

Environmental Evaluation Report

Purpose:

The purpose of an Environmental Evaluation Report is to identify and assess the potential significance and boundaries of natural features and areas and their ecological function, as well as to demonstrate that a proposed development and/or site alteration will have no negative impacts on the natural feature or its associated ecological functions. If negative impacts to the natural feature(s) cannot be avoided, then mitigation measures shall be required.

An Environmental Evaluation Report, under this Terms of Reference, will be considered fulfilling the requirements of any Federal, Provincial and local municipal policy. When an Environmental Assessment of a proposal is carried out under the Environmental Assessment Act, or other relevant Federal or Provincial legislation, that assessment may be considered by Council as fulfilling the Environmental Evaluation Report required by this Plan.

Environmental Evaluation Reports may vary in scope depending on the size, nature and intent of the proposal and the environment under study.

Where an Environmental Evaluation Report is required, it shall:

1. Identify current land uses;
2. Describe the historical and present uses of the property;
3. Description of site context/study area and the subject property's relationship to the surrounding landscape;
4. Include maps of the development location and extent of the area to be studied; orthographic maps with known natural heritage features/ areas overlaid;
5. Describe designation and zoning for the subject property and for the adjacent lands;
6. Type of required development applications;
7. Include map(s) of the development location and extent of the area to be studies, including current zone and land use;
8. Identify environmental legislative, regulatory, and policy requirements that may affect the development proposal;
9. Identify relevant information including existing studies, plans, databases, and other sources to be analyzed. (E.g., such as current and historical air photos, watershed or

subwatershed studies, secondary plans, master plans, and supporting studies, EIS or EIR information from adjacent lands, natural heritage databases (NHIC), data on file with the City of Windsor and/or Essex Region Conservation Authority)

10. Scan for endangered species and species at risk and their associated habitats within the Study Area using the NHIC database, preliminary site visits and pre-consultations with relevant agencies and the City.
11. Scan for Significant Wildlife Habitat and associated candidate and confirmed criteria within the Study Area. Applicants shall evaluate the significance of wildlife habitat using criteria outlined in the Ministry of Natural Resources *Significant Wildlife Habitat Technical Guide*, and the associated Ecoregion 7E Criteria Schedule, preliminary site visits and pre-consultations with relevant agencies and the City.
12. Characterize the natural environment in the study area(s):
 - I. Identify whether there are potential natural heritage features and areas that do not need to be assessed and provide a rationale for their exclusion;
 - II. Using the background information, determine whether or not field verification studies are required and describe the approach and methods chosen;
 - III. Conduct field studies using protocols that are:
 - a. suitable for the type of natural heritage features and areas on site;
 - b. are designed to provide the information needed to determine whether a feature is significant (or not);
 - c. appropriate timing or work (season, time of day, weather, etc.), level of efforts (number of site visits, field hours, number of searchers, etc.), maps showing locations for species-specific surveys, technology being used, spatial extent and level of effort for supporting field studies.
 - IV. Identify and describe the approach and methods to be used to assess the natural environment and ecological function of the subject property and the adjacent lands for:
 - a. Geology and soils
 - b. Hydrology and hydrogeology
 - c. Aquatic and fish habitat
 - d. Terrestrial vegetation (including wetlands)
 - e. Vegetation communities
 - f. Plants
 - g. Wildlife
 - h. Natural Hazards
 - i. Connectivity and ecological linkages
 - j. Species at Risk and Species at Risk Habitats
13. Assess the various natural heritage features against the appropriate policies, guidelines, and plans to determine significance;

14. Assess the various natural heritage features and areas against the appropriate policies and guidelines related to natural hazards;
15. Carry out an analysis of the individual and cumulative environmental effects that are expected to occur as a result of the proposed development and future uses;
16. Provide recommendations for appropriate environmental buffers and/or setbacks for each natural heritage feature and area, and natural hazard lands;
17. Identify, explain and recommend specific actions to be undertaken to eliminate, reduce or compensate for the expected impacts consistent with accepted ecological, planning, engineering, and resource management techniques and practices;
18. Provide a mitigation strategy, including measures for compliance and long term monitoring, and the ongoing management of measures for the protection, maintenance, and enhancement of natural features, functions and linkages to achieve long term ecosystem health;
19. Include a monitoring plan for performance and effectiveness of mitigation measures. Consider whether adequate baseline information have been collected and provide recommended timeframe for monitoring program;
20. Indicate the nature and extent of public and agency consultation and/or input;
21. Recommend appropriate planning designations and policies for the Study Area;
22. Include a concluding statement with appropriate: appendices and attachments; mapping and figures; species lists; and additional technical studies, as applicable.

Qualifications:

An Environmental Evaluation Report must be completed by a qualified professional to the satisfaction of the City.
