Criteria/Measure	Alternative 1: "Do Nothing"	Alternative 2: Lease or Sell lands to enlarge Conservation Area	Alternative 3: Lease or Sell lands for Agriculture	Alternative 4: Lease or Sell lands for Development	Alternative 5: Sell lands and Protect Sensitive Lands, while pursuing Land Use Approvals
Natural Environment					
1. Potential effects on designated natural areas (Eramosa Karst ANSI / Conservation Area / Groundwater)	**No Change to Existing Effects** **Potential for growth in existing culturally-influenced vegetation communities, and potential for intrusion of exotic and/or invasive species into Conservation Area**	**Low Potential Effect** • No direct impacts to the ANSI since: 1) the ANSI core and buffer areas have been protected by ORC through transfer of the land to the Hamilton Conservation Authority and; 2) the Karst Feeder Creek (Swale) Areas and remaining land would be protected through transfer into the Conservation Area limits. • Does not address potential risk of contamination from accidental spills from surface runoff along Rymal Road or Second Road West, as identified in MNR Eramosa Karst ANSI report (2003), unless stormwater management ponds are constructed as part of conservation effort.	**Medium Potential Effect** • Does not address current culturally-influenced vegetation communities. • Does not address current uncontrolled non-point source discharges with potential negative impacts on water quality (e.g. sedimentation, contamination) that have and will continue to negatively impact karst features. • Ploughing may cause direct impact on sinkholes and streambeds.	**Low Potential Effect** • No direct impacts to the ANSI since: 1) the ANSI core and buffer areas have been protected by ORC through transfer of the land to the Hamilton Conservation Authority and; 2) the Karst Feeder Creek (Swale) Areas will have protection measures designated through the development approval process. • Impact to bedrock aquifer in Feeder Area is minimal because the area is presently covered by 3 metres or greater of very low permeability clay-based deposits with the exception of one small area near Fairhaven Drive where a bedrock ridge is present. • ANSI Feeder Area function can be maintained, and potential indirect effects to the ANSI can be minimized, through land use planning controls, stewardship efforts of Hamilton Conservation Authority and stormwater management measures, in accordance with recommendations of MNR Eramosa Karst ANSI report (2003).	**Low Potential Effect** • No direct impacts to the ANSI since: 1) the ANSI core and buffer areas have been protected by ORC through transfer of the land to the Hamilton Conservation Authority and; 2) the Karst Feeder Creek (Swale) Areas will have protection measures designated through the development approval process. • Impact to bedrock aquifer in Feeder Area is minimal because the area is presently covered by 3 metres or greater of very low permeability clay-based deposits with the exception of one small area near Fairhaven Drive where a bedrock ridge is present. • ANSI Feeder Area function can be maintained, and potential indirect effects to the ANSI can be minimized, through land use planning controls, stewardship efforts of Hamilton Conservation Authority and stormwater management measures, in accordance with recommendations of MNR Eramosa Karst ANSI report (2003). • With ORC advancing approvals and sale process, additional protection measures can be developed if deemed warranted by ORC and EA Review Agencies.
2. Potential effects on aquatic habitat	**No Change to Existing Effects** **Continued drainage via diffuse, undefined swales lacking defined channels and fish habitat**	**Low Potential Effect** • Elimination of agricultural uses will improve treatment of stormwater runoff (over current uncontrolled agricultural field discharge) with net benefits to water quality in receiving areas. • No impacts to infiltration or	**Low Potential Effect** • Does not address current uncontrolled non-point source discharges with potential negative impacts on water quality (e.g. sedimentation, contamination) that have and will continue to negatively impact karst features.	**Low Potential Effect** • No direct impacts to, or new crossings of, the watercourse reaches within the Eramosa Karst core, buffer, or feeder creek zones. • Removal of swale / intermittent drainage courses in actively farmed lands on Parcel H (with no direct	**Low Potential Effect** • No direct impacts to, or new crossings of, the watercourse reaches within the Eramosa Karst core, buffer, or feeder creek zones. • Removal of swale / intermittent drainage courses in actively farmed lands on Parcel H (with no direct

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		contribution to feeder creek zones (as there would be no increase in impermeable area).		fish habitat). Potential impacts to infiltration and reduced contribution to feeder creek zones (with increase in impermeable area). • Improved treatment of stormwater runoff (over current uncontrolled agricultural field discharge) with net benefits to water quality in receiving areas by reducing sedimentation. • It is anticipated that effects can be effectively mitigated through appropriate stormwater management, hydrological, design and construction practices.	fish habitat). Potential impacts to infiltration and reduced contribution to feeder creek zones (with increase in impermeable area). • Improved treatment of stormwater runoff (over current uncontrolled agricultural field discharge) with net benefits to water quality in receiving areas by reducing sedimentation. Added benefit of focusing storm drainage design to protect karst features early in planning process. • It is anticipated that effects can be effectively mitigated through appropriate stormwater management, hydrological, design and construction practices.
3. Potential effects on terrestrial features	**No Change to Existing Effects** **Potential for growth in existing culturally-influenced vegetation communities**	**Low Potential Effect** • Potential for vegetative regeneration of current agricultural/fallow lands, and rehabilitation of small culturally derived woodlot. • Potential for minor direct effects on the re-naturalized landscape through Conservation Area amenities, and occupancy related effects (e.g., encroachments, increased pedestrian traffic, etc…). • It is anticipated that these effects will be mitigated through the Eramosa Karst Conservation Area Master Plan recommendations regarding trails and access.	**Low Potential Effect** • Does not address current culturally-influenced vegetation communities. • Limits potential for any successional growth beyond existing culturally influenced vegetation communities and could result in loss of some communities under current policy framework.	**Moderate Potential Effect** • Direct effects are limited to the removal of several narrow hedgerows and a small culturally derived woodlot. Potential indirect effects to terrestrial features on adjacent core and buffer ANSI lands are minor, given that the property primarily abuts agricultural / fallow fields (or otherwise tolerant vegetation). A small portion of the property is adjacent to a deciduous forest, with some potential for occupancy related effects (e.g., encroachments, increased pedestrian traffic, etc…). • It is anticipated that these effects can be mitigated with appropriate design, construction and environmental management techniques, including for example, setbacks / buffers, stewardship / signage and coordination with the adjacent Eramosa Karst Conservation Area Master Plan recommendations regarding trails and access.	**Moderate Potential Effect** • Direct effects are limited to the removal of several narrow hedgerows and a small culturally derived woodlot. Potential indirect effects to terrestrial features on adjacent core and buffer ANSI lands are minor, given that the property primarily abuts agricultural / fallow fields (or otherwise tolerant vegetation). A small portion of the property is adjacent to a deciduous forest, with some potential for occupancy related effects (e.g., encroachments, increased pedestrian traffic, etc…). • It is anticipated that these effects can be mitigated with appropriate design, construction and environmental management techniques, including for example, setbacks / buffers, stewardship / signage and coordination with the adjacent Eramosa Karst Conservation Area Master Plan recommendations regarding trails and access.

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Natural Environment Summary	**No Change to Existing Effects** **No enhancement over current effects, with potential for negative effects to Conservation Area**	**Lowest Potential Effects** • Natural environment features on the subject property have the potential for enhancement through vegetative regeneration and rehabilitation. • Does not address potential risk of contamination from accidental spills from surface runoff along Rymal Road or Second Road West, as identified in MNR Eramosa Karst ANSI report (2003), unless stormwater management ponds are constructed as part of conservation effort.	**Low Potential Effects** • No enhancement over current effects, with potential for negative effects to continue.	**Low Potential Effects** • Natural environment features on the subject property are limited to a few culturally influenced terrestrial habitats and seasonal drainage courses in actively farmed lands. • Indirect effects to groundwater are limited due to the presence of low permeability clay-based deposits of 3 metres or greater overlying the bedrock aquifer, with the exception of one small area near Fairhaven Drive where a bedrock ridge is present. • Indirect effects to the ANSI are limited due to the recommended buffers for the ANSI and tolerant / culturally influenced habitats adjacent to the property Does not result in significant effects to the ANSI as: • There are no karst features on the land with the exception of a small previously infilled sinkpoint and therefore no direct effects on karst features of the ANSI; • There are potential indirect (drainage and stormwater run-off) effects to karst features; however our specialists are of the opinion that these effects can be effectively mitigated through: 1) A well designed stormwater management plan, developed in consultation with the objectives and recommendations of the Davis Creek sub-watershed study and the Earth Science Inventory and Evaluation of the Eramosa Karst Area of Natural and Scientific Interest, MNR 2003, which would maintain flows to karst features and include the implementation of stormwater management quality	**Lower Potential Effects** • Natural environment features on the subject property are limited to a few culturally influenced terrestrial habitats and seasonal drainage courses in actively farmed lands. • Indirect effects to groundwater are limited due to the presence of low permeability clay-based deposits of 3 metres or greater overlying the bedrock aquifer, with the exception of one small area near Fairhaven Drive where a bedrock ridge is present. • Indirect effects to the ANSI are limited due to the recommended buffers for the ANSI and tolerant / culturally influenced habitats adjacent to the property Does not result in significant effects to the ANSI as: • There are no karst features on the land with the exception of a small previously infilled sinkpoint and therefore no direct effects on karst features of the ANSI; • There are potential indirect (drainage and stormwater run-off) effects to karst features; however our specialists are of the opinion that these effects can be effectively mitigated through: 1) A well designed stormwater management plan, developed in consultation with the objectives and recommendations of the Davis Creek sub-watershed study and the Earth Science Inventory and Evaluation of the Eramosa Karst Area of Natural and Scientific Interest, MNR 2003, which would maintain flows to karst features and include the implementation of stormwater management quality

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				features for an "enhanced" level of protection; and/or 2) Additional buffers (if necessary) that would be identified through the next stage of the study (alternative planning scenarios).	features for an "enhanced" level of protection; and/or 2) Additional buffers (if necessary) that would be identified through the next stage of the study (alternative planning scenarios). Note: This alternative provides ORC with the option of providing additional protection measures early in the planning process if deemed warranted by ORC and EA Review Agencies.
Socio-Economic Environment					
1. The degree to which the alternative conflicts with the land use objectives identified in the City's Official Plan for this neighbourhood, the Growth Plan, and by the Hamilton-Wentworth Catholic District School Board	**High Potential Effect** • Does not achieve the planning vision outlined in the City's Official Plan for this neighbourhood and the Growth Plan. • Does not meet the Hamilton-Wentworth Catholic District School Board's identified interest for an appropriately located high school site.	**High Potential Effect** • Does not achieve the planning vision outlined in the City's Official Plan for this neighbourhood and the Growth Plan. • Does not meet the Hamilton-Wentworth Catholic District School Board's identified interest for an appropriately located high school site.	**High Potential Effect** • Does not achieve the planning vision outlined in the City's Official Plan for this neighbourhood and the Growth Plan. • Does not meet the Hamilton-Wentworth Catholic District School Board's identified interest for an appropriately located high school site.	**Low Potential Effect** • Supports and implements the planning vision outlined in the City's Official Plan for this neighbourhood and the Growth Plan. • Supports the Hamilton-Wentworth Catholic District School Board's identified interest for an appropriately located high school site.	**Low Potential Effect** • Supports and implements the planning vision outlined in the City's Official Plan for this neighbourhood and the Growth Plan. • Supports the Hamilton-Wentworth Catholic District School Board's identified interest for an appropriately located high school site.
2. Potential nuisance effects (increased noise, air quality, traffic, etc…) on existing residential areas	**Low Potential Effect** • Will not result in additional residents or businesses being accommodated. • Continued potential for trespass and illegal dumping, with associated costs.	**Low Potential Effect** • Will slightly increase the number of vehicles and residents travelling to and using the land. The Eramosa Karst Conservation Area Master Plan will need to be updated to include the necessary visitor management initiatives required to minimize negative nuisance effects.	**Low Potential Effect** • Will not result in additional residents or businesses. • Continued potential for trespass and illegal dumping, with associated costs. • Temporary dust effects during tilling/ploughing on existing residential areas.	**Moderate Potential Effect** • Will increase the number of residents and businesses adjacent to the areas; however, a future Neighbourhood Plan will include the necessary transportation infrastructure required to support the development and minimize negative nuisance effects.	**Moderate Potential Effect** • Will increase the number of residents and businesses adjacent to the areas; however, a future Neighbourhood Plan will include the necessary transportation infrastructure required to support the development and minimize negative nuisance effects. • With ORC advancing approvals, the planning design will minimize negative nuisance effects.
3. The degree to which the alternative conflicts with potential economic benefits to the taxpayers of Ontario	**High Potential Effect** • The taxpayers of Ontario will realize no economic value from surplus lands.	**High Potential Effect** • The taxpayers of Ontario will realize no economic value from surplus lands. • The loss in asset value will need to be recorded as a financial loss in a sponsoring ministry's budget,	**High Potential Effect** • Although the taxpayers of Ontario will realize some economic value, the economic value for agriculture is significantly less than for development designated land for this municipality.	**Moderate Potential Effect** • Although the taxpayers of Ontario will receive economic value, the economic value for land without draft plan and zoning approvals is significantly less than land with such approvals in place.	**Low Potential Effect** • Balanced returns for the taxpayers of Ontario through pursuing draft plan and zoning approvals, and non-tax revenue generated from sale will be used to deliver government programs.

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		resulting in reduced funds for other government programs.			
4. The degree to which the alternative conflicts with potential benefits to the taxpayers of Hamilton	**High Potential Effect** • City of Hamilton will not receive additional value from property taxes on new development. • Continued use of passive lands by local residents.	**Moderate Potential Effect** • City of Hamilton will not receive additional value from property taxes on new development. • Increase in size of protected area available to local residents.	**High Potential Effect** • City of Hamilton will not receive additional value from property taxes on new development. • Continued use of passive lands by local residents.	**Moderate Potential Effect** • City of Hamilton will receive additional value from property taxes on new development. • No increase in protected area space possible until later stages of development approval process.	**Low Potential Effect** • City of Hamilton will receive additional value from property taxes on new development, and benefit from the efficient use of existing infrastructure. • Minor potential increase in the size of protected area available to local residents at early stages of the planning approval process, depending upon results of the EA and planning approvals process.
Socio-Economic Environment Assessment Summary	**High Potential Effects** • Does not meet the visions of Provincial and City policy and the Hamilton-Wentworth Catholic District School Board's preference for a site on these lands. • Will not result in additional residents or businesses being accommodated. • Continued potential for trespass and illegal dumping, with associated costs. • No financial benefits to the taxpayers of Hamilton and Ontario. • No change in protected area space.	**Moderate Potential Effects** • Does not meet the visions of Provincial and City policy and the Hamilton-Wentworth Catholic District School Board's preference for a site on these lands. • Moderate nuisance effect of increased vehicles and residents. • No economic benefits to the taxpayers of Hamilton and Ontario. • Increase in protected area space.	**High Potential Effects** • Does not meet the visions of Provincial and City policy or the Hamilton-Wentworth Catholic District School Board's preference for a site on these lands. • Continued potential for trespass and illegal dumping, with associated costs. • Minimal economic benefits to the taxpayers of Ontario, and minimal financial benefits to the taxpayers of Hamilton. • No change in protected area space with some potential for impacts to natural vegetation.	**Low Potential Effects** • Meets the visions of Provincial and City policy and the Hamilton-Wentworth Catholic District School Board's preference for a site on these lands. • Moderate nuisance effect of increased residents and businesses. • Provides economic benefits to the taxpayers of Hamilton and Ontario. • No increase in protected area space possible until later stages of development approval process.	**Lowest Potential Effects** • Meets the visions of Provincial and City policy and the Hamilton-Wentworth Catholic District School Board's preference for a site on these lands. • Moderate nuisance effect of increased residents and businesses, mitigated by proper design. • Provides balanced economic benefits to the taxpayers of Hamilton and Ontario, with efficient use of existing infrastructure, and non-tax revenue generated from sale used to deliver government programs. • Potential increase in protected area space at earlier stages of the planning approval process.
Cultural Environment					
1. Potential effects on heritage properties and archaeological resources	**No Effects**	**No Effects**	**No Effects**	**No Effects**	**No Effects**
Cultural Environment Summary	Archaeological and cultural heritage studies of the lands reveal that none of the alternatives effect cultural heritage or archaeological resources				