



Local 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:
Accepted by:
Roll Number (s):
Fee: Paid [ ]
Other Information:

Note to Municipalities:

This form is to be used by Municipalities for the approval of an adopted official plan or plan amendment where the County of Grey is the approval authority. In this form, the term subject land means the land which is the subject of the proposed official plan of official plan amendment.

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.

Type of Application:

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

Table with 2 columns: Description, Application Fee. Row 1: Local Official Plan Amendment\*, \$835.00

\*If a County Official Plan Amendment is also required which is similar to the adopted local official plan amendment, the approval fee for a local official plan amendment will be waived. Legislative Authority – Section 69 of the Planning Act, R.S.O. 1990, as amended.

*Requirements for Submission:*

In addition to the application fee the following is required to be considered a complete application:

<input checked="" type="checkbox"/>	1 certified copy of the By-law adopting the proposed official plan or plan amendment
	3 certified copies of the official plan or plan amendment
	1 electronic copy of the official plan or plan amendment (in a Word .doc format)
	3 working copies of the official plan or plan amendment
	10 copies of this form (including the original certified copy), completed and signed
	3 copies of all information or reports as indicated in this form
	An affidavit or sworn declaration concerning the requirements for giving notice and the holding of a public meeting and the requirements for giving notice of adoption
	A copy of any planning report
	A list describing the information that was made available to the public prior to the adoption of the official plan or plan amendment
	A copy of the minutes of the public meeting
	The originals or copies of all written submissions and comments and when they were received
	A list (in the form of an affidavit or sworn declaration) of all persons and public bodies that made oral submissions at the public meeting
	A list of anyone who has requested notice and their addresses

*General Information:*

1. Please complete the general information regarding the application:

Municipality: \_\_\_\_\_  
 Name of the Official Plan: \_\_\_\_\_  
 Amendment Number: \_\_\_\_\_  
 Date Request Submitted to Municipal Council: \_\_\_\_\_  
 Date of Public Meeting: \_\_\_\_\_  
 Date of Adoption: \_\_\_\_\_

*Contact Information:*

2. Please complete the municipal contact information regarding the application:

Primary Staff Contact: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
  
 Other Staff Contact: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

3. Please complete the applicant contact information regarding the application:

Owner Information: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Applicant Information: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Applicant's Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Please indicate the primary contact: [ ] Owner, [ ] Applicant, [ ] Agent

*Property Information:*

**Size and Designation:**

4. If this amendment proposes to change an official plan policy related to a specific site, or proposes to change the approved official plan land use designation of a site, please complete applicable portions of the following:

Amalgamated Township: \_\_\_\_\_

Municipal Address: \_\_\_\_\_

Lot: \_\_\_\_\_ Concession: \_\_\_\_\_

Geographic Township: \_\_\_\_\_

Registered Plan: \_\_\_\_\_

Part(s): \_\_\_\_\_ of Lot(s): \_\_\_\_\_

5. What is the total area of the subject lands (in hectares)? \_\_\_\_\_

6. What is the total area of the lands to be redesignated? \_\_\_\_\_

7. What is the current designation of the subject land in the County official plan?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. What are the land uses that are authorized under the current County designation?

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9. What is the current designation of the subject land in the Municipal official plan?  
\_\_\_\_\_  
\_\_\_\_\_

10. What are the land uses that are authorized under the current Municipal designation?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Previous and Current Uses:**

11. What is the current and previous known use(s) of the subject land?  
Current use(s): \_\_\_\_\_  
\_\_\_\_\_

Previous known use(s):  
\_\_\_\_\_  
\_\_\_\_\_

12. Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?  
 Yes  
 No

If yes, specify the uses. \_\_\_\_\_  
\_\_\_\_\_

13. Has the grading of the subject land been changed by adding earth or other material(s)?  
 Yes  
 No  
 Unknown

14. Has a gas station been located on the subject land or adjacent land at any time?  
 Yes  
 No  
 Unknown

15. Has there been petroleum or other fuel stored on the subject land or adjacent land?

- Yes
- No
- Unknown

16. Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?

- Yes
- No
- Unknown

17. What information did you use to determine the answers to the above questions on former uses?

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18. If you answered yes to any of the above questions (11-17), an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s) is required.

If you answered yes to any of the above questions (11-17), was an Environmental Site Assessment (ESA) conducted under the Environmental Assessment Act or has a Record of Site Condition (RC) been filed?

- Yes
- No

If no, why not? Explain on a separate page if necessary.

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Is the inventory attached?

- Yes
- No

If no, provide reasoning as to why the inventory was not attached.

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**Previous Applications:**

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

a. A plan of subdivision under Section 51 of the *Planning Act*.

Yes  No

If yes, please provide the file number and the status of the application:

File Number: \_\_\_\_\_ Status: \_\_\_\_\_

b. A consent under Section 53 of the Planning Act

Yes  No

If yes, please provide the file number and the status of the application:

File Number: \_\_\_\_\_ Status: \_\_\_\_\_

c. A minor variance

Yes  No

If yes, please provide the file number and the status of the application:

File Number: \_\_\_\_\_ Status: \_\_\_\_\_

d. Approval of a site plan

Yes  No

If yes, please provide the file number and the status of the application:

File Number: \_\_\_\_\_ Status: \_\_\_\_\_

e. An official plan amendment

Yes  No

If yes, please provide the file number and the status of the application:

File Number: \_\_\_\_\_ Status: \_\_\_\_\_

f. A zoning by-law amendment

Yes  No

If yes, please provide the file number and the status of the application:

File Number: \_\_\_\_\_ Status: \_\_\_\_\_

g. A Minister's zoning order

Yes  No

If yes, please provide the file number and the status of the application:

File Number: \_\_\_\_\_ Status: \_\_\_\_\_

20. Is the subject land in the requested amendment covered by a provincial plan(s) such as the Niagara Escarpment Plan?

Yes

No

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

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

- Yes
- No

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

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21. Is the subject land the subject of a proposed amendment to a provincial plan?

- Yes
- No

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

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*Proposal:*

### **General Policy**

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

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23. Describe the type of planning document:

- New official plan,
- Major update (i.e. a five year review) of an official plan, or
- Another amendment

24. Does the planning document only clarify wording or correct mistakes?

- Clarify wording
- 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).

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25. 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).

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26. Does the planning document propose to add a policy in the official plan?

- 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).

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27. Does the requested amendment proposed to change or replace a designation in the official plan?

- Change
- Replace

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

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

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29. Does the requested amendment propose to change or replace a schedule in the official plan?

- Change
- Replace

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

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30. Does the requested amendment propose to alter all or any part of the boundary of an area of settlement in a municipality?

- Yes
- No

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

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31. Does the requested amendment proposed to establish a new area of settlement in a municipality?

- Yes
- No

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

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32. Does the requested amendment propose to remove the subject land from an area of employment in a municipality?

- Yes  
 No

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

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33. Is the requested amendment consistent with the Provincial Policy Statement (PPS)?

- Yes  
 No

Explain how the requested amendment is consistent with the PPS. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable.

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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 16.

## Site Details

34. Is this a site-specific re-designation of a parcel of land in the official plan?

- Yes  
 No

35. Indicate the proposed servicing type for the subject land. Select the appropriate servicing type from Appendix 2 found at the end of this form. Attach and provide the name of the servicing information/reports as indicated in Appendix 2.

- a. Indicate the proposed sewage disposal system
- b. Indicate the proposed water supply system
- c. Is there municipal support for the allocation of uncommitted reserve servicing capacity to the subject application?  
Sewage  Yes  No  
Water  Yes  No
- d. Name of servicing information/report  
 Attached  
 Not attached

If not attached, where can it be found? \_\_\_\_\_  
\_\_\_\_\_

36. Indicate the proposed access and storm drainage for the subject land. Select the appropriate type from **Appendix 3** found at the end of this form. Attach and provide the name of any servicing information as indicated in **Appendix 3**.
- a. Indicate the proposed storm drainage system.
  - b. Is the preliminary stormwater management report attached?
    - Yes
    - No

If not attached as a separate report, where can it be found? \_\_\_\_\_  
\_\_\_\_\_

37. Indicate the proposed road access \_\_\_\_\_  
Is water access proposed?
  - Yes
  - No

If yes, attach a description of the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.  
 Attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

38. Does the proposed amendment apply to lands subject to any aboriginal land claims or a provincial/aboriginal co-management agreement?
  - Yes
  - No
  - Unknown

If known, provide any information you may have as an attachment to the application.

\_\_\_\_\_  
\_\_\_\_\_

39. Have you consulted with Aboriginal Peoples on the request for a Plan Amendment?
  - Yes
  - 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.

40. Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject property?

- Yes  
 No

41. Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands?

- Yes  
 No

*Housing Affordability*

42. For proposed amendments that include permanent housing (i.e. not seasonal) complete the following table. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time the official plan amendment was adopted. If additional space is needed, attach on a separate page.

Housing Type	Number of Units	Unit Size (m <sup>2</sup> ) and/or Lot Frontage	Estimated Selling Price/Rent
Single Detached			
Single Detached			
Link/Semi Detached			
Link/Semi Detached			
Row or Townhouse			
Row or Townhouse			
Apartment Block			
Apartment Block			
Other Types or Multiples			
Other Types or Multiples			

43. What is the municipal minimum target, or provincial target established in a provincial plan, for the provision of housing that is affordable to low and moderate income households?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

44. What are the municipal development standards for residential intensification, redevelopment and new residential development?

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45. If the requested amendment would impact residential intensification, redevelopment and new residential development, explain how the requested amendment would assist in:

a. Achieving the municipal targets for residential intensification and redevelopment; and

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b. Implementing the municipal development standards and policies for residential intensification and redevelopment. Attach a separate page, if necessary.

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46. Is there any other information that may relate to the affordability of the proposed housing, or the type of housing needs served by the proposal? [ ] Yes [ ] No

If yes, please explain or attach a separate page, if necessary.

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*Authorization:*

47. 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,

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(municipal contact)

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, the applicant, their agents, their consultants and their solicitors, will be part of the public record and will also be available to the general public.

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(signature)

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(date)

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

I (we) \_\_\_\_\_  
(municipal contact)

of the \_\_\_\_\_ in the County/Region/District of \_\_\_\_\_  
(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: \_\_\_\_\_

in the County/Region/District of \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ .

\_\_\_\_\_  
(signature of municipal contact)

Commissioner of Oaths:

## 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? Yes/No	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
Employment Lands			<p>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:</p> <p>The land is not required for employment purposes over the long term, and that there is a need for the proposed conversion.</p>
Rural Areas located in municipalities			<p>Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services;</p> <p>Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and</p> <p>Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.</p>
Class 1 Industry <sup>1</sup>			<p>If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.</p>
Class 2 Industry <sup>2</sup>			<p>If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies may be needed.</p>
Class 3 Industry <sup>3</sup>			<p>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.</p>
Land Fill Site(s): closed/active landfill			<p>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.</p> <p>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.</p> <p>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 <i>Planning Act</i> approval.</p>



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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? Yes/No	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
Sewage Treatment Plant and waste stabilization pond			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; 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			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			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.
Active railway line and major highways			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.			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			Consult the appropriate electric power service/utility for required buffer/separation distance.
Transportation and other infrastructure, utility and hydro corridors			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.

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? Yes/No	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
Cultural heritage and archaeology			<p>Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated.</p> <p>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 documentation, or by preservation on site.</p> <p>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.</p> <p>Development and site alteration may be permitted on adjacent lands to protected heritage property will be conserved.</p> <p>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.</p>
Prime Agricultural lands/areas			<p>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.</p> <p>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).</p>
Agricultural operations			<p>If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.</p>
Mineral mining operations and petroleum resource operations and known petroleum resources			<p>If within 1000 m, demonstrate that development and activities would:</p> <p>Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources;</p> <p>Not be incompatible for reasons of public health, public safety or environmental impacts</p> <p>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:</p> <p>Resource use is not feasible</p>

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			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			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			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.
Mineral aggregate operations, and known deposits of mineral aggregate resources			<p>There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:</p> <p>1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or</p> <p>1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry.</p> <p>If within 1000 m of a known deposit of sand, gravel or bedrock resource, need to demonstrate that development and activities would:</p> <p>Not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources;</p> <p>Not be incompatible for reasons of public health, public safety or environmental impacts.</p> <p>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:</p> <p>The resources is not feasible; or</p> <p>The proposed land use serves a greater long-term public interest, and issues of public health, public safety and environmental impacts are addressed.</p>
Natural heritage systems			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.

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? Yes/No	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
Significant wetlands Significant habitat of endangered species and threatened species			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)			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			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? 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			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			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			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 thin overburden, a Hydrogeological report may be required in accordance with the Ministry of Environment (MOE) D-Series Guidelines.

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			<p>(These are not the only instances when a technical study may be needed).</p> <p>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.</p> <p>The province has particular interests in lake trout lakes.</p>
Natural Hazards			<p>Development should generally be directed to areas outside of hazardous lands and hazardous sites.</p> <p>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 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.</p>
Natural Hazards (con't)			<p>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.</p>

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? Yes/No	If a feature/ land use, specify distance from site (in metres)	Additional Information that may be required
Human-made hazards <sup>4</sup> including mine hazards and high forest fire hazards			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			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 <sup>5</sup>			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 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.

Appendix 2 – Sewage Disposal and Water Supply

<b>Service Type – Sewage Disposal</b>	<b>Potential Information/Reports</b>
Public piped sewage system.	Municipality should confirm that capacity will be available to service the development at the time of lot creation or re-zoning
Public or private communal septic systems	Communal systems for the development of more than 5 lots/units: servicing options statement <sup>1</sup> , hydrogeological report <sup>2</sup> , and indication whether a public body is willing to own and operate the system <sup>3</sup> . Communal systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report <sup>2</sup> .
Individual septic system(s)	Individual septic systems for the development of more than 5 lots/units: servicing options statement <sup>1</sup> and hydrogeological report <sup>2</sup> . Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report <sup>2</sup> .
Other	To be described by the applicant

<b>Service Type - Water</b>	<b>Potential Information/Reports</b>
Public or private communal well(s)	Communal well systems for the development of more than 5 lots/units: servicing options statement <sup>1</sup> , hydrogeological report <sup>2</sup> and indication whether a public body is willing to own and operate the system <sup>3</sup> . Communal well systems for non-residential development where water will be used for human consumption: hydrogeological report <sup>2</sup> .
Individual well(s).	Individual wells for the development of more than 5 lots/units: servicing options statement <sup>1</sup> and hydrogeological report <sup>2</sup> . Individual wells for non-residential development where water will be used for human consumption: hydrogeological report <sup>2</sup> .
Communal surface water	Approval of a 'water taking permit' under Section 34 of the Ontario Water Resources Act is necessary for this type of servicing.
Individual surface water	Servicing Options report
Other	To be described by applicant

Notes: Confirmation that the municipality concurs with the servicing options statement will facilitate the review of the amendment.

Before undertaking a hydrogeological report, consult with the County about the type of hydrogeological assessment that expected given the nature and location of the official plan amendment

Where communal services are proposed (water and sewage) these services must be owned by the municipality.

### Appendix 3 – Storm Drainage, Road Access and Water Access

<b>Service Type – Storm Drainage</b>	<b>Potential Information/Reports</b>
Sewers; Ditches or swales; Other	A preliminary stormwater management report is recommended, and should be prepared concurrent with any hydrogeological reports for submission with the amendment. A stormwater management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval.

<b>Service Type – Road Access</b>	<b>Potential Information/Reports</b>
Provincial Highway	Application for an access permit should be made concurrent with this amendment. An access permit is required from MTO before any development can occur.
Municipal or other public road maintained all year	Detailed road alignment and access will be confirmed when the development application is made.
Municipal road maintained seasonally	Subdivision or condominium development is not usually permitted on seasonally maintained roads.
Right of way	Access by right of ways on private roads are not usually permitted, except as part of a condominium.

<b>Service Type – Water Access</b>	<b>Potential Information/Reports</b>
	Information from the owner of the docking facility on the capacity to accommodate the proposed amendment will assist the review.