



## A Guide for Developers:

### *The case for proactive consideration of wildlife & their habitats in land use planning and development*

#### WHY IS EARLY CONSIDERATION OF WILDLIFE BEST?

Often wildlife, habitat, and the natural environment are not considered early on in the planning and development process. If a wildlife concern is identified after a development is underway it can result in more costs and effort than if a proactive approach had been taken. *There are quite a few reasons to consider wildlife and their habitats early on in development:*

#### Business Advantages:

There are business advantages to integrating species at risk, wildlife, and habitat needs into development planning at an early stage, prior to submitting plans to the approving agencies:

- ▶ Costly mitigation measures may be avoided if land clearing and construction are planned with wildlife concerns in mind
- ▶ Speedier review by agencies reviewing and approving the proposal
- ▶ Less time and money spent redesigning projects to gain development approval
- ▶ Maintaining natural habitat areas may lessen landscaping costs
- ▶ Higher market value and selling features for housing developments that preserve wildlife viewing opportunities and green space amenities
- ▶ Possible tax benefits for park land donations or covenants
- ▶ Higher densities or other allowances may be given for some portions of the land if critical habitat areas are set aside
- ▶ Securing funding

#### Legal Requirements:

There are laws protecting species at risk, wildlife, and their habitat on all private and crown land in NS and developers and all citizens must not violate these laws:

- ▶ NS Endangered Species Act (1998) protects species at risk, on all private lands and provincial crown (public) lands, from being killed, injured, disturbed
- ▶ NS Wildlife Act (1989) provides the regulatory framework for the harvest, use, and protection of wildlife species in NS and linkages with other relevant legislation
- ▶ The federal Species at Risk Act (2004) protects all fish and bird species at risk on all lands in NS and all species at risk on federal lands
- ▶ Some of the other relevant legislation: Fisheries Act, Migratory Birds Convention Act

#### Community Concerns:

There is considerable support for companies demonstrating that they are good community citizens and environmental stewards. Addressing local conservation concerns at an early stage can:

- ▶ Promote goodwill in the community which is positive for
- ▶ Lessen criticism at the public hearing stage

#### WHAT CAN YOU DO?

- ▶ Ensure that you are aware of all municipal, provincial, and federal bylaw and legislation in place that relate to wildlife
- ▶ Inquire whether there are species at risk present on your property prior to development
- ▶ Contact us at NS Department of Natural Resources with any questions regarding species at risk, wildlife, or habitats

#### CONTACT US:

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<http://www.speciesatrisk.ca/municipalities/>