

ATTACHMENT E

Environmental Impact Assessment Summary

Overview:

An Environmental Impact Assessment (EIA) was conducted by PGL Environmental Consultants for Silverdale Hills GP Inc. (Polygon) for the Central Neighbourhood Plan (CNP) Phase 3. PGL built upon the considerable data collection and previous environmental work completed at earlier planning stages. A key document that was referenced for the EIA was the Environmental Opportunities and Constraints Plan that was relied upon to develop the Draft Preferred Plan. The Opportunities and Constraints Plan guided the high-level planning work to consider Environmental Management Zones (EMZs) for the Draft Preferred Plan. EMZs included, ranked from highest environmental value to lowest: EMZ4 - Aquatic and Riparian Ecosystems; EMZ3 – Sensitive Ecosystems; EMZ2 – Other Important Ecosystems; and EMZ1 – Developed or Disturbed Ecosystems. The Draft Preferred Plan was developed with a concerted effort on environmental impact avoidance. For some areas, approximately 80% of the most sensitive habitat (EMZ4) was avoided by inclusion in the conservation framework that includes parks and natural open spaces. Other highlights include protection of 77% of the identified wildlife corridors.

Previous Environmental Work Preceding the Current EIA

- Precursor to the CNP
 - Major Infrastructure Strategy Strategic EA report (2019)
- Phase 1 – Technical Due Diligence: Biophysical Studies
 - Environmental Baseline Report (2020) and Water Resource Assessment
 - Opportunities and Constraints Map and Memo
- Phase 3 – Preferred Option and Technical Due Diligence
 - Environmental Impact Assessment of Draft Preferred Plan (current EIA)

EIA Objectives

- Identify and refine environmental issues of concern to be addressed at the CNP level
- Describe the current environmental attributes of the site and surrounding area
- Assess the environmental effects of the proposed CNP project
- Recommend possible mitigation and monitoring to address any potential significant adverse effects

EIA Findings

The EIA identified Valued Environmental Components (VCs) that include water resources, fish and fish habitat, wildlife and wildlife habitat (sensitive ecosystems and wetlands, wildlife, and species at risk). For each of these VCs, the potential effects were identified, the significance of the effect was assessed, mitigation measures were recommended and a residual effects assessment (after mitigation was applied) completed.

The EIA identifies mitigation measures to be implemented such that the Draft Preferred Plan incurs no significant residual effects.

Next Steps

The EIA is expected to be revised further to ensure coordination with other technical documents being finalized, such as the Road Network Plan, IRMP, and others. It is also expected that future development permit applications will require detailed planning, management plans and mitigation measures, and

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potential detailed EIAs, where applicable. This EIA of the Draft Preferred Plan was prepared to address the general concepts and not the finer details of the development permit plans.