



Environmental Impact Statement (EIS).

What developers & homeowners must do PRIOR to construction.

Environmental Specialists for the Construction Industry

GEMS is the **ONE CALL Environmental Solutions Provider** who manages all the environmental components of your construction project. Whether planned or in the event of an emergency, GEMS oversees the environmental team of specialists required to meet ALL the project components. Providing the client with ONE POINT OF CONTACT, GEMS manages the team to ensure timelines, budgets & environmental legislation are met.



Project Example: GEMS provided the **Developer** with an Environmental Impact Statement (EIS) for a Plan of Subdivision. GEMS proposed a reasonable development limit the developer and Conservation Authority approved. This reduced the approval time by eliminating back and forth resubmissions.



Project Example: The **Homeowner** bought land with intent to build a house not knowing the entire site was in regulated conservation land. GEMS provided the Homeowner a Natural Heritage Evaluation (NHE) and met with the Conservation Authority to determine a reasonable development limit while ensuring natural features were not compromised.

Are you building close to natural features?

Yes. You need to conduct an EIS prior to construction.

Do you want to start construction on schedule?

Yes. You need to start the EIS process now. Part of the process requires field studies that occur in up to three seasons of the year.

Do you want to minimize delays and have a smooth working process with regulatory agencies?

Yes. You need to work with a consultant who specializes in construction, has a strong relationship with the towns and agencies, as well as an understanding for their approval process and requirements.

Let GEMS help you navigate the EIS process:

- Baseline Studies
- Amphibian Studies
- Breeding Bird Surveys
- Fisheries Assessment
- Vegetation Assessments
- Ontario Ecological Land Classification (ELC)
- Ontario Wetland Evaluation System (OWES)
- Targeted Species at Risk Surveys
- Restoration Programs
- Forest Edge Management Programs
- Oak Ridges Moraine (ORM) Conformity Statements
- Green Belt Conformity Statements
- Zoning By-law Amendments

Contact GEMS

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