

4.0 ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

The development of the proposed project will result in some adverse environmental impacts which cannot be avoided. Although these impacts cannot be avoided, they can be mitigated as noted in each of the preceding chapters. Some of these impacts will be temporary or short-term impacts associated with the construction phase of the project, while others will be long term impacts associated with occupancy of the residences.

Short Term Impacts

- ◆ presence of construction and delivery vehicles on the site and on surrounding roads
- ◆ localized increase in noise due to operation of construction vehicles and equipment
- ◆ localized decrease in air quality (especially dust) due to construction operations
- ◆ increased potential for on-site soil erosion and downstream sedimentation impacts

Long Term Impacts

- ◆ permanent alterations to existing topography to grade areas for the proposed road, roundabouts, and building foundations
- ◆ loss of woodland vegetation and associated wildlife habitat
- ◆ need to maintain stormwater quantity and quality management facilities
- ◆ Increase in resident population and concomitant increase in demand for community services
- ◆ Increase in local area traffic