



# Environmental Implementation Plan Terms of Reference Application Form

**Policy Planning Unit  
Development Services Department  
County of Brant**  
*66 Grand River St. North  
Paris, Ontario N3L 2M2*

## 2024 ENVIRONMENTAL IMPLEMENTATION PLAN TERMS OF REFERENCE

County of Brant Policy Planning Unit, Development Services Department, [policy@brant.ca](mailto:policy@brant.ca)

### BACKGROUND

#### Terms of Reference Guideline

The County of Brant developed an Environmental Impact Studies (EIS) and Environmental Implementation Plans (EIP) Terms of Reference Guideline, which is available at <https://www.brant.ca/en/planning-and-development/development-toolbox.aspx>. The Guideline has information on topics such as:

- Engagement with interested Indigenous Communities to incorporate traditional knowledge on preserving Indigenous species and natural areas of significance to communities.
- An overview of legislation, policies, and guidelines.
- Adhering to a hierarchy of conservation whereby preservation of features must be considered a priority with development being designed around natural areas.
- Using a natural heritage and water resource systems approach whereby features are connected to one another as opposed to isolating individual features.
- Achieving minimum habitat stewardship objectives such as 30 m vegetated buffers adjacent to streams.
- Applying a climate change lens to protect natural areas including those that may not be significant but important due to their mitigating impacts on climate change.
- Incorporating greenspaces as part of development for the social and recreational values they provide.
- Information on EIS and EIP requirements including where an EIS may be scoped or waived.

#### EIP Terms of Reference Application Form

This EIP Terms of Reference Application Form must be completed by the applicant's environmental consultant with expertise in natural heritage and hydrologic evaluations, unless otherwise approved by the County. Early and on-going dialogue is encouraged with County Environmental Planning staff in addition to Six Nations Wildlife and Stewardship Office (SNWSO).

Where an EIS has been prepared, the primary purpose of an EIP is to demonstrate how recommendations in the EIS will be implemented at the detailed design stage. Where an EIS is not required, the County has created an EIS Waiving Assessment Application Form, which may need to be approved where an EIP or similar plan is to be used in lieu of an EIS.

The purpose of an EIP is to demonstrate how a site will be developed or altered in a manner that preserves, enhances, mitigates and offsets impacts to natural areas. An EIP combines several plans into one including, but not limited to:

- A site plan for development that identifies building envelopes and limits of grading;
- A vegetation inventory and screening for species at risk habitat;
- Identification of natural areas to be protected and removed;
- A restoration and environmental offsetting plan;
- A sediment and erosion control and tree protection plan; and
- Other mitigation measures to be implemented on site.

Once the Form is submitted, it will be reviewed by the County's Environmental Planner, and a final Terms of Reference issued.

#### Tree Protection Guide

Supplementing these EIP guidelines, the County has developed a detailed Tree Protection Guide that must be incorporated as part of the EIP submitted. The Tree Protection Guide outlines tree protection requirements for all County or private trees of any size that are on or adjacent to lands subject to construction. The Guide promotes adequate care when digging or working around trees to ensure the ongoing health of trees and to reduce risk of damage from construction activities and development.

Applicants are advised that the County is in the process of developing a Tree Technical Manual and Community Forest Strategy, which may provide detailed direction on compensation related to individual trees and woodlands.

## Complete Application

For an EIP to be deemed complete, all items listed below in the Terms of Reference Submission Standards Checklist must be included in the form of a short report and accompanying drawings, unless otherwise directed by the County. Where applicable, the EIP Terms of Reference must also be approved by the Conservation Authority.

## Sample Environmental Implementation Plan

Please refer to the Sample EIP at the end of this document for an illustration on information to be included in an EIP.

## Native Plants

Sites must be enhanced with a diversity of native seed mixes, shrubs, and trees. The following sources should be consulted for native species and what species to avoid:

- Kayanase Greenhouse Native Plant List for the Carolinian Life Zone  
<https://www.kayanase.ca/greenhouse/>
- A Guide for Southern Ontario - Grow Me Instead  
<https://www.ontarioinvasiveplants.ca/resources/grow-me-instead/>
- Tree Atlas Ontario  
<https://www.ontario.ca/environment-and-energy/tree-atlas>
- Tallgrass Ontario  
<https://tallgrassontario.org/wp-site/>
- Ontario Wildflowers, Grasses, Trees and Shrubs  
<http://ontariowildflowers.com/>
- Canadian Wildlife Federation Website (  
<https://cwf-fcf.org/en/explore/gardening-for-wildlife/plants/buy/native-plant-suppliers/native-plant-suppliers>)

<b>STEP 1: SUMMARY OF PROPOSAL AND COUNTY DECISION ON EIP TERMS OF REFERENCE</b>
<b>A Cover Letter may be Submitted with Supplementary Data</b>
<b>Final Terms of Reference Approved by County Environmental Planning Staff:</b>
<b>Date of Final Approval:</b>
<b>Property Address:</b>
<b>Proposal Submitted by Environmental Consultant (name, consulting firm):</b>
<b>Date:</b>
<b>Site Visit and/or Discussions held with County Environmental Planning staff or County representative:</b>
<b>Date:</b>
<b>Proposal circulated to Six Nations Wildlife and Stewardship Office (SNSWO). Outline meaningful engagement that has occurred such as through direct discussions and how feedback has been addressed.</b>
<b>Summary of Proposal (does not need to be completed where an EIS or EIS Waiving Tool has been approved by the County):</b> The decision made on determining EIP requirements is based on information provided in this Application Form. Should the proposed project or constraints change, such as a woodland no longer being proposed for preservation, the applicant must consult with the County to determine if an EIS or a new Terms of Reference is required. Please provide a summary of:  a) The proposed development including buildings, structures, servicing, access, parking, outdoor storage, grading, drainage, and any other site alteration:

- b) Trees, woodlands, wetlands, and other natural areas proposed for preservation and/or removal:**
- c) Proposed vegetation protections zones (VPZs) and linkages to be maintained as self-sustaining vegetation:**
- d) Proposed compensation for any trees or other features proposed for removal** (For trees, compensation should be based on size and quality of trees removed with larger trees resulting in greater compensation, with a minimum 2:1 ratio. Applicants are advised that the County is in the process of developing a Tree Technical Manual and Community Forest Strategy, which will provide more detailed direction on compensation related to individual trees and woodlands. Outline whether replanting is proposed on site, as cash-in-lieu or a combination of both. For plantings on site, a diversity of native seed mixes, shrubs and plants shall be used. Trees shall have a minimum height of 1 metre and a circumference of 3 inches unless otherwise approved by the County):
- e) Proposed mitigation measures** (e.g. silt fencing, spill response plan):
- f) Proposed enhancement measures through planting VPZs, linkages and other areas:**
- g) How the proposed measures will be implemented. There must be a method of ensuring such preservation measures are implemented and remain in place (e.g. zoning, dedication to the County, conditions of approval, agreements, securities):.**

**The following is a summary of information and plans required as part of an EIP to illustrate the proposed development, preservation, enhancement, mitigation, and any compensation measures.**

- Where an EIS has been completed, a table outlining each recommendation and how each recommendation has been addressed in the EIP.
- Site Photographs (not required if submitted as part of an EIS within last 5 years).
- Site Plan for development including limits of construction and grading, buildings, structures, access, parking, outdoor storage, servicing, accessory structures, and any other pertinent information.

- Where trees may be impacted, a Tree Inventory and Protection Plan as per County guidelines.
- Where applicable, a signed letter of consent by adjacent owner for shared trees proposed for removal.
- Clearly distinguish between natural heritage and hydrologic features, linkages, VPZs and system proposed to be protected and those proposed for removal.
- Natural hazard constraints (e.g. floodplain, erosion hazard) in which no development or site alteration is proposed.
- Enhancement, restoration, compensation, and mitigation measures such as silt fencing and planting a diversity of native plants.

**STEP 3 – NATURAL CHARACTERISTICS OF SUBJECT LANDS AND ADJACENT LANDS**  
**(does not need to be completed where an EIS or EIS Waiving Tool has been approved by the County)**

This section is used to determine known and potential natural heritage and hydrologic features, areas, systems, VPZs and linkages that may be present on and/or adjacent to the proposed project.

Subject Lands	Adjacent Lands (within 120 m)
<b>May 2023 Simply Grand Official Plan</b> <b>See Final Documents at <a href="http://www.engagebrant.ca/officialplan">www.engagebrant.ca/officialplan</a> or <a href="http://www.brant.ca/OPMaps">www.brant.ca/OPMaps</a></b>	
Land Use Designation (as per Map A and applicable settlement map, e.g. A-1): <input type="checkbox"/> Settlement Area <input type="checkbox"/> Built Boundary <input type="checkbox"/> Natural Heritage System <input type="checkbox"/> Community Node or Corridor <input type="checkbox"/> Neighbourhoods <input type="checkbox"/> Employment <input type="checkbox"/> Parks and Open Space <input type="checkbox"/> Agriculture or Countryside <input type="checkbox"/> Rural Lands <input type="checkbox"/> Village Developed Area or Community Lands	Land Use Designation (as per Map A and applicable settlement map, e.g. A-1): <input type="checkbox"/> Settlement Area <input type="checkbox"/> Built Boundary <input type="checkbox"/> Natural Heritage System <input type="checkbox"/> Community Node or Corridor <input type="checkbox"/> Neighbourhoods <input type="checkbox"/> Employment <input type="checkbox"/> Parks and Open Space <input type="checkbox"/> Agriculture or Countryside <input type="checkbox"/> Rural Lands <input type="checkbox"/> Village Developed Area or Community Lands
Natural Heritage System (as per Schedule B and applicable settlement map, e.g. B-1): <input type="checkbox"/> NHS for the Growth Plan <input type="checkbox"/> Aquatic or Critical Habitat Species at Risk <input type="checkbox"/> Fish Habitat – Warm Water <input type="checkbox"/> Fish Habitat – Cool or Cold Water <input type="checkbox"/> Fish Habitat - Unknown <input type="checkbox"/> Significant Wildlife Habitat White-tailed Deer Wintering Area <input type="checkbox"/> Significant Wildlife Habitat Waterfowl Winter Concentration Area <input type="checkbox"/> Significant Wildlife Habitat Great Blue Heron Nesting Colony <input type="checkbox"/> Wetlands – Evaluated Provincially Significant <input type="checkbox"/> Wetlands – Evaluated Non-Provincially Significant <input type="checkbox"/> Wetlands - Unevaluated <input type="checkbox"/> Life Science ANSI <input type="checkbox"/> Earth Science ANSI <input type="checkbox"/> Significant Woodlands <input type="checkbox"/> Enhancement Woodlands <input type="checkbox"/> Significant Valleylands <input type="checkbox"/> Watercourse <input type="checkbox"/> Waterbody	Natural Heritage System (as per Schedule B and applicable settlement map, e.g. B-1): <input type="checkbox"/> NHS for the Growth Plan <input type="checkbox"/> Aquatic or Critical Habitat Species at Risk <input type="checkbox"/> Fish Habitat – Warm Water <input type="checkbox"/> Fish Habitat – Cool or Cold Water <input type="checkbox"/> Fish Habitat - Unknown <input type="checkbox"/> Significant Wildlife Habitat White-tailed Deer Wintering Area <input type="checkbox"/> Significant Wildlife Habitat Waterfowl Winter Concentration Area <input type="checkbox"/> Significant Wildlife Habitat Great Blue Heron Nesting Colony <input type="checkbox"/> Wetlands – Evaluated Provincially Significant <input type="checkbox"/> Wetlands – Evaluated Non-Provincially Significant <input type="checkbox"/> Wetlands - Unevaluated <input type="checkbox"/> Life Science ANSI <input type="checkbox"/> Earth Science ANSI <input type="checkbox"/> Significant Woodlands <input type="checkbox"/> Enhancement Woodlands <input type="checkbox"/> Significant Valleylands <input type="checkbox"/> Watercourse <input type="checkbox"/> Waterbody

<p>VPZs and Linkages as shown in Annex 4:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Enhancement Linkages</li> <li><input type="checkbox"/> Minimum Protection Vegetation Protection Zone</li> <li><input type="checkbox"/> Environmental Impact Study – Adjacent Lands Overlay</li> </ul>	<p>VPZs and Linkages as shown in Annex 4:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Enhancement Linkages</li> <li><input type="checkbox"/> Minimum Protection Vegetation Protection Zone</li> <li><input type="checkbox"/> Environmental Impact Study – Adjacent Lands Overlay</li> </ul>
<p><b>Zoning</b>  <a href="https://www.brant.ca/en/planning-and-Development/zoning.aspx">https://www.brant.ca/en/planning-and-Development/zoning.aspx</a></p>	
<p>What is the Existing Zoning:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Natural Heritage (NH)</li> <li><input type="checkbox"/> Natural Heritage Vegetation Protection Zone (NH1)</li> <li><input type="checkbox"/> Watercourse Setback</li> <li><input type="checkbox"/> Other</li> </ul> <p>If in the NH, NH1, or watercourse setback is the proposed use permitted as per Section 14?</p>	<p>What is the Existing Zoning:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Natural Heritage (NH)</li> <li><input type="checkbox"/> Natural Heritage Vegetation Protection Zone (NH1)</li> <li><input type="checkbox"/> Watercourse Setback</li> <li><input type="checkbox"/> Other</li> </ul>
<p><b>Conservation Authority Mapping:</b>  <a href="https://www.grandriver.ca/en/Planning-Development/Map-Your-Property.aspx#">https://www.grandriver.ca/en/Planning-Development/Map-Your-Property.aspx#</a>  <a href="https://www.lprca.on.ca/planning-permits/property-inquiry/">https://www.lprca.on.ca/planning-permits/property-inquiry/</a></p>	
<p>Do the lands contain any of the following regulated by a Conservation Authority:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetland</li> <li><input type="checkbox"/> Watercourse or Waterbody</li> <li><input type="checkbox"/> Floodplain</li> <li><input type="checkbox"/> Erosion Hazards</li> </ul>	<p>Do lands contain any of the following regulated by a Conservation Authority:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetland</li> <li><input type="checkbox"/> Watercourse or Waterbody</li> <li><input type="checkbox"/> Floodplain</li> <li><input type="checkbox"/> Erosion Hazards</li> </ul>
<p><b>Potential Natural Heritage Features, Areas, and Systems (include any date of site visits or inventories)</b>  While some known natural areas are identified by official sources, the presence of others may only be determined after a site-specific evaluation. Potential natural areas features shall be identified using sources such as aerial imagery, site visits and surveys, and a review of background information (e.g. Natural Heritage Information Centre).</p>	
<p><b>Trees and Vegetation:</b>  Where trees could be impacted a Tree Inventory and preservation plan will be required in accordance with County’s Tree Protection Guide. Where proposed for removal, inventories shall be conducted during the growing season. Provide a summary of vegetation including dominant species of trees, shrubs, groundcovers. Note any provincially rare (S1 to S3 rank) species or communities. Include date of inventory.</p>	<p><b>Trees and Vegetation:</b>  For areas within 10 m of the property or which could be impacted by the proposal, provide a summary of vegetation including dominant species of trees, shrubs, groundcovers. Note any provincially rare (S1 to S3 rank) species or communities.</p>
<p><b>Wildlife Habitat Observations:</b>  Describe any direct wildlife habitat observations (e.g. tracks, seen, heard, reported previously), wildlife trees (e.g. trees with stick nests or large trees with cavities), other features (e.g. rock faces, large logs) that could provide wildlife habitat.</p>	<p><b>Wildlife Habitat Observations:</b>  For adjacent areas that could be impacted by the proposal, describe any direct wildlife habitat observations (e.g. tracks, seen, heard, reported previously), wildlife trees (e.g. trees with stick nests or large trees with cavities), other features (e.g. rock faces, large logs) that could provide wildlife habitat.</p>

<p><b>Other Features</b> Does the property contain any of the following features not previously identified based on a review of aerial imagery, site observations, ELC mapping, and/or background information:</p> <p><input type="checkbox"/> Wetlands  <input type="checkbox"/> Watercourses  <input type="checkbox"/> Seeps and springs  <input type="checkbox"/> Valleylands  <input type="checkbox"/> Tallgrass Prairies  <input type="checkbox"/> Species of value to Indigenous communities  <input type="checkbox"/> Headwater drainage features  <input type="checkbox"/> Opportunities to create a natural heritage system linkage to features within or adjacent to the subject lands</p> <p>Notes/ Comments:</p>	<p><b>Other Features</b> For adjacent lands that could be impacted by the proposal, do they contain any of the following features not previously identified based on a review of aerial imagery, site observations, ELC mapping, and/or background information:</p> <p><input type="checkbox"/> Wetlands  <input type="checkbox"/> Watercourses  <input type="checkbox"/> Seeps and springs  <input type="checkbox"/> Valleylands  <input type="checkbox"/> Tallgrass Prairies  <input type="checkbox"/> Species of value to Indigenous communities  <input type="checkbox"/> Headwater drainage features  <input type="checkbox"/> Opportunities to create a natural heritage system linkage to features within or adjacent to the subject lands</p> <p>Notes/ Comments:</p>

STEP 3 – EIP TERMS OF REFERENCE CHECKLIST		
<p><b>Instructions:</b> Based on site characteristics and the proposed development including preservation of features, VPZs, creation of linkages, enhancement and mitigation outlined in this Application Form, either County staff or the applicant’s consultant will use this checklist to determine contents of an EIP.</p>		
Description of Items to be included in EIP <span style="color: red;">May use track changes to propose edits.</span>	Required in EIP	Comments from Applicants Consultant
If Species at Risk (SAR) are present, precise mapping may need to be excluded due to sensitivity; confirmation may be required from MECP.		
Electronic Submission		
• PDF.	<input type="checkbox"/>	
Basic Requirements		
• Refer to Sample EIP prepared by the County for information to be included on maps.	<input type="checkbox"/>	
• EIP must be in accordance with the County’s Tree Protection Guide if trees are on and/or adjacent to the site.	<input type="checkbox"/>	

<ul style="list-style-type: none"> <li>• Include site location, project name, address, owner and contact information, consultant and contact information. State initial date of report, and any revision dates.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Report and plans to be signed or stamped by principal author.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• All maps to be legible with a scale, corresponding legend, initial date of completion and any revision dates, address, signed by consultant.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Principal author with at least 10 years of applied experience related to the scope of work (e.g. ecology, forestry, wetland, fisheries). Include qualifications and company name.</li> <li>• Other specialists may be considered subject to approval of the County.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Signed letter of consent by both owners for any shared trees proposed to be removed.</li> </ul>	<input type="checkbox"/>	
<b>Include in the Report and Provide Mapping Where Applicable</b>		
<b>Introduction</b>		
<p><b>Purpose of EIP and integration of EIS where applicable:</b></p> <ul style="list-style-type: none"> <li>• Outline the need for the EIP including any preliminary comments provided by the County, external agencies and Indigenous communities. Outline how any specific recommendations have been addressed or provide justification where they have not been incorporated as part of the EIP.</li> <li>• Where an EIS or more comprehensive study has been completed, include a detailed description of recommendations from the study on matters such as mitigation, restoration, environmental offsetting, and monitoring. Include a table on how each recommendation has been addressed in the EIP.</li> </ul>	<input type="checkbox"/>	
<p><b>Existing and Proposed Development:</b></p> <ul style="list-style-type: none"> <li>• To assess the proposed project, it is important to have a clear understanding of existing and proposed buildings, structures, servicing, access, parking, outdoor storage, grading, drainage, site alteration, and demolition.</li> <li>• Describe and provide mapping of the proposed development including a site plan for development, limits of grading and construction, the nearest road and lot lines.</li> <li>• At least one map must be overlaid with aerial imagery.</li> </ul>	<input type="checkbox"/>	
<p><b>Future Ownership of Natural Areas:</b></p> <ul style="list-style-type: none"> <li>• To ensure the permanent protection of natural areas and to provide a comprehensive open space system including active transportation connections, environmental lands are often dedicated to the County, particularly within settlement areas.</li> <li>• If the lands are in a settlement area, please confirm if the applicant is interested in and/or willing to dedicate lands proposed for preservation to the County.</li> </ul>	<input type="checkbox"/>	
<p><b>Zoning:</b></p> <ul style="list-style-type: none"> <li>• Zoning is a planning tool used to help ensure natural areas remain protected from building, structures, and other uses. For example, the County Zoning By-Law zones natural features as Natural Heritage (NH) and VPZs and other restoration areas as Natural Heritage Vegetation Protection Zone (NH1).</li> <li>• The County may update boundaries to the NH and NH1 without an amendment where new features are identified, or existing features are</li> </ul>	<input type="checkbox"/>	

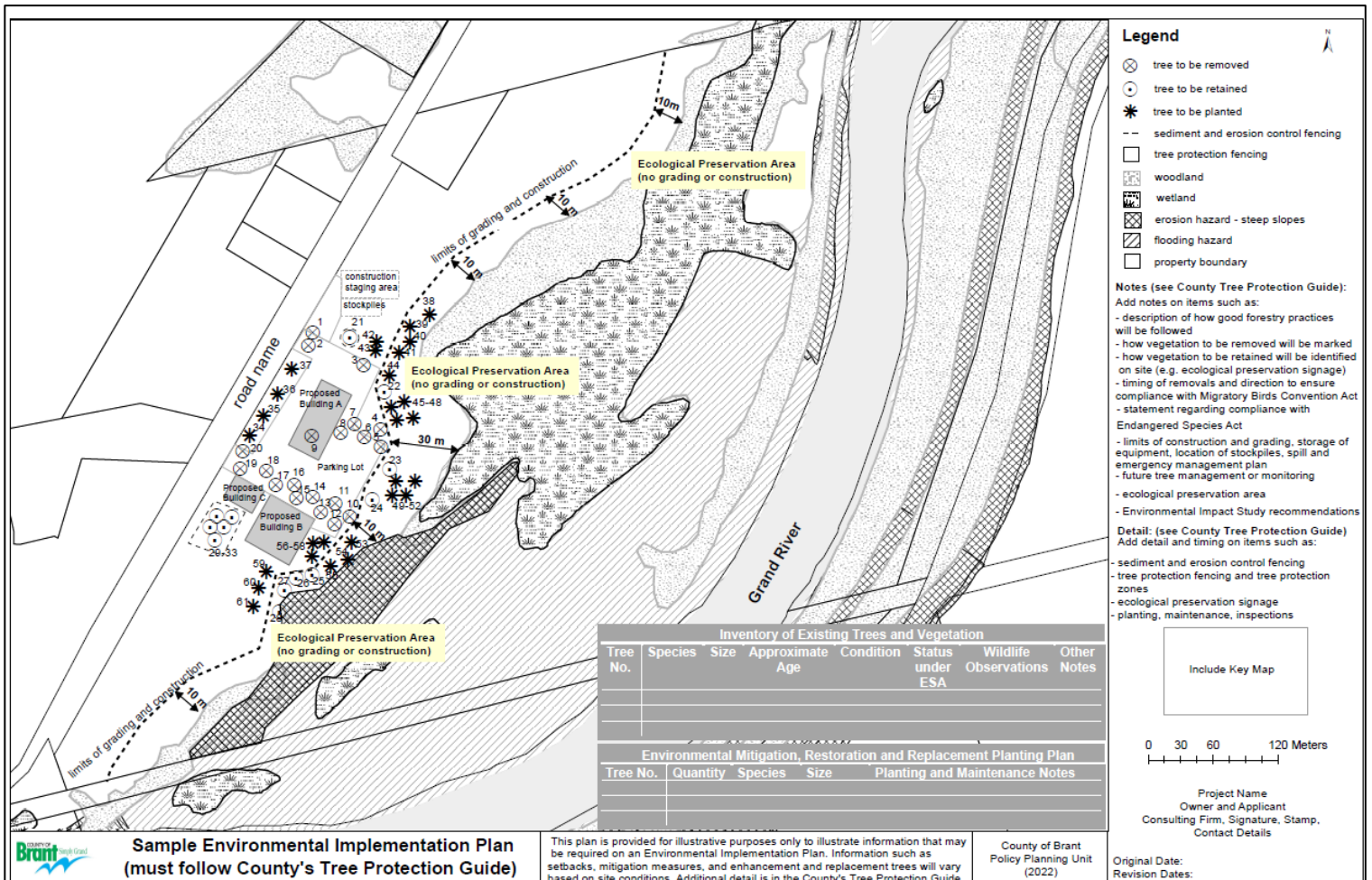


<p>refined, as approved by the County in consultation with the Conservation Authority.</p> <ul style="list-style-type: none"> <li>• Please describe the existing zoning of natural heritage features and VPZs. Where such features are not currently zoned NH or NH1 is the applicant agreeable to having the zoning updated to NH or NH1 where features are proposed for preservation?</li> </ul>		
<p><b>Subdivision:</b></p> <ul style="list-style-type: none"> <li>• Where a development proposal includes a subdivision all natural areas, VPZs and linkages to be preserved should be identified as Natural Heritage System or Open Space Blocks.</li> <li>• If a subdivision is proposed, are all natural areas proposed for preservation with Natural Heritage System or similar blocks?</li> </ul>	<input type="checkbox"/>	
<p><b>History of Natural Characteristics:</b></p> <ul style="list-style-type: none"> <li>• Local knowledge and a review of aerial photography may be used to compare current to historical site conditions regarding the natural environment. Where unauthorized removal of features has occurred, the applicant will be required to restore the site to its original state.</li> <li>• Describe the history of removal of any natural heritage features on the property in conjunction with all previous violations, permits, planning approvals, regulations.</li> <li>• Where applicable, describe and illustrate proposed restoration for any natural areas previously removed.</li> </ul>	<input type="checkbox"/>	
<p><b>Completion of Biological Inventories</b>  Note: Inventories noted below will not be needed if they have been completed in the last five years as part of an EIS.</p>		
<ul style="list-style-type: none"> <li>• Date and time of site inspections, personnel involved, methodology and weather conditions.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Where natural features and areas are proposed to be removed, inventories must be completed during growing season, unless otherwise approved by the County.</li> </ul>	<input type="checkbox"/>	
<p>Tree Inventory and Preservation Plan:</p> <ul style="list-style-type: none"> <li>• Individual trees, groupings of trees and hedgerows where not determined to be significant may provide cultural, social, and recreational value to a community as well as mitigating the impacts of climate change. One of the best tools to achieve preservation is designing projects around natural areas and/or choosing development sites with little to no trees.</li> <li>• For trees that could be impacted, describe and provide a tree inventory and preservation plan, which must be completed as per the County's Tree Protection Guide. <a href="https://www.brant.ca/en/planning-and-development/development-toolbox.aspx#Tree-Protection">https://www.brant.ca/en/planning-and-development/development-toolbox.aspx#Tree-Protection</a></li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Detailed vegetation inventory for vegetation proposed for removal.</li> <li>• Include annotated tables for species and vegetation communities: <ul style="list-style-type: none"> <li>○ Species, condition, size, and health.</li> <li>○ Whether species is considered or contains the habitat of special concern, threatened or endangered under the ESA.</li> <li>○ Observations of wildlife trees (e.g. trees with stick nests or cavities).</li> </ul> </li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Summary of vegetation inventory including dominant species of trees, shrubs, groundcover. Note any provincially rare (S1 to S3 rank) species or communities.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>• Direct wildlife habitat observations (e.g. tracks, seen, heard, reported previously), wildlife trees (e.g. trees with stick nests or large trees with cavities), other features (e.g. rock faces, large logs) that could provide wildlife habitat.</li> </ul>	<input type="checkbox"/>	

<ul style="list-style-type: none"> <li>• Discuss whether there is any habitat of threatened or endangered species habitat (e.g. endangered bat habitat), based on site observations and background sources (e.g. Natural Heritage Information Centre).</li> <li>• State if any authorization required under the <i>ESA</i>.</li> </ul>	<input type="checkbox"/>	
<b>Proposed Preservation and Mitigation Measures</b>		
<p><b>Preservation of Key Natural Heritage and Key Hydrologic Areas, and Directing Development Away from Natural Hazards:</b></p> <ul style="list-style-type: none"> <li>• As per the Hierarchy of Conservation, avoidance of natural areas is the preferred approach to conservation. One of the best tools to achieve preservation is designing projects around natural areas and/or choosing development sites with little to no natural areas.</li> <li>• Describe and provide a drawing illustrating natural heritage and hydrologic features (e.g. wetlands, woodlands, watercourses), and natural hazards regulated by Conservation Authorities (e.g. erosion, floodplain).</li> <li>• Clearly indicate features proposed to be retained and those proposed for removal.</li> <li>• Provide photographs of the site showing existing conditions and any features proposed for removal.</li> </ul>	<input type="checkbox"/>	
<p><b>Environmental Offsetting:</b></p> <ul style="list-style-type: none"> <li>• With preservation as a priority and in consideration of the well-known effects of vegetation on mitigating climate change, removal of natural areas will generally not be supported. Minor removal of features may be considered in limited circumstances as per the EIS Guidelines and if applicable and enforce, A Simply Grand Official Plan 2023. Compensation may not be used to justify a conclusion of no negative impacts.</li> <li>• Where features may be considered for removal and/or where development and site alteration are proposed in the VPZ, demonstrate that there is no alternative and impacts have been minimized and mitigated to the greatest extent possible. Discuss alternative design options that could minimize removal of features and increase VPZs.</li> <li>• Where trees, vegetation and other habitats are proposed for removal, describe, and provide a drawing to demonstrate how a net environmental gain will be achieved. For trees, compensation should be based on size and quality of trees removed with larger trees resulting in greater compensation, with a minimum 2:1 ratio. Applicants are advised that the County is in the process of developing a Tree Technical Manual and Community Forest Strategy, which will provide more detailed direction on compensation related to individual trees and woodlands. Outline whether replanting is proposed on site, as cash-in-lieu or a combination of both. For plantings on site, a diversity of native seed mixes, shrubs and plants shall be used. Trees shall have a minimum height of 1 metre and a circumference of 3 inches unless otherwise approved by the County.</li> </ul>	<input type="checkbox"/>	
<p><b>Location and Width of VPZs and Linkages to be Maintained as Self-Sustaining Vegetation:</b></p> <ul style="list-style-type: none"> <li>• VPZs are an essential tool to maintaining and enhancing the health of ecosystems as they naturally protect water quality by intercepting harmful pollutants, mitigating erosion, providing food and shelter for wildlife, contributing to the beauty and economic value of the County, mitigating impacts of climate change, and providing opportunities for recreational enjoyment such as through sustainable trail development. Linkages are important in providing a comprehensive connected natural heritage system as part of supporting biodiversity, as opposed to preserving features in isolation of one another.</li> </ul>	<input type="checkbox"/>	

<ul style="list-style-type: none"> <li>Describe and provide a drawing illustrating proposed vegetation protect zones adjacent to each natural feature and linkages between features.</li> <li>A minimum VPZ of 30 m is typically required for wetlands, intermittent and permanent watercourses, and seeps and springs.</li> <li>For significant woodlands, a minimum VPZ of 10 m is typically required in settlement areas, with a 30 m VPZ being required outside of settlement areas.</li> </ul>		
<p><b>Enhancing VPZs with a diversity of native species:</b></p> <ul style="list-style-type: none"> <li>Planting a diversity of native wildflowers/grasses, shrubs and plants helps to mitigate impacts, prevent intrusion into natural areas, and enhance wildlife habitat.</li> <li>Describe the existing vegetation adjacent to natural features in the VPZ. Describe and provide a planting plan illustrating proposed plantings in the VPZ and linkages. Include on the drawing location and details of species, size, and amount to be planted, planting detail and notes on timing of planting, monitoring, inspections and replacement.</li> </ul>	<input type="checkbox"/>	
<p><b>Invasive Species:</b></p> <ul style="list-style-type: none"> <li>Where new vegetation is planted it is important to control invasive species to help ensure native species succeed. Monitoring is key to achieving success.</li> <li>Where applicable, describe existing invasive species and how existing and potentially new invasive species will be managed.</li> </ul>	<input type="checkbox"/>	
<p><b>Transplanting:</b></p> <ul style="list-style-type: none"> <li>Include transplanting opportunities for rare or native vegetation.</li> </ul>	<input type="checkbox"/>	
<p><b>Seed Collection:</b></p> <ul style="list-style-type: none"> <li>In impacted areas, opportunities shall be provided for seed/plant harvesting and rescue prior to impacts, with notification provided to Six Nations and Kayanase, prior to harvesting.</li> </ul>	<input type="checkbox"/>	
<p><b>Additional Mitigation Measures:</b></p> <ul style="list-style-type: none"> <li>Mitigation measures are often necessary to reduce short-term and long-term impacts to the natural environment.</li> <li>Discuss and illustrate mitigation measures to be implemented prior to, during and after construction, such as: <ul style="list-style-type: none"> <li>Sediment and erosion control measures with notes and detail added to plan. Measures shall be in keeping with best practices as provided for in the Ontario Provincial Standard Specification for Temporary Erosion and Sediment Control Measures OPSS.MUNI 805; and as detailed on drawing OPSD 219.130; and the Erosion and Sediment Control Guide for Urban Construction prepared by Sustainable Technologies Evaluation Program.</li> <li>Tree protection and mitigation measures as per the County's Tree Protection Guide.</li> <li>Illustrating how vegetation to be removed will be marked on-site versus vegetation to be preserved (e.g. tree preservation signage).</li> <li>Notes on how good forestry practices will be followed.</li> <li>Notes on avoidance of storage or dumping of materials or operation of equipment in natural areas and over root zones.</li> <li>Permanent fencing adjacent to natural areas.</li> <li>Lighting directed away from natural areas.</li> <li>Bird friendly building, landscaping, and lighting.</li> <li>Grading limits, stockpiles, staging of construction materials and equipment.</li> <li>Spills management plan.</li> <li>Timing windows and/or any other measures to ensure compliance with the Migratory Birds Act, active bats, fish habitat and any other applicable matters.</li> </ul> </li> </ul>	<input type="checkbox"/>	

<ul style="list-style-type: none"> <li>Monitoring measures such as related construction activities, water quality, tree protection, wildlife exclusionary fencing.</li> <li>Having specialists on site to monitor and relocate wildlife.</li> </ul>		
<p><b>Provincial or Federal Authorization:</b></p> <ul style="list-style-type: none"> <li>Describe any authorization required from the Conservation Authority, Province, or Federal Government (e.g. Endangered Species Act, Fisheries Act). If required provide written authorization.</li> </ul>	<input type="checkbox"/>	
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>Demonstrate that the proposed development or site alteration is in conformity with applicable municipal by-laws, and the County Official Plan, Provincial Policy Statement with regards to climate change, green infrastructure and protecting, maintaining, and enhancing natural heritage features and areas, natural heritage systems and water resource systems.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>Include an overview on proposed timing of mitigation and enhancement measures including but not limited to sediment and erosion control measures, planting, monitoring, and inspections.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>Provide a cost estimate on implementing the EIP including environmental monitoring, mitigation measures, restoration and enhancement, and planting of vegetation and maintenance for a period of two years.</li> </ul>	<input type="checkbox"/>	
<ul style="list-style-type: none"> <li>Provide recommendations on how to ensure the EIP is implemented. Where an EIS has not been completed, include specific conditions of approval as part of a <i>Planning Act</i> application such as the posting of securities, entering into a Development Agreement, and/or providing confirmation from a qualified consultant that the EIP has been implemented as proposed.</li> </ul>	<input type="checkbox"/>	



**Sample Environmental Implementation Plan  
(must follow County's Tree Protection Guide)**

This plan is provided for illustrative purposes only to illustrate information that may be required on an Environmental Implementation Plan. Information such as setbacks, mitigation measures, and enhancement and replacement trees will vary based on site conditions. Additional detail is in the County's Tree Protection Guide.

County of Brant  
Policy Planning Unit  
(2022)

Original Date:  
Revision Dates: