Environmental Impact Statement (EIS) and Summary of Environmentally Significant Areas Impact Evaluation Group Comments

PURPOSE:

This document provides guidance for the preparation of an Environmental Impact Statement (EIS) and Summary of Environmentally Significant Areas Impact Evaluation Group (ESAIEG) Comments, which may be required for the submission of an application under the *Planning Act*. All Environmental Impact Statements and comment summaries shall follow the guidelines referenced in this document.

An Environmental Impact Statement (EIS) provides information required as part of a complete application when development or site alteration within or adjacent to a Core Area may negatively impact its natural features and ecological functions. Adjacent lands include lands within 120 metres of a proposed development. An Environmental Impact Statement studies the habitat within and adjacent to a Core Area and assesses potential impacts that a proposed development may have on the feature and its functions. As part of this study, recommendations are made to avoid or minimize these impacts.

An Environmental Impact Statement will:

- Inventory and describe the existing Core Areas and the ecological functions of the site in the context of the surrounding landscape;
- Assess potential impacts that the proposed development may have on Core Areas and their functions; and,

- Provide recommendations on natural area boundaries, mitigation measures, and design measures to accommodate or enhance existing natural features and their functions.

PREPARED BY:

An Environmental Impact Statement must be prepared by a qualified expert in fields relevant to the natural environment, including an ecologist, biologist, hydrogeologist, arborist/forester, or geologist, depending on the area of expertise required. In some cases, expertise in storm water management, geology, aquatic ecology, terrestrial ecology, hydrogeology, or fluvial geomorphology will be required.

CONTENTS:

The Environmental Impact Statement must follow the City's approved Environmental Impact Statement Guidelines.

The contents of an Environmental Impact Statement will be scoped on a site-by-site basis. The applicant's qualified expert shall prepare a Terms of Reference outlining the contents and scope of the Environmental Impact Statement to the satisfaction of the City and any applicable Conservation Authority. Natural Heritage staff in the Planning and Economic Development Department must approve a Terms of Reference for an Environmental Impact Statement prior to the initiation of the study.

Summary of Environmentally Significant Areas Impact Evaluation Group Comments:

The Environmentally Significant Areas Impact Evaluation Group (ESAIEG) is a voluntary technical group established to advise the Planning and Economic Development Department on the impacts of development within or adjacent to Core Areas. Their mandate is to review Environmental Impact Statements and provide advice to Planning

Division staff on whether the technical information provided is adequate to address impacts, whether the proposal should proceed, and if so, what mitigation measures are needed.

Where the Environmentally Significant Areas Impact Evaluation Group review of an Environmental Impact Statement is needed, a summary of key feedback from City staff and the Environmentally Significant Areas Impact Evaluation Group will be issued by City staff following the Environmentally Significant Areas Impact Evaluation Group meeting. This summary and a summary of any subsequent changes made to the proposal to address the comments is required as part of the submission of a complete application.

The review by the Environmentally Significant Areas Impact Evaluation Group is subject to a staff review fee as outlined in the annual Planning and Economic Development Department (Planning Division Fees | City of Hamilton) Fee Structure in place at the time of submission.

OTHER INFORMATION:

City of Hamilton Environmental Impact Statement Guidelines

Environmental Impact Statements Guidelines | City of Hamilton

REVIEWED AND APPROVED BY:

Natural Heritage, Planning and Economic Development Department

Environmentally Significant Areas Impact Evaluation Group (ESAIEG)

The Conservation Authority with regulatory authority over the subject lands, namely:

- Hamilton Conservation Authority

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Development Application Guidelines

Last Updated February 19, 2026

- Conservation Halton
- Niagara Peninsula Conservation Authority
- Grand River Conservation Authority

CONTACT:

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