



Terms of Reference:

# Environmental Impact Study

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Town of Milton  
January 2023

**Disclaimer:** Terms of Reference documents will be reviewed and updated as necessary to reflect current policies, practices and accepted standards.

## 1. What is the purpose of this?

An environmental impact study is an assessment of a development proposal in or adjacent to a natural heritage feature, function and/or system and identifies what impact the proposed development will have on the area, feature and/or function as per the requirements of the Official Plan and the Provincial Policy Statement. The study should describe the anticipated adverse impacts of the proposal on the area or feature and recommend ways to mitigate these effects and enhance the area if feasible.

## 2. Who should prepare this?

An environmental impact study should be prepared by a qualified professional with expertise in species identification, biological, ecological and/or environmental functions and processes.

## 3. When is this required?

An environmental impact study is required to be conducted when a development is proposed within or adjacent to a natural area, system and/or feature/function, or is reasonably expected to have adverse effects on the area, system, feature or function.

Applications which may require an environmental impact study include, but are not limited to:

- Official Plan Amendment;
- Zoning By-law Amendment;
- Draft Plan of Subdivision/ Condominium;
- Site Plan (on a site by site basis); and,
- Consent.

## 4. Why do we need this?

The environmental impact study is required to:

- Outline potential impacts on natural heritage features, functions and/or systems;
- Propose mitigations to offset impacts;
- Determine compliance with relevant sustainability and land use policies; and,
- Assist staff with their analysis and report preparation.

## 5. What else should we know?

The environmental impact study should also meet the standards identified in the Greenbelt Act (2005), if applicable. The environmental impact study should begin early in the development process where there is the greatest opportunity to design in harmony with the natural environment.

The environmental impact study is normally reviewed in conjunction with a stormwater management report and/or function servicing report when stormwater management for the development interacts with or is conveyed to the natural environment.

Pre-consultation with Conservation Halton and Halton Region is strongly recommended to ensure that all requirements are incorporated into the first draft of the study.

## 6. What other resources are available?

Conservation Halton Environmental Impact Study Guidelines

[https://www.conservationhalton.ca/wp-content/uploads/2022/05/ch\\_guidelines\\_for\\_ecological\\_studies\\_august\\_2017.pdf](https://www.conservationhalton.ca/wp-content/uploads/2022/05/ch_guidelines_for_ecological_studies_august_2017.pdf)

Halton Region - Environmental Impact Assessment Guidelines

<https://www.halton.ca/Repository/Environmental-Impact-Assessment-Guidelines>

Ontario Ministry of Natural Resources and Forestry - Natural Heritage Reference Manual (2010)

<https://www.ontario.ca/document/natural-heritage-reference-manual>

Ontario Ministry of Natural Resources and Forestry - Significant Wildlife Habitat Technical Guide (2000)

<https://www.ontario.ca/document/guide-significant-wildlife-habitat>