Grey County

Planning & Development

County Official Plan Amendment Application Form

For applying for approval under Section 17 or 21 of the *Planning Act*

Application is hereby made to:

The Corporation of the County of Grey
Planning & Development Department
595 9th Avenue East
Owen Sound, ON N4K 3E3

Phone: 519 376 2205
Fax: 519 376 7970
Email: planning@grey.ca

FOR OFFICE USE ONLY

Date Accepted: RECEIVED
Accepted by: JUL 13 2018
Roll Number (s):
42104800010021 00
Fee: $6,700 Paid [✓]
Other Information:
cheque #3630

PRE-SUBMISSION CONSULTATION IS REQUIRED FOR ALL OFFICIAL PLAN AMENDMENT APPLICATIONS.

Type of Application:

In accordance with the County of Grey By-law No. 4735-11, the following fees are set for the processing of County Official Plan Amendments:

☑		Application Fee	Peer Review Fee
	County Official Plan Amendment		
X	Minor – Site Specific*	$1,700.00	$5,000.00
	Major *	$3,400.00	$5,000.00
	Minor – Site Specific (Municipally Initiated)*	$1,160.00	n/a
	Major (Municipally Initiated)*	$2,300.00	n/a

*$500 is non-refundable if the request does not proceed to Public Meeting. Legislative Authority – Section 69 of the Planning Act, R.S.O. 1990, as amended.

Please note that the information to accompany an amendment as prescribed by regulation (O. Reg. 543/06) to the *Planning Act* must be included in this form or in the material submitted to the County with the application.

Requirements for Submission:

In addition to the application fee and pre-submission consultation the following is required to be considered a complete application:

☑	Required:
	5 hard copies of this application form (including the original certified copy)
	5 hard copies of any required report (outlined through pre-submission consultation)
	1 CD with electronic copies of all reports, drawings, applications and any other required information in original digital format and in PDF format

Applicant Information:

1. Complete the information below and indicate one contact as the primary contact. All communications will be directed to the primary contact.

Registered Owner(s): Liang Zhao
Address: 125 Foster Street, Meaford, ON
Email Address: _____
Telephone Number: _____ Fax Number: _____

Applicant(s): Miller Golf Design- Jason Miller
Address: 103 Hillcrest Drive, (Box 308), Clarksburg, ON N0H 1J0
Email Address: jwdmiller@rogers.com
Telephone Number: 519.373.2384 Fax Number: _____

Agent: Miller Golf Design- Jason Miller
Address: 103 Hillcrest Drive, (Box 308), Clarksburg, ON N0H 1J0
Email Address: jwdmiller@rogers.com
Telephone Number: 519.373.2384 Fax Number: _____

Please indicate the primary contact: [ ] Owner, [ ] Applicant, [X] Agent
Georgian Planning Solutions, Krystin Rennie 705.446.0530
17 Brock Cres., Collingwood, ON L9Y 4A4
krennie@georgianplanning.ca

Property Information:

2. Provide a description of the subject property.
Amalgamated Township: _____
Municipal Address: 357038 Blue Mountainss-Meaford Townline
Lot: Part Lots 1 & 2 Concession: 1
Geographic Township: Meaford
Registered Plan: 16R631 Part1 & 16R886 Part 1
Part(s): _____ of Lot(s): _____

3. What is the total area of the subject lands (in hectares)? 60.6 ha
   What is the total area of the lands to be re-designated? _____

4. What is the current designation of the subject land in the County official plan?
   Rural and Hazard

5. What are the land uses that are authorized under the current County designation?
   Agricultural, foresty, resource based recreational uses, Low density non-farm residential, garden suites, small scale commerical and industrial uses.

6. What is the current designation of the subject land in the Municipal official plan?
   Rural and Environmental Protection

7. What are the land uses that are authorized under the current Municipal designation?
   Agricultural, single detached dwellings, passive recreational uses small scale commercial and industrial uses and wineries.

8. What is the current zoning of the subject land in the Municipal zoning by-law?
   Rural (RU) and Environmental Protection (EP)

9. What are the land uses that are authorized under the current Municipal zoning?
   Agricultural uses, bed & Breakfast, single detached dwelling, farm produce outlet, farm winery, medical marijuana grow operation.

10. What is the current and previous known use(s) of the subject land?

    Current use(s):
    Agricultural

    Previous known use(s):
    Agricultural

11. Is the subject land in the requested amendment covered by a provincial plan(s) such as the Niagara Escarpment Plan?
[ ] Yes
[X] No

If yes, identify which provincial plan(s) and explain the current designation(s) of the subject land(s). Attach a separate page, if necessary.

If yes, does the requested amendment conform/not conflict with the policies contained in the applicable provincial plan?

[X] Yes
[ ] No

If yes, please explain. Attach a separate page, if necessary. Submit a planning report, if applicable.

A Planning Justification Report was submitted to support this application

12. Is the subject land the subject of a proposed amendment to a provincial plan?
[ ] Yes
[X] No

If yes, what is the applicable provincial plan? Specify the file number and status of the application.

13. Have you consulted with Aboriginal Peoples on the request for a Plan Amendment?
[X] Yes Information was sent to : Metis Nation Ontario, Saugeen Ojibway Nation, Six Nations & Historic Saugeen Metis
[ ] No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Please explain (and attach) on a separate page.

14. Has the subject lands or lands within 120 metres ever been subject of an application for approval for any of the following:

A plan of subdivision under Section 51 of the *Planning Act.* [ ] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____

A consent under Section 53 of the *Planning Act* [ ] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____

A minor variance [ ] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____

Approval of a site plan [ ] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____

An official plan amendment [ ] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____

A zoning by-law amendment [ ] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____

A Minister's zoning order [ ] Yes [X] No
If yes, please provide the file number and the status of the application:
File Number: _____ Status: _____

Proposal:

15. What is the purpose of the application? What is the effect of the proposed official plan amendment?

An amendment to the Plan to permit a 25,000 sf winery on the property

16. Does the planning document only clarify wording or correct mistakes?
    [ ] Clarify wording N/A
    [ ] Correct mistakes

    If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

17. Does the planning document propose to change, replace or delete a policy in the official plan?
    [ ] Change
    [ ] Replace
    [ ] Delete

    If yes, specify the policy to be changed, replaced, or deleted (give the text of the policy, page and paragraph number in the current OP).

18. Does the planning document propose to add a policy in the official plan?
    [X] Yes
    [ ] No

    If yes, specify the policy to be clarified or corrected (give the text of the policy, page and paragraph number in the current OP).

19. Does the requested amendment propose to change or replace a designation in the official plan?
[X] Change
[ ] Replace

If the requested amendment proposes to change or replace a designation in the official plan, specify the designation to be changed or replaced. What is the proposed new designation?

Rural with additional permitted uses - see Planning Justification Report

20. What are the land uses that would be authorized in the new designation of the requested official plan amendment?

Agriculture, passive recreation, winery including tasting room, retail sales and a restaurant

21. Does the requested amendment propose to change or replace a schedule in the official plan? No
[ ] Change
[ ] Replace

If yes, provide/attach the new schedule and the text that accompanies it, if applicable.

22. Does the requested amendment propose to alter all or any part of the boundary of an area of settlement in a municipality?
[ ] Yes
[X] No

If yes, specify the current official plan policies, if any, dealing with the alteration of an area of settlement.

23. Does the requested amendment propose to establish a new settlement area in a municipality?
[ ] Yes
[X] No

If yes, specify the current official plan policies, if any, dealing with the establishment of an area of settlement.

_____

_____

_____

24. Does the requested amendment propose to remove the subject land from an area of employment in a municipality?
[ ] Yes
[X] No

If yes, specify the current official plan policies, if any, dealing with the removal of land from an area of employment.

_____

_____

_____

25. Is this a site-specific re-designation of a parcel of land in the official plan?
[X] Yes
[ ] No

26. Indicate the proposed water supply and sewage disposal on the subject property:

	Municipal Water	Communal Water	Private Well	Municipal Sewers	Communal Sewers	Private Septic
Existing			X			
Proposed			X			

If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed please include:

a. a servicing options report, and
b. a hydrogeological report

A servicing Review has been prepared by CC Tathams & Associates in support of this application

27. Are stormwater sewers present?
[ ] Yes
[X] No

28. Indicate the name of the road providing access to the subject property.
The Blue Mountains-Meaford Townline

29. Provide the following details for all buildings: (use separate page if necessary)

Details	Existing	Proposed
Type of building (s)		Winery
Main Building Height	(m)	(m)
% Lot Coverage		
Number of Parking Spaces		65 spaces
Number of Loading Spaces		
Number of Floors		1 storey
Total Floor Area	(m^2)	(m^2) 2,323
Ground Floor Area (excluding basement)	(m^2)	(m^2) 1,394

30. Is the requested amendment consistent with the Provincial Policy Statement (PPS)?
[X] Yes
[ ] No

Explain how the requested amendment is consistent with the PPS in a planning report, by a qualified individual.
Planning Justification Report was prepared by Georgian Planning Solution and was submitted as part of this application

In addition to this, Appendix 1 is a checklist (not a substitute for the PPS) identifying areas of provincial interest that may apply to the requested amendment.

Please check the appropriate boxes in ***Appendix 1***, beginning on page 15.

Authorization:

31. Owner's Authorization (if the owner is not the applicant):

If an agent is employed, the registered owner(s) must complete the following:

PLEASE PRINT

I (we) Jason Miller
(name(s) of owner, individuals or company)

(name(s) of owner, individuals or company)

(name(s) of owner, individuals or company)

Being the registered owner(s) of the subject lands, hereby authorize

Georgian Planning Solutions
(Name of Agent)

To prepare and submit an official plan amendment for approval.

(signature of owner) (date)

(signature of owner) (date)

(signature of owner) (date)

NOTE: If the owner is an incorporated company, the company seal shall be applied (if there is one).

Declaration

32. Declaration (this must be signed in the presence of a Commissioner):

I (we) ~~Jason Miller~~ Krystin Rennie
(name(s) of applicant)

of the Town of Collingwood in the County/Region/District of

Grey. (name of City/Town/Township)

Solemnly declare that all of the statement contained in this application and all of the supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

Declared before me at: Meaford

in the County/Region/District of Grey

this 13 day of July, 20 18.

K. Rennie
(Signature of applicant)

Commissioner of Oaths:

E. L. Buckton

ELIZABETH LYNN GLADSTONE BUCKTON,
a Commissioner, etc., County of Grey, for the
Corporation of the Municipality of Meaford
Expires December 14, 2018.

Applicant's Consent

33. Applicant's consent:

In accordance with the provisions of the Planning Act, it is the policy of the County of Grey to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I,

Jason Miller

(applicant)

hereby acknowledge the above noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

(signature) 13/07/18 (date)

Reimbursement Agreement

34. Peer Review Reimbursement Agreement

THIS AGREEMENT made in duplicate this 13th day of July, 20 18.

BETWEEN:

Jason Miller

Hereinafter called the 'APPLICANT'
OF THE FIRST PART

AND

THE CORPORATION OF THE COUNTY OF GREY
Hereinafter called the 'CORPORATION'
OF THE SECOND PART

WHEREAS the Applicant has submitted development applications(s) (i.e. plan of subdivision/condominium, County Official Plan Amendment) and supporting studies to the Corporation for approval, and;

WHEREAS the Corporation by virtue thereof will require the assistance of peer review consultants, solicitor and other professional advisors to provide input and advice to the Corporation with respect to the development proposal and related studies;

NOW THEREFORE BE IT RESOLVED that in consideration of mutual covenants hereinafter set out, the parties hereto agree as follows:

i. The Applicant represents and warrants that they are requesting development approvals on the lands hereinafter described on Schedule 'A' attached hereto. The Applicant represents and warrants that it is intended that the proposal shall closely approximate the application as attached in Schedule 'B' attached hereto.
ii. The parties hereto acknowledge that the proposal indicated on Schedule 'B' hereto may not be the final version herein and amendments or modifications may be required thereto as the process proceeds.
iii. The Applicant covenants and agrees to pay the Corporation all related costs for professional help incurred by the Corporation. Without limited in the generality of the foregoing, the Applicant covenants and agrees to an immediate security deposit of Five Thousand Dollars ($5,000.00) against the anticipated costs (hereinafter referred to as the 'Deposit'). At any time that the balance of the Deposit falls below $500.00, and upon request of the Treasurer, sufficient funds to increase the balance of the Corporation shall produce to the Applicant invoices that have been paid with respect that the amount of these invoices be matched by the Applicant forthwith. Should the deposit at any time fall below $0.00, the file(s) shall be held in abeyance by the County and no further action will occur until sufficient

funds are deposited by the Applicant to return the deposit to the $5,000.00 level.

AGREEMENT BETWEEN:

Jason Miller AND
(Applicant)

THE CORPORATION OF THE COUNTY OF GREY

iv. The Applicant covenants and agrees to submit to the Corporation's professional advisers where applicable, all necessary plans, documents, and specifications requested by them on behalf of the Corporation for the services and requirements of the Corporation. All such submissions must meet the approval of the Corporation's professional advisors. It is understood and agreed that the design/study criteria related to services shall be as specified by the Corporation and/or their representative and to industry standards.
v. Any monies remaining in the Deposit will be released to the Applicant after a formal decision on the application(s) have been made by the Corporation.
vi. This Agreement and everything herein contained shall inure to the benefit of and be binding upon the Application and the Corporation, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Applicant has hereunto set his hand and seal or, in the alternative, has caused it corporate seal to be affixed hereto attested by signatures of its proper signing officers in this behalf.

IN WITNESS WHEREOF on behalf of the Corporation of the County of Grey by this signature of the Clerk or Director of Planning or Senior Planner.

SIGNED, SEALED AND DELIVERED

APPLICANT
Per:

Jason Miller

I have the authority to bind the Corporation (where applicable)

THE CORPORATION OF THE COUNTY OF GREY

Name

Title

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'A'

DESCRIPTION OF THE SUBJECT PROPERTY

PEER REVIEW REIMBURSEMENT AGREEMENT

SCHEDULE 'B'

PLANNING ACT APPLICATION(S)
(ATTACH COPIES)

Appendix 1: Areas of Provincial Interest

Features of Interest to the Province or Development Circumstances	**(a) If a feature, is it on site or within 500 metres**	**OR (b) If a development circumstance, does it apply?**	**If a feature/ land use, specify distance from site (in metres)**	**Additional Information that may be required**
	Yes	**No**		
Employment Lands		NO		If the requested amendment is proposing to remove lands from an area of employment for non-employment use, a comprehensive review should be undertaken to demonstrate: The land is not required for employment purposes over the long term, and that there is a need for the proposed conversion.
Rural Areas located in municipalities	Yes Planning Justification Report & Servicing Review are attached			Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services; Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.
Class 1 Industry1		NO		If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Class 2 Industry2		NO		If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.
Class 3 Industry3		NO		If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures may be needed.
Land Fill Site(s): closed/active landfill		NO		If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed. The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc. If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the Environmental Protection Act is required and should be obtained prior to any *Planning Act* approval.
Sewage Treatment Plant and waste stabilization pond		NO		There is a need for a feasibility study if the proposal is for a sensitive land use and the property line is within: 100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plan (STP) producing less than 500 cubic metres of effluent per day;

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
				or 150 m of the periphery of the noise/odour producing greater than 25,000 cubic metres of effluent per day; or 400 m from the boundary line of a waste stabilization pond.
Provincial Highways		NO		Consult with the Ministry of Transportation to assess whether direct access to the provincial highway will be permitted. If so, permits will be required for all proposed buildings/land use and entrances within the permit control area in accordance with the Public transportation and Highway Improvement Act. If the proposed development is located in proximity to a provincial highway, a traffic impact study and stormwater management report will be required by the Ministry of Transportation (MTO)
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30		NO		If the proposal is to redevelop existing residential uses and other sensitive land uses, or infill of residential and other sensitive land uses in areas above 30 NEF/NEP, assess feasibility of proposal by demonstrating no negative impacts on the long-term function of the airport.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Active railway line and major highways		NO		A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within: 500 m of a main railway line or of any provincial highway; 250 m of a secondary railway line; 100 m of other railways or freeway right of way; and 50 m of a provincial highway right-of-way
Electricity generating station, hydro transformers, railway yards, etc.		NO		If sensitive land use is proposed, and if within 1000 metres, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line		NO		Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation and other infrastructure, utility and hydro corridors		NO		If an OPA is proposed for an area in a planned corridor, demonstrate that the proposed development would not preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
Cultural heritage and archaeology		NO		Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated. Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
				documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted. Development and site alteration may be permitted on adjacent lands to protected heritage property will be conserved. Mitigation measures and/or alternative development approaches may be required in order to conserve heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.
Prime Agricultural lands/areas		NO - not prime agricultural lands		If land is to be excluded from prime agricultural areas to allow for expansion or identification of settlement areas to accommodate growth and development, a comprehensive review must be undertaken. Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated. (Lands could be excluded from prime agricultural areas for non-agricultural uses provided that the criteria as set out in section 2.3.5 of the PPS are met).
Agricultural operations	Yes MDS calculations completed			If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Mineral mining operations and petroleum resource operations and known petroleum resources		NO		If within 1000 m, demonstrate that development and activities would: Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources; Not be incompatible for reasons of public health, public safety or environmental impacts Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential are permitted if: Resource use is not feasible The proposed land use or development serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.
Non-operating mine site within 1000 metres		NO		If within 1000 metres, demonstrate to the satisfaction of the Ministry of Northern Development and Mines that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
Rehabilitated and abandoned mine sites		NO		If the proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines. Progressive and final rehabilitation is required to accommodate subsequent land uses.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Mineral aggregate operations, and known deposits of mineral aggregate resources		NO		There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within: 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry. If within 1000 m of a known deposit of sand, gravel or bedrock resource, need to demonstrate that development and activities would: Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; Not be incompatible for reasons of public health, public safety or environmental impacts. Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if: The resources is not feasible; or The proposed land use serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Natural heritage systems		NO		If development and site alteration are proposed in a natural heritage system described in an approved official plan, demonstrate how the diversity and connectivity of natural features and the long term ecological function and biodiversity of the system will be maintained, restored or improved.
Significant wetlands Significant habitat of endangered species and threatened species		NO		Development and site alteration are not permitted in the features. Are any significant wetlands, or unevaluated wetlands present on the subject lands or within 120 m? Are any known significant habitats present on the subject lands or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
Significant woodlands, valleylands Significant wildlife habitat Significant areas of natural and scientific interest (ANSI)	YES			Development and site alteration are not permitted in the feature unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions. Indicated if there are any significant woodlands, significant valleylands, significant wildlife habitat, and ANSI's on the subject land of within 50 m.
Fish Habitat		NO		Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject lands or within 30 m?

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
				Is any lake trout on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required.
Adjacent lands to natural heritage features and areas		NO		Development and site alteration are not permitted on adjacent land to natural heritage features unless: The ecological function of the adjacent lands has been evaluated; and It has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
Sensitive surface water features and sensitive groundwater features		NO		Development and site alteration are restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
Water Quality and quantity		NO		An assessment is generally required to determine potential impacts of development proposals on water quality and quantity. If the proposal is adjacent to a water body such as a lake or stream, wetland, spring or groundwater recharge area, an impact assessment on the water body may be needed. As well, in areas of high water table, fractured bedrock or

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
		NO		thin overburden, a Hydrogeological report may be required in accordance with the Ministry of Environment (MOE) D-Series Guidelines. (These are not the only instances when a technical study may be needed). Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs and Housing early in the planning process. The province has particular interests in lake trout lakes.
Natural Hazards		NO		Development should generally be directed to areas outside of hazardous lands and hazardous sites. Is the proposal within: A dynamic beach hazard? The defined portions of the one hundred year flood level along the connecting channels of the Great Lakes? Areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway? Is the proposal subject to limited exceptions such as: Safe access appropriate for the nature of the development and the natural hazard? Special Policy Area? Uses which by their nature must be located in the floodway? Where development is permitted in portions of hazardous lands and hazardous sites not subject to the above

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
				prohibitions, flood-proofing, protection works standards and access standards must be adhered to. In addition, vehicles and people need to have a way to safely enter and exit the area, hazards cannot be created or aggravated and there can be no adverse environmental impacts. Is the subject land within or partially within: Hazardous lands adjacent to the shorelines of the Great-Lakes and large inland lakes (includes flooding, erosion and dynamic beach hazards)? Hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? Hazardous sites (includes unstable soils and unstable bedrock)? A special policy area shown in an approved official plan? The food fringe in an area subject to the two zone concept of floodplain management? If the proposal is in a hazardous area, demonstrate how the hazards will be avoided, or where appropriate, addressed through standards and procedures such as flood-proofing and protection works.

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
Human-made hazards[4] including mine hazards and high forest fire hazards		NO NO		Development proposed on abutting or adjacent to lands affected by: mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations, may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works? Are the subject lands on or within 1000 m of a salt solution mining well? Demonstrate how the hazard(s) will be addressed.
Contaminated sites		NO		To determine potential soil contamination, proponents must complete a Phase 1 Environmental Site Assessment (ESA) as per the Ministry of Environment regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination. Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.
Crown Lands[5]		NO		Consult your local regional Municipal Services Office as the first point of contact for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown Lands. Contact the Ministry of Natural Resources District Office

Features of Interest to the Province or Development Circumstances	(a) If a feature, is it on site or within 500 metres	OR (b) If a development circumstance, does it apply?	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
	Yes	No		
				regarding the actual acquisition or use of Crown Land.

Notes:

Class 1 Industry – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

Class 2 Industry – medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

Class 3 Industry – indicate if within 1000 metres; processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

Hazardous Sites – property or lands that could be unsafe for development or alteration due to a naturally occurring hazard(s).

These hazards may include unstable soils (sensitive marine clays – Leda, organic soils) or unstable bedrock (Karst topography)

Certain areas of Crown Lands are identified by MNR as being of special interests, such as lake access points.

Distances quoted in Table A are approximate and are intended for your guidance in assessing your application.