

SCHEDULE "O"

ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

1. All applications for OCP amendments, rezoning, or development permits must be accompanied by an Initial Environmental Review (IER). Applications that are of a minor or technical nature must comply, but it is assumed that the evaluations can be brief.

This IER shall indicate:

- the site's rating on the Environmental Sensitivity map series.
- the site's rating on the Development Constraints map series.
- a preliminary review of the criteria and potential impacts listed in Policy 4.13.3.

This application and the IER will be evaluated by the Municipality.

If the Municipality determines that there are not likely to be any significant negative impacts, no further environmental assessment is required.

The Municipality determines that there may be potential significant negative impacts, or that the IER is not conclusive, an Environmental Impact Assessment (EIA) is required.

2. Where an EIA is required, the Municipality will specify the types of potential impacts that are to be addressed and will provide written terms of reference for the EIA.

For the specified potential impacts, the EIA will provide:

- sufficient data and analysis to determine the probable impacts of the projects.
- proposed technically and financially feasible mitigation or avoidance measures that will eliminate or reduce the impacts.
- identification of residual impacts following completion of mitigation or avoidance measures.

The EIA will be reviewed by the Municipality to determine whether it is technically sound. If not, it will be rejected until concerns are rectified.

No further environmental assessment is required if all of the following conditions are met:

- any mitigation or avoidance measures are acceptable and are regarded as technically and financially feasible.
- there will be no unacceptable residual impacts.
- there is not, in the opinion of the Municipality, any significant public concern about potential environmental impacts.

If these conditions are not met, the proposal will not be considered further by the Municipality unless an Environmental Impact Statement (EIS) is prepared.

3. Where an Environmental Impact Statement (EIS) is required, the Municipality will supply detailed terms of reference identifying the areas of concern and defining the scope of technical work that is required. Where possible, the Municipality's terms of reference will refer to any shortcomings of, or concerns raised by, the EIA that should be addressed in the EIS.

Where an EIS is required, the Municipality will convene a public meeting to discuss the terms of reference and at least one public meeting to review the EIS. If appropriate, the EIS public meeting will coincide with the public hearing for the proposed development.

4. An IER, EIA, or EIS must be prepared by qualified independent professionals. All costs are to be borne by the applicant.
5. The Municipality may engage independent professionals to review an EIA or EIS and may require that reasonable costs for such professionals be borne by the applicant.
6. An applicant may elect to forgo the preparation of an EIA and proceed directly to an EIS, or the Municipality may require that an applicant proceed directly with an EIS.
7. The findings and recommendations of an EIA or EIS may be implemented via special provisions in a Development Permit, by agreements, or by restrictive covenants.
8. Where a project has been required to submit an EIA or EIS, the Municipality will monitor the development to ensure that:
 - all design and construction is consistent with the findings and recommendations of the EIA or EIS.
 - all proposed avoidance or mitigation measures are implemented.

The Municipality may require that the costs of such monitoring may be borne by the developer and/or applicant.

9. The Municipality may appoint an Environmental Committee which will be responsible for:
 - reviewing any IER, EIA, or EIS.
 - defining the scope of work or terms of reference for an EIA or EIS.
 - convening any public meetings as part of an EIS (or coordinating this meeting with other public meetings or hearings regarding the project).
 - recommending whether the Municipality should engage professionals to evaluate any EIA or EIS.
 - recommending to Council whether any EIA or EIS is technically sound and acceptable.
 - recommending whether the implementation of any recommendations for EIA or EIS requires special Development Permit regulations, agreements with the developer, restrictive covenants, or other means to mitigate or avoid impacts.
 - defining the terms of reference for any ongoing monitoring of the project that is required.

The Committee will be composed of members of Municipal staff (representing Parks, Public Works and Planning), a representative of the Advisory Planning Commission, a representative of the Parks and Recreation Commission, and other appointees.