

# Development application guidelines

## Natural features restoration plan

### What is the purpose of this?

The *natural features restoration plan* is used to visually demonstrate an implementation strategy that will return any affected natural feature and its ecological functions to its original and/or equivalent condition with no net environmental loss. A *natural features restoration plan* may be recommended in an *environmental impact statement/study*, a *tree vegetation study and tree protection plan*, or may be requested separately.

### Who should prepare this?

The *natural features restoration plan* should be prepared by a qualified environmental specialist who is familiar with the natural feature(s) and system(s) being affected.

### When is this required?

A *natural features restoration plan* may be required for development applications within or adjacent to a significant natural area, system and/or feature which is reasonably expected to have adverse impacts on the natural area, system, feature or function.

### Why do we need this?

The *natural features restoration plan* should:

- contribute to the proposed development's conformity to the applicable policies, regulations and all applicable guidelines and standards.
- provide a visual assessment of the mitigation techniques brought forward in an *environmental impact statement/study* and/or *tree vegetation study and tree protection plan*
- provide a clear understanding of the restoration objective(s) by visually illustrating in plan view:
  - the development proposal
  - all existing natural features and systems
  - all mitigation measures being taken
  - the preferred plan which optimizes mitigation initiatives
- assist staff with their analysis and report preparation

### How should this be prepared?

A *natural features restoration plan* should contain:

- the location of the site, project name, address, applicant's and owner's name, file number, scale, version number
- existing and proposed development
- existing and proposed grades
- existing and proposed natural features systems and areas, and natural hazards
- including any relevant ground materials such as soil and rock
- existing and proposed vegetation including their species name, size and condition
- construction access routes and material stockpile locations
- other requirements as indicated through consultation with the conservation authority/region/municipality

**What else should we know?**

It is not the intent of the *natural features restoration plan* to duplicate other study requirements. If this plan is required, it is advised that it be coordinated with other environmental studies, analyses, and recommendations so that they can be addressed through one streamlined study process.

The *natural features restoration plan* is most often coordinated with the *environmental impact statement/study* and/or the *tree vegetation study and tree protection plan*. Please see the terms of reference for these studies for further information.

This plan may also work to fulfill requirements of the Provincial Policy Statement and the Greenbelt Plan for natural heritage evaluations.

**What other resources are available?**

Ministry of Municipal Affairs and Housing – Provincial Policy Statement (2020):  
<https://www.ontario.ca/page/provincial-policy-statement-2020>

Ministry of Municipal Affairs and Housing – The Greenbelt Plan (2017):  
<https://www.ontario.ca/document/greenbelt-plan-2017/>

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