

Note to Municipalities and Planning Boards

This form is to be used by municipalities and planning boards for the approval of an adopted official plan or plan amendment if the Ministry of Municipal Affairs and Housing is the approval authority. In this form, the term "subject land" means the land to which a proposed official plan or plan amendment applies.

Instructions

Become familiar with the Provincial Policy Statement before completing and submitting this application.

Appendix 1 is a checklist of significant provincial features. It describes information needed to determine whether significant provincial features or an existing development circumstance may be affected by a plan amendment which proposes to change, add, replace or delete a policy or designation that could have an impact on the use of a specific site.

Please complete Appendix 1.

Consultation with Municipal Affairs and Housing

The *Planning Act* requires council to consult with the appropriate approval authority and the prescribed public bodies in the course of preparing a plan. This includes an official plan or plan amendment prior to council/planning board adoption of the document. The Ministry of Municipal Affairs and Housing (MMAH) will review the submission, give advice and guidance, as well as provide a co-ordinated provincial response through the One Window planning service.

The One Window planning service is premised on early consultation. This service provides guidance and advice on provincial planning requirements early in the planning process, helping municipalities to avoid unnecessary delays and costs later in the plan review and decision-making process. Please contact MMAH for more information on this service.

Submission of the Application

The **mandatory** information in this form that **must** be provided by the municipality or planning board is indicated by **black arrows** on the left side of the section numbers.

Please note that the information to accompany an amendment as prescribed by Ontario Regulation 543/06 to the *Planning Act* must be completed in this form or included in the material(s) submitted to the Minister with the record.

Submission of digital report(s)/electronic copies is encouraged but this does not replace the ministry's requirement for hard copies.

Refer to the last page of this application form for a checklist of the ministry's submission requirements.

All measurements must be in **metric units**.

For Help

To discuss your proposed official plan and/or plan amendment, please consult with your regional Municipal Services Office (MSO) of the Ministry of Municipal Affairs and Housing as shown below.

Ministry of Municipal Affairs and Housing
Municipal Services Office, Central Region
777 Bay Street, 2nd Floor
Toronto, ON M5G 2E5
Tel: (416) 585-6226 or toll free: 1-800-668-0230
Fax: (416) 585-6882

Ministry of Municipal Affairs and Housing
Municipal Services Office, Eastern Region
8 Estate Lane, Rockwood House
Kingston, ON K7M 9A8
Tel: (613) 545-2100 or toll free: 1-800-267-9438
Fax: (613) 548-6822

Ministry of Municipal Affairs and Housing
Municipal Services Office, Southwestern Region
659 Exeter Road, 2nd Floor
London, ON N6E 1L3
Tel: (519) 873-4020 or toll free: 1-800-265-4736
Fax: (519) 873-4018

Ministry of Municipal Affairs and Housing
Municipal Services Office, Northeastern Region
159 Cedar Street, Suite 401
Sudbury, ON P3E 6A5
Tel: (705) 564-0120 or toll free: 1-800-461-1193
Fax: (705) 564-6863

Ministry of Municipal Affairs and Housing
Municipal Services Office, Northwestern Region
435 James Street, Suite 223
Thunder Bay, ON P7E 6S7
Tel: (807) 475-1651 or toll free: 1-800-465-5027
Fax: (807) 475-1196

**Please print to complete and select appropriate box(es), as required.
Mandatory information is indicated by the black arrow**

1. General Information				
Municipality or Planning Board				
Name of the Official Plan		Amendment no.	Date request submitted to municipality/ planning board	
MMAH pre-consultation file no.	Date of public open house, if any	Date of public meeting	Date of adoption	
2. Applicant/Contact Information				
2.1	Name of municipal or planning board staff contact (e.g. planner, secretary-treasurer)		Business telephone no.	
2.1.1	Name of other staff we may need to contact (e.g. municipal planning consultant)		Business telephone no.	
Address:		Postal code	Fax no.	
E-mail address:				
If applicable, provide the following information about the person, agent or public body that requested the amendment				
▶ 2.1.2	Name:		Business telephone no.	
Address:		Postal code	Fax no.	
Email address:				
3. Description/Location of the Subject Land (complete applicable boxes in section 3.1)				
▶ 3.1	Upper-tier / district		Single-tier / municipality	Former municipality
Geographic township		Geographic township in territory without municipal organization		Section or mining location no.
Concession number(s)		Lot number(s)	Registered plan no.	Lot(s)/Block(s)
Reference plan no.	Part number(s)	Parcel number(s)	Name of street/road	Street no.
Approximate Area of the Subject Lands (in metric units)				
3.2	Does the proposed Plan 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.				
3.2.1	Have you consulted with Aboriginal Peoples on this 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.				

4. Purpose and Type of Planning Application	
4.1	Describe the type of planning document Is this a new official plan (OP), or a major update (e.g. a five-year review) of an official plan or other amendment? New OP Major update Other amendment
4.2	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). _____ _____ _____
▶ 4.3	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). _____ _____ _____ _____
▶ 4.4	Does the planning document propose to add a policy in the official plan? Yes No If yes, specify the new policy to be added (text of the new policy, page and paragraph number where it will be added in the OP). _____ _____ _____ _____
▶ 4.5	What is the purpose of the requested amendment? _____ _____
▶ 4.6	What is the current designation of the subject land in the official plan? _____
4.7	Is this a site-specific re-designation of a parcel of land in the official plan? Yes No
▶ 4.8	What are the land uses that are authorized under the current designation? _____
4.9	What is the current use(s) of the subject land? _____
▶ 4.10	Does the requested amendment propose to change or replace a designation in the official plan? Change Replace designation

▶ 4.11	<p>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?</p> <hr/> <hr/>
▶ 4.12	<p>What land uses would be authorized in the new designation of the requested official plan amendment?</p> <hr/> <hr/>
▶ 4.13	<p>Does the requested amendment propose to change or replace a schedule in the official plan? Change Replace schedule If yes, provide/attach the new schedule and the text that accompanies it, if applicable. Attached</p>
▶ 4.14	<p>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.</p> <hr/> <hr/>
▶ 4.15	<p>Does the requested amendment propose 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.</p> <hr/>
▶ 4.16	<p>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.</p> <hr/> <hr/>

5. Previous Use of the Subject Land

(to be completed for proposed site-specific re-designation of a parcel of land as described in subsection 4.7 above)

5.1	<p>Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands? Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/> If yes, specify the uses.</p> <hr/>
5.2	<p>Has the grading of the subject land been changed by adding earth or other material(s)? Yes No Unknown</p>
5.3	<p>Has a gas station been located on the subject land or adjacent land at any time? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>
5.4	<p>Has there been petroleum or other fuel stored on the subject land or adjacent land? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>
5.6	<p>Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>
5.7	<p>What information did you use to determine the answers to the above questions on former uses?</p> <hr/>
5.8	<p>If yes to any of (5.1), (5.2), (5.3), (5.4), (5.5) or (5.6), an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed.</p> <p>Is the inventory of previous uses attached? Yes <input type="checkbox"/> No <input type="checkbox"/> If the inventory is not attached, why not?</p> <hr/>

5.9	<p>If yes to any of (5.1), (5.2), (5.3), (5.4), (5.5) or (5.6), was an Environmental Site Assessment (ESA) conducted under the <i>Environmental Assessment Act</i> or has a Record of Site Condition (RSC) been filed?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> If no, why not? Explain on a separate page, if necessary.</p> <hr/>
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6. Status of Other Applications under the Planning Act

▶ 6.1	<p>Is the subject land <input type="checkbox"/>, or land that is within 120 meters of the subject land <input type="checkbox"/> [please check appropriate box(es)], currently the subject of a planning application, including applications before the Ontario Municipal Board (OMB), for approval of either:</p> <p>Official Plan Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No If yes and if known, indicate: i) file number and ii) status of the application.</p> <hr/> <p>Plan of Subdivision <input type="checkbox"/> Yes <input type="checkbox"/> No If yes and if known, indicate: i) file number and ii) status of the application.</p> <hr/> <p>Consent <input type="checkbox"/> Yes <input type="checkbox"/> No If yes and if known, indicate: i) file number and ii) status of the application.</p> <hr/> <p>Site Plan <input type="checkbox"/> Yes <input type="checkbox"/> No If yes and if known, indicate: i) file number and ii) status of the application.</p> <hr/> <p>Minor Variance <input type="checkbox"/> Yes <input type="checkbox"/> No If yes and if known, indicate: i) file number and ii) status of the application.</p> <hr/> <p>Zoning By-law Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No If yes and if known, indicate: i) file number and ii) status of the application.</p> <hr/> <p>Minister's Zoning Order Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No If yes and if known, indicate: i) file number and ii) status of the request.</p> <hr/> <p>If yes, and if known, what is the Ontario Regulation number? _____</p> <p>Note:</p> <p>i) Please provide list(s) of the relevant applications on a separate page and attach to this form.</p> <p>ii) For those applications before the OMB, provide the OMB file number and the status of appeal.</p>
▶ 6.2	Name of the approval authority considering the application (e.g. Ministry of Municipal Affairs and Housing, Municipality/Planning Board, or a Land Division Committee)
▶ 6.3	Provide the legal description of the land that is the subject of the application.
▶ 6.4	What is the purpose of the application? What is the effect of the proposed official plan or plan amendment?

7. Provincial Plans

► **7.1** Is the subject land in the requested amendment covered by a provincial plan(s) such as the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan, Parkway Belt West Plan or the Central Pickering Development Plan?

Yes 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.

► **7.2** If yes to 7.1 above, 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 copy of a planning report, if applicable.

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

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

8. Provincial Policy

► **8.1** Is the requested amendment consistent with the Provincial Policy Statement (PPS)? Yes No

8.2 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.

8.3 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 meters of the subject property? Yes No

8.4 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands? Yes No

8.5 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**, page 11, where applicable.

9. Housing Affordability

9.1 For applications that include permanent housing, complete **Table A - Housing Affordability**.

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 of application. If additional space is needed, attach a separate page.

Table A - Housing Affordability

Housing Type	Number of Units	Unit Size and/or Lot Frontage	Estimated Selling Price/Rent
Semi-detached			
Link/Semi-detached			
Row or townhouse			
Apartment block			
Other types or multiples			

9.2 What is the municipality/planning board minimum target, or provincial target established in a provincial plan, for the provision of housing that is affordable to low and moderate income households?

9.3 What are the municipality/planning board development standards for residential intensification, redevelopment and new residential development?

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

i) achieving the municipality/planning board targets for residential intensification and redevelopment; and

ii) implementing the municipality/planning board development standards and policies for residential intensification and redevelopment.

Attach a separate page, if necessary.

9.5 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 in Section 13.1 or attach a separate page, if necessary.

10. Servicing

Select from **Table B** the appropriate type of servicing. Indicate in a) and b) the proposed type of servicing for the subject land.

► **10.1** a) Indicate the proposed type of sewage disposal system - whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, or other means.

► **10.2** b) Indicate the proposed type of water supply system - whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means.

	c) Is there municipal support for the allocation of uncommitted reserve servicing capacity to the subject application? Sewage <input type="checkbox"/> Yes <input type="checkbox"/> No Water <input type="checkbox"/> Yes <input type="checkbox"/> No
	d) Provide available servicing reports and information.

Table B - Sewage Disposal and Water Supply

Type of Servicing		Reports/Information Needed
Sewage Disposal	a) Publicly owned and operated sanitary sewage system	Municipal confirmation of sufficient uncommitted reserve sewage system capacity to service development proposals at the time of development application is required. The reserve sewage system capacity shall also include treatment capacity for hauled sewage from individual on-site sewage systems.
	b) Public communal septic	Development generating effluent of more than 4,500 litres per day, as a result of development being completed, would need a servicing options report and hydrogeological report.
	c) Privately owned and operated individual septic system	Development of 5 or more lots/units may need a servicing options report and a hydrogeological report. ▶ Development generating effluent of more than 4,500 litres per day would require a servicing options and hydrogeological report.
	d) Privately owned and operated communal septic system	Development generating effluent of 4,500 litres or less per day may need a hydrogeological report.
	e) Privy	Provide details on location and size of out-houses.
	f) Other means	To be described by applicant.
Water Supply	a) Publicly owned and operated piped water system	Municipal confirmation of sufficient uncommitted reserve water system capacity to service development proposal at the time of development application is required.
	b) Privately owned and operated individual well	Development of more than 5 lots/units on communal or individual well system may need a hydrogeological report.
	c) Privately owned and operated communal well	Non-residential development on communal well system may need a hydrogeological report.
	d) Lake or other water body	A Permit to Take Water may be required. [Taking more than 50,000 litres of water per day requires a permit from the Ministry of the Environment.]
	e) Other means	To be described by applicant.

11. Access

11.1	The proposed road access would be by: <input type="checkbox"/> Provincial highway <input type="checkbox"/> Municipal road maintained all year <input type="checkbox"/> Municipal road maintained seasonally <input type="checkbox"/> Other
11.2	Is water access ONLY proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, confirmation is required that public road access, accessible parking, and docking facilities are available.

12. Stormwater Management

12.1	a) The proposed stormwater management would be by: <input type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other A stormwater management plan is generally needed for large development proposals and should be prepared concurrently with any hydrogeological report, if required.
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13. Other Information

13.1 Is there any other information that you think may be useful to the ministry in reviewing this request for an amendment?
If so, explain below or attach a separate page with this information.

▶ **13.2** If applicable, include the original or certified copy of the supporting information and material.

▶ **13.3** Include original or certified copy of other information and material that is required to be provided by the official plan of the municipality/ planning board.

Note: Include a copy of any planning report(s) and technical studies considered by the municipality/planning board prior to adoption.

14. Affidavit or Sworn Declaration for the Prescribed Information

Note: The Deponent or Declarant must be the clerk, commissioner or director of planning of the municipality or the secretary-treasurer of the planning board or other employee of the municipality or planning board designated by resolution.

▶ I, _____ of the _____
(name) (municipality)

in the the province of _____, make oath and certify that the information and material provided in this form as required by Ontario Regulation 543/06 is accurate.

Sworn (or declared) before me at the _____ in the _____
(lower-tier municipality) (upper-tier municipality)

this _____ day of _____ 20 _____.

Commissioner of Oaths **Deponent or Declarant**

15. Submission of Request for Amendment

Date application deemed complete by municipality/planning board or OMB, if applicable.

Date of submission to MMAH for early consultation _____

Date of Request for Amendment to MMAH _____

16. The Ministry will assign a file number for your submission and this number should be used in all future communication with the ministry on this request.

17. Forward request to:

Municipal Services Office, Ministry of Municipal Affairs and Housing.
Refer to Page 1 for the address of each Municipal Services Office.

Application Form: Submission Checklist

Have you remembered to attach the following:	<input type="checkbox"/>
1) A certified copy of the by-law adopting the proposed official plan or plan amendment?	<input type="checkbox"/>
2) Three certified copies of the proposed official plan or plan amendment?	<input type="checkbox"/>
3) A minimum of five working copies of the official plan or plan amendment?	<input type="checkbox"/>
4) A minimum of three copies of this application form completed, dated and signed?	<input type="checkbox"/>
5) Five copies of all information or reports as indicated in the application form?	<input type="checkbox"/>
6) Any other information and material that is required by the official plan of the municipality or planning board?	<input type="checkbox"/>
7) A statement as to whether a proposed official plan replaces an existing official plan?	<input type="checkbox"/>
8) An affidavit or sworn declaration by an employee of the municipality or planning board that the requirements for giving of notice and holding public meetings and open houses, if required, or the alternative measures for informing and obtaining the views of the public set out in the official plan have been complied with?	<input type="checkbox"/>
9) An affidavit or sworn declaration by an employee of the municipality or planning board that the requirements for giving notice of adoption have been complied with?	<input type="checkbox"/>
10) A statement from an employee of the municipality or planning board as to whether the decision of the council or planning board,	<input type="checkbox"/>
i) is consistent with the policy statements issued under subsection 3(1) of the <i>Planning Act</i> , and	<input type="checkbox"/>
ii) conforms to or does not conflict with any applicable provincial plan or plans	<input type="checkbox"/>
11) A copy of any planning report considered by council or the planning board?	<input type="checkbox"/>
12) A list describing the information that was made available to the public prior to the adoption of the official plan or plan amendment?	<input type="checkbox"/>
13) A copy of the minutes of the public meeting, if any?	<input type="checkbox"/>
14) The originals or copies of all written submissions and comments and the dates they were received?	<input type="checkbox"/>
15) A list (in the form of an affidavit or sworn declaration by staff) of all persons and public bodies that made oral submissions at the public meeting?	<input type="checkbox"/>
16) A list of any outstanding objectors and their addresses?	<input type="checkbox"/>
17) The prescribed information and material under sub-section 22(4) of the <i>Planning Act</i> , if applicable? [prescribed information by person or public body requesting an amendment]	<input type="checkbox"/>
18) If subsection 22(6.4) of the <i>Planning Act</i> applies, a certificate that the requirements have been complied with? [notice of particulars and public access to information]	<input type="checkbox"/>

Disponible en français

APPENDIX 1

The **Table** below 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 **Table A**, where applicable.

Table A - Checklist			
Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	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> <ul style="list-style-type: none"> - 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			<ul style="list-style-type: none"> i) Assess compatibility with rural landscape and whether new development could be sustained by the existing level of rural services; ii) Demonstrate appropriateness of available or planned infrastructure and avoiding the need for unjustified and/or uneconomical expansion of this infrastructure; and iii) Demonstrate compliance with the minimum distance separation formulae where new land uses and new or expanding livestock facilities are proposed.
Rural areas in territory without municipal organization			<ul style="list-style-type: none"> i) Demonstrate relationship to the management or use of resources and resource based recreational activities; or ii) If proposal is in an area adjacent to and surrounding municipalities, provide information that: <ul style="list-style-type: none"> • the area forms part of a planning area; and • a comprehensive review has determined that the impacts of growth will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the province.
Class 1 industry ¹			If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study will be needed.
Class 2 industry ²			If sensitive land use is proposed within 300 m from the boundary lines, a noise/odour/particulate study or other studies will be needed.
Class 3 industry ³			If sensitive land use is proposed within 1000 m from the boundary lines, an assessment of the full range of impacts and mitigation measures will be needed.
Landfill 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 will 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 <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Sewage treatment plant and waste stabilization pond			<p>There is need for a noise/odour/feasibility study if the proposal is for a sensitive land use and the property line is within:</p> <ul style="list-style-type: none"> - 100 m of the periphery of the noise/odour-producing source structure of a sewage treatment plant (STP) producing less than 500 cubic metres of effluent per day; or - 150 m of the periphery of the noise/odour-producing source structure of a STP 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			<p>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 <i>Public Transportation and Highway Improvement Act</i>.</p> <p>If the proposed development is located in proximity to a provincial highway, a traffic impact study and a stormwater management report will be required by the Ministry of Transportation.</p>
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30			<p>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.</p>
Active railway line and major highways			<p>A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within:</p> <ul style="list-style-type: none"> - 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 a freeway right of way; and - 50 m of a provincial highway right-of-way.
Electricity generating station, hydro transformers, railway yards, etc.			<p>If sensitive land use is proposed, and if within 1000 meters, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.</p>
High voltage electric transmission line			<p>Consult the appropriate electric power service/utility for required buffer/separation distance.</p>
Transportation, other infrastructure, utility and hydro corridors			<p>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.</p>
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 if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <p>Mitigation measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by proposed adjacent development or site alteration.</p>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Prime agricultural lands/areas			<ul style="list-style-type: none"> • 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			If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae.
Mineral mining operations and petroleum resource operations and known petroleum resources			<p>If within 1000 m, demonstrate that development and activities would:</p> <ul style="list-style-type: none"> • 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. <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> <ul style="list-style-type: none"> • resource use is not feasible; or • 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 m, 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			<p>If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines.</p> <p>Progressive and final rehabilitation is required to accommodate subsequent land uses.</p>
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> <ul style="list-style-type: none"> • 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. <p>If within 1000 m of a known deposit of sand, gravel or a bedrock resource, need to demonstrate that development and activities would:</p> <ul style="list-style-type: none"> • 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. <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> <ul style="list-style-type: none"> • the resource use 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.

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
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.
Significant wetlands in Ecoregions 5E, 6E and 7E; Significant coastal wetlands; Significant habitat of endangered species and threatened species			Development and site alteration are not permitted in the features. Are any significant wetlands, significant coastal 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 wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E			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. Indicate if there are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m.
Significant woodlands and valleylands south and east of the Canadian Shield; 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. Indicate if there are any significant woodlands, significant valleylands, significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or 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 lake 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 lands to natural heritage features unless: <ul style="list-style-type: none"> • 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.

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Water quality and quantity			<p>An assessment is generally required to determine potential impacts of development proposals on water quality and quantity.</p> <ul style="list-style-type: none"> • If the proposal is adjacent to a water body such as a lake or stream, wetland, spring, or ground water 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. <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:</p> <ul style="list-style-type: none"> • 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? <p>Is the proposal subject to limited exceptions such as:</p> <ul style="list-style-type: none"> • safe access appropriate for the nature of the development and the natural hazard? • Special Policy Area? • uses which by their nature must locate in the floodway? <p>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> <p>Is the subject land within or partially within:</p> <ol style="list-style-type: none"> hazardous lands adjacent to the shorelines of the Great-Lakes - St. Lawrence River System 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 flood fringe in an area subject to the two zone concept of floodplain management? <p>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>

Development Circumstances OR Features of Interest to the Province	(a) If a feature/land use, is it on site or within 500 m OR (b) If a development circumstance, does it apply?	If a feature/land use, specify distance from site (in meters)	Additional information that may be required
Human-made hazards ⁴ including mineral aggregate operations, mine hazards and high forest fire hazards			<p>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.</p> <p>Are the subject lands on or within 75 m of existing un-decommissioned oil and gas works?</p> <p>Are the subject lands on or within 1000 m of a salt solution mining well?</p> <p>Demonstrate how the hazard(s) will be addressed.</p>
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites			<p>If the proposal is on, adjacent to, or within 1000 m of mine hazards, former mining operations, rehabilitated mine sites, abandoned mine sites or AMIS identified sites, progressive and final rehabilitation will be required to accommodate subsequent land uses; all work undertaken must be to the satisfaction of the province.</p>
Contaminated sites			<p>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.</p> <p>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.</p>
Crown lands ⁵			<p>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.</p> <p>Contact the Ministry of Natural Resources District Office regarding the actual acquisition or use of Crown land.</p>

Notes:

1. Class 1 Industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.
2. Class 2 Industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. 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.
4. 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).
5. 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.