

APPENDIX "D": Potential Topics for Inclusion in an Environmental Assessment

1. Soils and Geology
 - a) Stability and earth conditions
 - b) Major changes in topography or modification of significant geological features
 - c) Soil erosion, compaction, degradation, or contamination
 - d) Changes in erosion or deposition rates that affect aquatic process, form and function
 - e) Import and deposit of soil or fill
2. Air Quality
 - a) Substantial air emissions or deterioration of ambient air quality
 - b) The creation of objectionable odours
3. Aquatic Ecosystems
 - a) Physical alterations to natural stream channels or riparian zones
 - b) Changes in flow regime, drainage patterns, infiltration rates, or surface water runoff (including increases in effective impervious cover)
 - c) Alterations to the level or frequency of flooding
 - d) Discharges into surface waters that affect surface water quality (e.g. sediment load, temperature, dissolved oxygen, turbidity)
 - e) Changes in aquatic biota (e.g., invertebrate biodiversity, or plant or algae growth)
 - f) Changes in the quality or quantity of groundwater
4. Vegetation
 - a) Destruction or degradation of native plant habitat (including terrestrial, riparian, or aquatic vegetation communities)
 - b) Destruction or damage to any valued, sensitive, or culturally important trees or other plants (e.g. cedar, fir, arbutus, dogwood), including plants of community, landscape, or heritage importance
 - c) Reduction of the numbers or distribution of rare, threatened, or endangered plant species or plant communities
5. Wildlife

- a) Significant changes to the population numbers or distribution of native animal species (including birds, mammals, reptiles, fish, benthic organisms, or insects)
 - b) Any change to the numbers or distribution of rare, threatened or endangered animal species
 - c) Degradation of existing or potential fish habitat, or wildlife habitat or corridors (including the effects of light, noise, or human activity)
 - d) Interference in the life cycle of fish or birds (including nests or breeding behaviour)
6. Land use and population
- a) Change to the present or planned land use in an area
 - b) Alteration of the supply of commercial or industrial space
 - c) Changes to population demographics, distribution, and density
7. Mobility, transportation, and circulation
- a) Effects on transportation systems or potential increases in vehicular volumes or movements
 - b) Impacts on parking facilities, or creation of demand for new parking
 - c) Increases in traffic hazards to motor vehicles, bicyclists, or pedestrians
 - d) Alteration of access to or change in pedestrian, bicycle, and transit mobility including provision and continuity of service
 - e) Potential to increase need for, or provision of, special needs transportation
8. Public Services and utilities
- a) Increased demand on fire, police, or other emergency services
 - b) Increased school enrolment, or demand for parks or other recreational facilities for all age groups
 - c) Need for new or expanded public utilities including sanitary sewers, water mains, storm drains or garbage collection
 - d) Potential to increase maintenance demands for existing facilities that are required to accommodate the proposed land use, including social services
 - e) Waste management
9. Aesthetics and built environment
- a) Obstructs a scenic vista or view open to the public
 - b) Potential to create an aesthetically offensive site open to public view

- c) Destruction or modification of a significant landscape feature or viewpoint
- d) Suitability and quality of urban design and impact on surrounding built environment
- e) Consistency with "smart growth" principles of complete, compact, livable, and efficient communities

10. Employment and economy

- a) Potential to affect existing employment or creation of new employment (permanent or temporary, full-time or part-time)
- b) Effect on existing commercial or industrial business
- c) Potential effect on planned economic development Projects or activities
- d) Cost or benefit to community (i.e. change tax base and service level)

11. Nuisance (noise, light, glare, odour) and hazards

- a) Increase in existing noise levels (other than normal residential noise)
- b) Creation of new, different or unusual noise or noise production at inappropriate times (e.g. late at night)
- c) Production of new light or glare
- d) Creation of shading or reduced access to sunlight
- e) Electromagnetic fields

12. Health Impacts

13. Ecological Knowledge