environmental Impact Studies



July 18, 2019



Today

- Who does what at City Hall
- Environmental Impact Studies
- Ways to assist with the development review process



## Who's receiving the advice?

"Global" policy matters (OPAs, guidelines, etc.)

PEC (Council)

Subdivisions

PEC (Council)

Approval Authority  
(Paul Yeoman)

Site specific OPAs/re-zonings

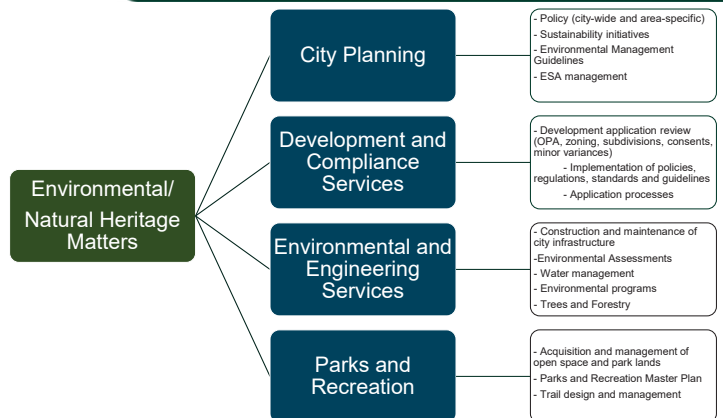
PEC (Council)

Site Plans

Approval Authority  
(Paul Yeoman)



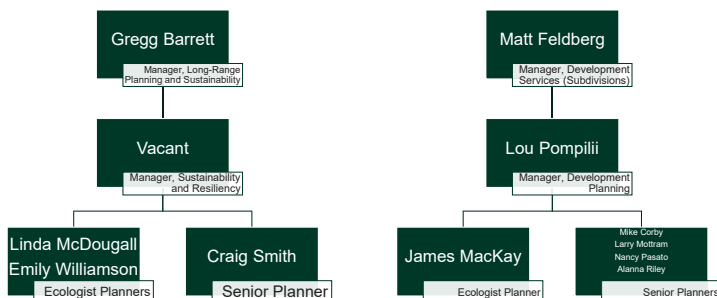
## Environmental/Natural Heritage Responsibilities



## Environmental/Natural Heritage Responsibilities

### City Planning

### Development Services



## Environmental Impact Studies

- Purpose: To assess potential impacts of development and site alteration on natural heritage features, ecological functions and natural areas
- PPS
- The London Plan and '89 Official Plan
- Environmental Management Guidelines
- An EIS is a key tool in establishing development limits for lands abutting natural features and systems and refining boundaries of components of the Natural Heritage System



## Environmental Impact Studies

### Triggers for Environmental Study (distance to component)

| Component   | Trigger Distance |
|---|------------------|
| Fish habitat  | 120 metres       |
| Habitat of Endangered/Threatened Species                  |                  |
| Locations of Endangered/Threatened Species                |                  |
| PSW and wetland complex                                   |                  |
| Wetlands (incl. unevaluated)                              |                  |
| Significant Woodlands, Valleylands, Wildlife Habitat      |                  |
| Areas of Natural and Scientific Interest                  |                  |
| Environmentally Significant Areas                         |                  |
| Upland Corridors  |                  |
| Woodlands   | 30 metres        |
| Significant groundwater recharge areas/wellheads/aquifers |                  |
| Environmental Review lands                                | As appropriate   |



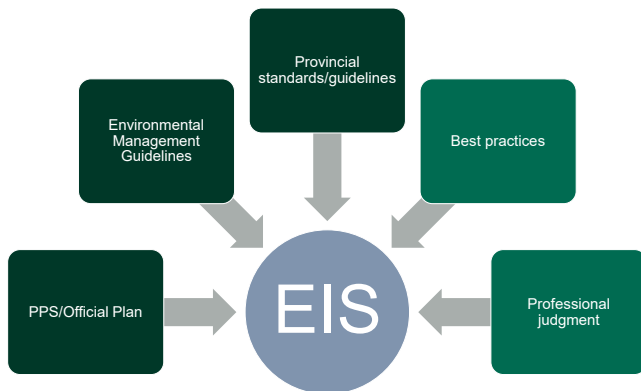
## Environmental Impact Studies

### • Content:

- Description of proposed development
- Description of existing natural environment (functions, vegetation, wildlife, species, features, corridors, linkages)
- Environmental effects anticipated to occur (when and where) and assessment of impacts
- Criteria for development to maintain natural features and ecological functions and mitigation measures
- Environmental Management Plan (restoration, mitigation/compensation and monitoring)
- Supporting evidence (qualifications, field work, sources)



## Environmental Impact Studies



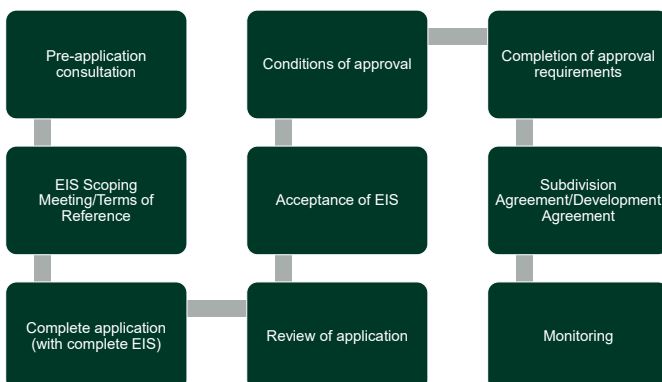
## Environmental Impact Studies

- Outcome: To demonstrate that a proposed development will have no negative impacts on the natural features or ecological functions of the subject and surrounding lands

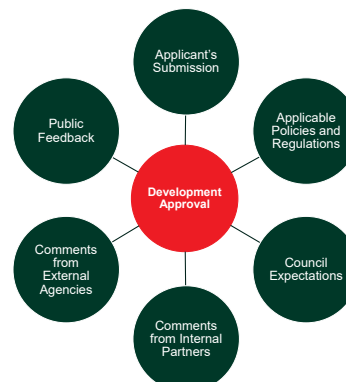
- Prevent
- Maintain
- Restore
- Improve
- Mitigate/compensate



## Environmental Impact Studies



## Development Approvals: Our Products



- Lots to reconcile!
- Policies, standards and guidelines direct or inform outcomes
- Strive to find reasonable and creative solutions
- Need to keep moving

## EEPAC's Role



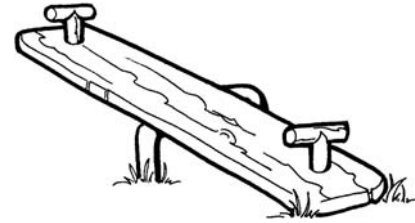
*EEPAC provides technical advice on matters which are relevant to the City of London's Official Plan, including London's natural heritage system as it relates to Environmentally Significant Areas, woodlands, stream corridors, etc.*

## What conversation is this?

### "Regulatory":

- Required
- Must
- Shall

Link to source of authority



### Collegial:

- Encourage
- Suggest
- Request

Discretion of applicant

## Summary

- Environmental Impact Studies are important tools for protecting the natural heritage system and defining limits of development
- EIS' are informed by a number of factors, but most important is the policy framework
- EEPAC provides advice to Council and/or the Approval Authority; consider how that advice is framed