



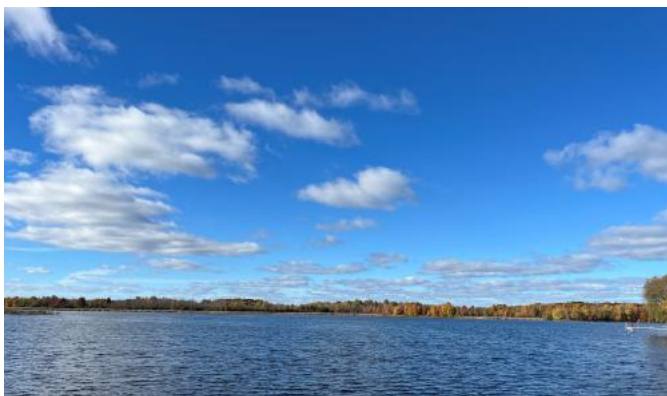
CASE STUDY

ENVIRONMENTAL LANDS

Environmental Impact Assessment for a residential lakefront property

OVERVIEW

CM3 Environmental Inc. was retained by a couple to conduct an Environmental Impact Assessment (EIA) in support of a municipal minor variance application for a lakefront property in Ontario. The EIA was completed as a prerequisite to the minor variance application, as mandated by the Township of Rideau Lakes. The purpose of the EIA was to evaluate the potential adverse effects of the construction of a detached garage and the completion of various exterior building renovations and landscape changes on the natural heritage features on the subject property and adjacent lands. Specifically, the EIA was scoped to fulfill the requirements listed in the Township of Rideau Lakes Official Plan, Zoning By-law #2023-50, and the Ontario Provincial Policy Statement (PPS).



OUR APPROACH

The property was zoned as Waterfront Residential (RW) and Environmental Protection-A (EP-A) by the local municipality. The lot had approximately 60m of waterfront, a single-storey wood-framed residence, a boathouse, two sheds, and a deteriorating concrete retaining wall along the waterfront. The study area included the subject property and surrounding lands, which were within 30m of the highwater mark of Rideau Lake, and the 120m buffer zone of environmentally sensitive natural heritage features such as provincially significant wetlands and species at risk habitat.



CM3 completed a comprehensive review of pertinent information relating to the property and proposed development, including preliminary project plans, natural heritage and hydrologic mapping, species at risk reports, resources provided by the local conservation authority, as well as applicable municipal and provincial policies, guidelines, and regulations. All site conditions and potential areas of concern were investigated during the site assessment. The EIA report included a summary of all natural heritage and sensitive wildlife features located within the study area, and how they may be, if at all, impacted by the proposed project.

RECOMMENDATIONS

Detailed recommendations for impact prevention, mitigation, and compensation were provided based on the findings of the EIA. The recommendations included actions such as strictly limiting the use of heavy machinery within project area, prohibiting the removal of vegetation during bird breeding periods, implementing Low Impact Design methods such as permeable ground surface materials, and implementing surface runoff and sedimentation prevention during work procedures within 30m of the Lower Rideau Lake highwater mark.

All environmental impact assessment requirements for the municipal minor variance application were fulfilled. CM3 concluded that if the proposed recommendations were implemented throughout the project, no adverse impacts on the natural environment would occur as a result of the proposed project. The client submitted the EIA report to the municipal planning council for review, leading to the approval of the proposed project.

Ensure your project meets all environmental requirements with expert guidance from CM3.

Contact CM3 Environmental to request an Environmental Impact Assessment for your property, today.

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