

EIS Preparation Check List: Did you...

- Consult with Norfolk County planning staff, NEAC, and appropriate agencies?
- Gather background information such as site maps, land-use policies, biological and terrain characteristics of the area, etc.?
- Consult the “Natural Areas Inventory” as a key information resource?
- Include alternative sites and procedures to your proposal?
- Include potential impacts of your proposal, both direct and indirect, on the surrounding natural heritage features and areas?
- Include measures to mitigate the potential negative impacts on the surrounding natural heritage features and areas resulting from your proposal?
- Suggest measures to enhance the surrounding natural heritage?

Norfolk County Development & Cultural Services Division Planning Department

Simcoe Office:

185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6
Tel: 519.426.5870
Fax: 519.428.3069

Langton Office:

P.O. Box 128, 22 Albert Street
Langton, ON N0E 1G0
Tel: 519.875.4485
Fax: 519.875.4789

www.norfolkcounty.ca/government/planning



Environmental Impact Studies & Development Applications

What is an Environmental Impact Study?

An Environmental Impact Study (EIS) is a study prepared to identify and assess the impacts, both direct and indirect, of development on a natural heritage feature or area identified as being “significant”.

When is an EIS Needed?

An EIS is needed when development applications are within or adjacent to Norfolk County’s natural heritage features, which include Carolinian trees, related plants and wildlife, as well as provincially and locally significant wetlands and rare, threatened, and endangered species. The EIS helps planning staff make an informed recommendation based on the impact of the development.

What are the Requirements of an EIS?

An EIS fulfills all the requirements set out in Norfolk County’s EIS Guidelines. The main requirement is a sufficiently careful analysis of the environmental effects of development proposals. Site-specific issues may be identified for review when proposed developments are expected to result in minimal environmental impacts.

Other Information

- Planning staff generally recommend deferral of all applications where an EIS is required and where the EIS report has not been received and reviewed.
- Norfolk County planning staff can request a peer review of an EIS report, at the applicant’s expense.
- An EIS is not required where new infrastructure subject to the *Planning Act* is proposed which is authorized under the environmental assessment process and assessed impacts on the environment have been examined.

When is a Development Proposal Subject to an EIS?

The following table shows when a proposal may be subject to an EIS.

Natural Heritage Feature/Area	When an EIS is Needed
Provincially or Locally Significant Wetland	Development proposed within 120 metres from a PSW and 50 metres from LSW.
Significant Valley land	Development proposed within, or 50 metres from the area.
Habitat for Endangered and Threatened Species	Development proposed within 100 metres from the area.
Fish habitat	Development proposed within 30 metres from the high water mark.
Significant Woodland	Development proposed within or 10 metres from the drip line of the tree.
Provincially significant "Areas of Natural and Scientific Interest" (ANSIs)	Development proposed within or 50 metres from the area.
Significant Natural Areas and Wildlife Habitat including Carolinian Canada Sites	Development proposed within or 50 metres from the area.
Natural Areas as identified in the Natural Areas Inventory	Development proposed within or 50 metres from the area.

What is the EIS Review Process?

If an EIS is needed as part of a development application, the EIS should be submitted as part of the formal submission of the development application. The following steps outline the EIS review and approval process and who is involved in each step:

