



County of Bruce Planning & Development Department

Approval Of An Adopted Official Plan or Official Plan Amendment – Application Form - Guide

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 Bruce is the approval authority.

Instructions

Become familiar with the Provincial Policy Statement and the County of Bruce Official Plan before completing and submitting this form.

Appendix 'C' (PPS Conformity) is intended to assist the municipality to determine whether significant provincial features or circumstances may be affected by a plan amendment, which proposes to change the land use of a specific site. It describes potential information needs.

Please note that the information to accompany an amendment as prescribed by Ontario Regulation 543/06 to the Planning Act must be included in this form or in the material submitted to the County with the application. The 'Information to Accompany an Amendment' is listed on page 2 and found in Ontario Regulation 543/06.

Besides specified information prescribed by Regulation, the County needs:

- 1 signed copy of this completed form;
- 1 certified copy of the proposed Official Plan or Amendment;
- 2 working copies of the proposed Official Plan or Amendment;
- 2 copies of any accompanying information/reports;
- Pdf or Word version of the proposed Official Plan or Amendment and any accompanying information/reports.

Consultation with the Approval Authority

Section 17(15) of the Planning Act requires Council to consult with the appropriate approval authority during the preparation of an Official Plan or Amendment prior to adoption.

For Help You May Contact One of the Following Offices:

The **PENINSULIA OFFICE** serves the following local municipalities:

MUNICIPALITY OF ARRAN-ELDERSLIE (former Arran, Elderslie, Tara, Paisley and Chesley);
MUNICIPALITY OF NORTHERN BRUCE PENINSULA (former Eastnor, Lindsay, St. Edmunds and Lion's Head);
and
TOWN OF SOUTH BRUCE PENINSULA (former Albemarle, Amabel, Hepworth and Wiarton)

Bruce County Planning & Development Department
 268 Berford Street, Box 129,
 WIARTON, Ontario N0H 2T0
 PHONE: (519) 534-2092
 FAX: (519) 534-1174
 Email: jvandorp@brucecounty.on.ca

The **INTERIOR OFFICE** serves the following local municipalities:

MUNICIPALITY OF BROCKTON (former Township of Brant, Township of Greenock and Walkerton)
 TOWNSHIP OF HURON-KINLOSS (former Huron, Kinloss and Lucknow); and
 MUNICIPALITY OF SOUTH BRUCE (former Mildmay, Carrick, Teeswater and Culross);

Bruce County Planning and Development Department
 30 Park Street, P. O. Box 848, WALKERTON, Ontario, N0G 2V0
 PHONE: (519) 881-1782
 FAX: (519) 507-3030
 E-MAIL: dsmith@brucecounty.on.ca

The **LAKESHORE OFFICE** serves the following local municipalities

MUNICIPALITY OF KINCARDINE (former Kincardine Township, Bruce, Tiverton and Kincardine);
 TOWN OF SAUGEEN SHORES (former Saugeen, Port Elgin and Southampton).

Bruce County Planning and Development Department
 30 Park Street, P. O. Box 848, WALKERTON, Ontario, N0G 2V0
 PHONE: (519) 881-1782
 FAX: (519) 507-3030
 E-MAIL: lbarrie@brucecounty.on.ca

Information to Accompany an Amendment

One (1) certified copy of the By-Law adopting the proposed Official Plan or Official Plan Amendment.	!
One (1) certified copy of the Official Plan or Official Plan Amendment.	!
Two (2) working copies of the Official Plan or Official Plan Amendment.	!
One (1) copy of this form, completed and signed.	!
Two (2) copies of all information or reports as required by this Form.	!
An Affidavit or Sworn Declaration concerning the requirements for giving of Notice and the Holding of a Public Meeting and the requirements for giving Notice of Adoption.	!
A copy of any planning report considered by Council.	!
A copy of the Minutes of the Public Meeting.	!
The original or copy 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 any outstanding objectors and their addresses.	!
Electronic Word version of all of the above documents. PDF version of the By-law and Affidavit(s) is acceptable.	!

1.0 General Information

Municipality	Name of the Official Plan	Amendment No.
Date of Open House (if any)	Date of Public Meeting	Date of Adoption

2.0 Contact Information

Name of Municipal Contact (e.g. Clerk)	Tel. No.	E-mail.
Name of Other Staff we may need to contact (e.g. Planning Consultant)	Tel. No.	E-mail
If applicable, provide the following information about the agent or person that requested the Amendment.		
Name	Tel. No.	E-mail
Address		

3.0 Location of Subject Lands

If this Amendment Proposes to change an Official Plan Policy related to a specific parcel of land, or proposes to change the approved OP land use designation on a parcel of land, please complete applicable portions of the following:

Lot & Concession Number(s)	Registered Plan No./Lots(s), Block(s)	Assessment Roll#
Reference Plan No. & Part(s)	Name of Street / Road	Street No.
Former Township	Approximate Area of Subject Lands	

3.1 Does the Plan Amendment apply to lands affected by aboriginal land claim negotiations?
 Yes No Unknown

3.1.1 Have you consulted with Aboriginal Peoples on this Plan Amendment?
 Yes No

If YES, provide any information you have on the consultation process and the outcome of the consultation.

4.0 Status of Other Applications Under the Planning Act

Are there any other applications under the Planning Act, including applications before the Ontario Municipal Board, for approval of an Official Plan Amendment, a Zoning By-Law Amendment, Minister's Zoning Order Amendment, a Minor Variance, a Plan of Subdivision, a Consent, or a site plan that includes land:

a) That is the subject land Yes, (if known, complete below) No Unknown

Name of Approval Authority considering the application (e.g. County of Bruce, Committee of Adjustment)	Type of Application and File No.
Legal Description of the land that is the subject of the application	
Purpose of the application and the effect on the proposed official plan or official plan amendment	
Current status of the application (e.g. in process, appealed)	

b) That is within 120 metres of the subject lands ! Yes, (if known, complete below) ! No ! Unknown

Name of Approval Authority considering the application (e.g. County of Bruce, Committee of Adjustment)	Type of Application and File No.
Legal Description of the land that is the subject of the application	
Purpose of the application and the effect on the proposed official plan or official plan amendment	
Current status of the application (e.g. in process, appealed)	

5.0 Type of Planning Document

5.1 Is this a New Official Plan (OP), or a Major Update (e.g. a five-year review), or an Amendment to the OP?
! NEW OP ! 'Major Update' ! 'Amendment'

5.2 If an 'Amendment' what is the purpose? [Check all that apply]

- | | |
|--------------------------------------|--------------------------------------|
| a) ! Clarify wording | b) ! Correct various 'mistakes' |
| c) ! Add NEW policy/policies | d) ! Delete EXISTING policy/policies |
| e) ! Revise EXISTING policy/policies | f) ! Change Schedule(s) |
| g) ! Delete and replace Schedule(s) | h) ! Add NEW Schedule(s) |

If YES to (a), (b), (c), (d), or (e) above specify the policy/policies to be: clarified, corrected, added, deleted, or revised (give the text of the policy/policies, page and paragraph number in the current OP **or** where the policy/policies will be added to the current OP).

If YES to (f), (g) or (h) above, attach the current OP Schedule, the new Schedule and the text that accompanies the Schedule, if applicable.

5.3 What is the planning intent of the 'Major Update' or 'Amendment' to the OP?

5.4 a) Is this a site-specific re-designation of a parcel of land? ! Yes ! No

b) If YES, what is the current designation(s) of the subject land in the OP?

c) If YES, what are the land uses that are authorized under the current designation(s)?

d) If YES, what is the current use(s) of the parcel of land?

e) If YES, what is the proposed designation of the parcel and what are the proposed land uses to be authorized?

5.5 Does the requested amendment propose to alter all or any part of the boundary of a settlement area in the municipality? ! Yes ! No

If YES, specify the current local OP and/or County OP policies, if any, dealing with the alteration of a settlement area.

5.6 Does the requested amendment propose to establish a new settlement area in the municipality? ! Yes ! No
If YES, specify the current local OP and/or County OP policies, if any, dealing with the establishment of a settlement area.

5.7 Does the requested amendment propose to remove the subject land from an area of employment in the municipality? ! Yes ! No
If YES, specify the current local OP and/or County OP policies, if any, dealing with the removal of land from an area of employment.

6.0 Servicing

To be completed for proposed Plan Amendments described in Sections 5.4, 5.5 or 5.6.

6.1 Indicate in a) and b) the proposed servicing type for the subject land. Select the appropriate servicing type from Appendix 'A'. Attach and provide the name of the servicing information/reports as indicated in Appendix 'A'.

- a) Indicate the proposed sewage disposal system _____
- b) Indicate the proposed water supply system _____
- c) Name of servicing information/report _____

! Attached ! Not Attached (if not attached, where can it be found?)

6.2 Indicate in a), b) and c) the proposed access and storm drainage for the subject land. Select the appropriate type from Appendix 'B'. Attach and provide the name of any servicing information as indicated in Appendix 'B'.

- a) Indicate the proposed road access _____
- b) 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.
- c) Indicate the proposed storm drainage system _____
- d) Is the preliminary stormwater management report attached? ! Yes ! No. If not attached as a separate report, where can it be found?

6.3 Does the proposed Plan Amendment conform to the master drainage, sub-watershed or shoreline management plan, if any?
! Yes ! No ! Not applicable

7.0 Current and Previous Use of the Subject Land

To be completed for proposed Plan Amendments described in Sections 5.4, 5.5 or 5.6.

7.1 What is the current use and previous use of the subject land?

Current Use(s): _____

All previous known uses _____

7.2 Has there been an Industrial or Commercial use on the subject land or land adjacent to the subject land?
! Yes ! No If yes, specify the use: _____

7.3 Has the grading of the subject land be changed by adding earth or other material?
! Yes ! No ! Unknown

7.4 Has a gas station been located on the subject land or land adjacent to the subject land at any time?

! Yes ! No ! Unknown

7.5 Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?
! Yes ! No ! Unknown

7.6 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? ! Yes ! No

7.7 What information did you use to determine the answers to the above questions? _____

7.8 If YES to (7.2), (7.3), (7.4), (7.5) or (7.6), an inventory of previous uses of the subject land is needed, showing all former uses of the subject land, or if appropriate, the adjacent land. Is the previous use inventory attached?
! Yes ! No If not attached, why? _____

7.9 If YES to any of (7.2), (7.3), (7.4), (7.5) or (7.6), was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? ! Yes ! No If NO, why not? _____

8.0 Provincial Plans

8.1 Is the subject land in the requested amendment covered by the Niagara Escarpment Plan? ! Yes ! No
If YES, explain the current designation(s) of the subject land(s). Attach a separate page, if necessary.

8.2 If YES to 7.1 above, does the requested amendment conform/not conflict with the policies contained in the Niagara Escarpment Plan? ! Yes! No If YES, please explain. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable.

8.3 If YES to 7.1 above is the subject land the subject of a proposed amendment to the Niagara Escarpment Plan?
! Yes ! No If YES, specify the file number and status of the application.

9.0 Provincial Policy

9.1 Is the requested amendment consistent with the Provincial Policy Statement (PPS)? ! Yes ! No

9.2 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.

9.3 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

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

9.5 Appendix 'C' 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 'C'.

10.0 Other Information

Is there any other information that may be useful to the County in reviewing this official plan or plan amendment (e.g. efforts made to resolve outstanding objections or concerns)? If so, explain below or attach on a separate page.

11.0 Affidavit or Sworn Declaration for the Prescribed Information

(Note: The Declarant must be the Clerk, Commissioner or Director of the Planning of the Municipality or other employee designated by resolution).

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

SWORN (OR DECLARED) BEFORE ME

AT THE _____

IN THE _____

THIS _____ DAY OF _____, 20____.

Commissioner of Oaths

Declarant

APPENDIX 'A' – SEWAGE DISPOSAL AND WATER SUPPLY

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

NOTES:

1. Confirmation that the municipality concurs with the servicing options statement will facilitate the review of the amendment.
2. Before undertaking a hydrogeological report, consult the County of Bruce about the type of hydrogeological assessment that is expected given the nature and location of the official plan amendment.
3. Where communal services are proposed (water and/or sewage, these services must be owned by the municipality).

APPENDIX 'B' – STORMWATER MANAGEMENT, ROAD ACCESS AND WATER ACCESS

Service Type		Potential Information / Reports
Stormwater Management	a) Sewers	A preliminary storm water 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) Ditches or Swales	
	c) Other	
Road Access	a) 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.
	b) Municipal or other public road maintained all year	Detailed road alignment and access will be confirmed when the development application is made
	c) Municipal road maintained seasonally	Subdivision or condominium development is not usually permitted on seasonally maintained roads.
	d) Right-of-Way	Access by rights-of-way on private roads is not usually permitted, except as part of condominium.
Water Access		Information from the owner of the docking facility on the capacity to accommodate the proposed amendment will assist the review.

APPENDIX 'C': PPS CONFORMITY

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 **ALL** the appropriate boxes.

Feature OR Development Circumstance	a) If a Feature, is it on site or with 500 metres? OR b) If a Development Circumstance, does it apply?	If a Feature specify distance from site in metres	Potential Information that may be required
Residential development outside of a designated settlement area	!		Demonstrate conformity with PPS section 1.1.3.8.
Employment lands	!		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	!		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.
Class 1 Industry ¹	!	_____ Metres	If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/particulate study may be needed.

Feature OR Development Circumstance	a) If a Feature, is it on site or with 500 metres? OR b) If a Development Circumstance, does it apply?	If a Feature specify distance from site in metres	Potential Information that may be required
Class 2 Industry ²	!	_____ Metres	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 Industry ³	!	_____ Metres	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 (closed or active landfill)	!	_____ Metres	<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 <i>Environmental Protection Act</i> is required and should be obtained prior to any <i>Planning Act</i> approval.</p>
Sewage Treatment Plant and Waste Stabilization Pond	!	_____ Metres	<p>There is need for a 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	!	_____ Metres	<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, noise study and a stormwater management report may be required by the Ministry of Transportation.</p>
County Highway or major municipal highway	!		A noise feasibility study may be needed to determine possible noise impacts and appropriate mitigation measures if sensitive land use is proposed within proximity to a County Highway or major municipal highway.
Airports where noise exposure forecast (NEF) or noise	!	_____ Metres	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

Feature OR Development Circumstance	a) If a Feature, is it on site or with 500 metres? OR b) If a Development Circumstance, does it apply?	If a Feature specify distance from site in metres	Potential Information that may be required
exposure protection (NEP) is 30 or greater			negative impacts on the long-term function of the airport.
Wind turbine; Electric transformer station	!	_____ Metres	If sensitive use is proposed within 1000 metres of a wind turbine or 200 metres of electric transformer station, a noise study may be required to determine possible noise impacts and appropriate mitigation.
High Voltage Electric transmission line	!	_____ Metres	Consult the appropriate electric power service/utility for required buffer/separation distance
Transportation, 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.
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>
Prime agricultural land	!		<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	!	_____ Metres	If development is proposed outside of a settlement area, need for compliance with the Minimum Distance Separation Formulae
Mineral aggregate operations (Pits and Quarries) Mineral	!	_____ Metres	There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within:

Feature OR Development Circumstance	a) If a Feature, is it on site or with 500 metres? OR b) If a Development Circumstance, does it apply?	If a Feature specify distance from site in metres	Potential Information that may be required
aggregate resource areas			<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.
Natural Heritage System	!		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 coastal wetlands; Significant habitat of endangered species and threatened species	!	____ Metres	<p>Development and site alteration are not permitted in the features.</p> <p>Are any significant wetlands, significant coastal wetlands or unevaluated wetlands present on the subject lands or within 120 m?</p> <p>Are any known significant habitats present on the subject lands or within 50 m?</p> <p>Has there been preliminary site assessment to identify whether potentially significant habitats are present?</p>
Significant woodlands and valleylands south and east of the Canadian Shield;	!	____ Metres	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.

Feature OR Development Circumstance	a) If a Feature, is it on site or with 500 metres? OR b) If a Development Circumstance, does it apply?	If a Feature specify distance from site in metres	Potential Information that may be required
Significant wildlife habitat; Significant Areas of Natural and Scientific Interest (ANSI)			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	!	____ Metres	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	!	____ Metres	Development and site alteration are not permitted on adjacent lands 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	!	____ Metres	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 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. (These are not the only instances when a technical study may be needed). Development adjacent to an Inland lake must address other requirements. Consult with the County early in the planning process.

Feature OR Development Circumstance	a) If a Feature, is it on site or with 500 metres? OR b) If a Development Circumstance, does it apply?	If a Feature specify distance from site in metres	Potential Information that may be required
Natural hazards	!	___ Metres	<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.</p> <p>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> <ul style="list-style-type: none"> i) 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)? ii) Hazardous lands adjacent to river, stream and small inland lake systems (includes flooding and erosion hazards)? iii) Hazardous sites (includes unstable soils and unstable bedrock)? iv) A Special Policy Area shown in an approved official plan? iv) 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>
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</p>

Feature OR Development Circumstance	a) If a Feature, is it on site or with 500 metres? OR b) If a Development Circumstance, does it apply?	If a Feature specify distance from site in metres	Potential Information that may be required
			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.
Hazardous sites ⁴ and mine site rehabilitated	!	____ Metres	Demonstrate that hazards can be addressed.

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 without outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.
3. Class 3 Industry – indicate if within 100 metres – processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.
4. Hazardous sites – means properties or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (Karst topography).