Ontario

Ministry of Municipal Affairs

Form to be forwarded to the Minister of Municipal Affairs for approval of an Adopted Official Plan or Plan Amendment

under section 17 of the *Planning Act*

Fields marked with an asterisk (*) are required under Ontario Regulation 543/06.
Please print to complete and select appropriate box(es), as required.

1. General Information

Municipality or Planning Board*
Township of Manitouwadge

Name of the Official Plan	Amendment Number	Date Request Submitted to Municipality/ Planning Board (yyyy/mm/dd)
Official Plan for the Township of Manitouwadge	01	

MMA Pre-Consultation File Number	Date of Public Open House, if any (yyyy/mm/dd)	Date of Public Meeting (yyyy/mm/dd)	Date of Adoption (yyyy/mm/dd)
58-OP-257386		2026/07/15	2026/08/13

2. Applicant/Contact Information

2.1 Name of municipal or planning board staff contact (e.g. planner, secretary-treasurer)

First Name*	Last Name*	Business Telephone Number
Joleen	Keough	807 826-3227

2.1.1 Name of other staff we may need to contact (e.g. municipal planning consultant)

First Name	Last Name	

Business Telephone Number	Fax Number	Email Address

Address

Unit Number	Street Number	Street Name	PO Box

City/Town	Province	Postal Code

2.1.2 If applicable, provide the following information about the person, agent or public body that requested the amendment

First Name	Last Name	
Jim	Moffat	

Business Telephone Number	Fax Number	Email Address
807-229-6801		jimmoffatent@hotmail.com

Address

Unit Number	Street Number	Street Name	PO Box
	11	Warbler Drive	

City/Town	Province	Postal Code
Manitouwadge	Ontario	P0T 2C0

3. Description/Location of the Subject Land (complete applicable boxes in section 3.1)

3.1

Upper-Tier/District	Single-Tier/Municipality	Former Municipality
	Township of Manitouwadge	

Geographic Township	Geographic Township in Territory without Municipal Organization	Section or Mining Location Number
Manitouwadge		

Concession Number(s)	Lot Number(s)	Registered Plan Number	Lot(s)/Block(s)
	Lot 4		

Reference Plan Number	Part Number(s)	Parcel Number(s)	Name of Street/Road	Street Number
M-164			Sault Road	7

Name of Owner(s)
Jim Moffat Enterprises Ltd.

Approximate Area of the Subject Lands (in metric units)
1,858.06

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3.2 Does the proposed Plan Amendment apply to lands subject to any indigenous land claims or a provincial/indigenous 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 Indigenous 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 and/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).

N/A

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).

6.6 INDUSTRIAL (I): Page 74, New paragraph added for site-specific land use Amendment August 13, 2026

• Being a Bylaw to Amend the Official Plan Bylaw, Bylaw 2022-41, Site-Specific as it applies to PLAN M164, Lot 4, as attached as Schedule D.

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).

6.6 INDUSTRIAL (I): Page 74, New paragraph added for site-specific land use Amendment August 13, 2026

• Being a Bylaw to Amend the Official Plan Bylaw, Bylaw 2022-41, Site-Specific as it applies to PLAN M164, L

4.5 What is the purpose of the requested amendment?

To allow for new use of the property.

4.6 What is the current designation of the subject land in the official plan?

Industrial

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?

Light Industrial: PERMITTED USES AS A MAIN USE

Class 1 industrial facility, Large retail commercial use, Bulk service station, Public services/use Public Works building, Indoor and outdoor self-storage, Indoor recreation use, bulk sales establishment

4.9 What is the current use(s) of the subject land?

Storage of UHaul equipment, RV Campers, etc

4.10 Does the requested amendment propose to change or replace a designation in the official plan?

☑ Change ☐ Replace designation

4.11 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?

Site Specific to allow for 24/7 card lock gas and diesel pumps.

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

To allow for the operation of a 24/7 card lock gas and diesel pumps

4.13 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

4.14 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.

N/A

4.15 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.

4.16 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.

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 Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?

☑ Yes ☐ No ☐ Unknown

If yes, specify the uses.

5.2 Has the grading of the subject land been changed by adding earth or other material(s)?

☐ Yes ☑ No ☐ Unknown

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

☐ Yes ☑ No ☐ Unknown

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

☐ Yes ☑ No ☐ Unknown

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

☐ Yes ☑ No ☐ Unknown

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

Report by North Rock Engineering. There was an auto mechanical garage located on the property until the early 90s when it burnt down. see North Rock report.

5.7 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.

Is the inventory of previous uses attached?

☑ Yes ☐ No ☐ Unknown

If the inventory is not attached, why not?

See North Rock report

5.8 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 *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed?

☑ Yes ☐ No ☐ Unknown

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

ESA level 1 and level 2 completed, see North Rock report.

6. Status of Other Applications under the *Planning Act*

6.1 Is the land, or land that is within 120 meters of the subject land [please check appropriate box(es)], currently the subject of a planning application, including applications before the Ontario Municipal Board (OMB), for approval of either: (For each If yes and if known, indicate: i) file number ii) status of the application iii) OMB file number, if applicable and iv) OMB status.

Official Plan Amendment*

☐ Yes ☑ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

Plan of Subdivision*

☐ Yes ☑ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

Consent*

☐ Yes ☑ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

Site Plan*

☐ Yes ☑ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

Minor Variance*

☐ Yes ☑ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

Zoning By-law Amendment*

☐ Yes ☑ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

Minister's Zoning Order Amendment*

☐ Yes ☑ No

i) File Number	ii) Status	iii) OMB File Number	iv) OMB Status

If yes, and if known, what is the Ontario Regulation number?

6.2 Name of the approval authority considering the application (e.g. Ministry of Municipal Affairs, Municipality/Planning Board, or a Land Division Committee)*

Ministry of Municipal Affairs and Housing

6.3 Provide the legal description of the land that is the subject of the application.*

7 Sault Rd. Manitouwadge ON P0T2C0
PLAN M164 LOT 4 0.46AC 100.00FR 200.00D
Roll No. 5866 000 00408200.0000

6.4 What is the purpose of the application? What is the effect of the proposed official plan or plan amendment?*

Site Specific amendment to allow for 24/7 card lock gas station

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.*

The Growth Plan for Northern Ontario. By investing in the north to supply a needed service to a northern community. By expanding and diversifying my existing business.

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.*

By investing and helping to grow Northern Ontario. Giving the residence of Manitouwadge and surrounding areas an option to purchase fuels 24/7, without hourly restrictions, which includes, police, ambulance, and other 24hr operations in the area.

7.3 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.*

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.

See North Rock Report

8.3 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

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.

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.

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?*

Private Services

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?*

Public Services

10.3 c) Is there municipal support for the allocation of uncommitted reserve servicing capacity to the subject application?

Sewage

☐ Yes ☑ No

Water

☑ Yes ☐ No

10.4 d) Provide available servicing reports and information.

Sewer and water services not needed for this project.

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. Development generating effluent of **4,500 litres or less** per day may need a hydrogeological report.
	d) Privately owned and operated communal 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. 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. Non-residential development on communal well system may need a hydrogeological report.
	c) Privately owned and operated communal well	Development of **more than 5 lots/units** on communal or individual well system may need a hydrogeological report. 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 and Climate Change.]
	e) Other means	To be described by applicant

11. Access

11.1 The proposed road access would be by:

Existing town road, Sault Rd.

11.2 Is **water access** ONLY proposed?

☐ Yes ☑ 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:*

Other

A stormwater management plan is generally needed for large development proposals and should be prepared concurrently with any hydrogeological report, if required.

13. Consultation Strategy

13.1 Please describe in detail your proposed strategy for consulting with the public with respect to this requested amendment. Please explain below or attach on a separate page.

Applicant held a public consultation on April 21, 2025. Details in North Rock report.
Council of the Township of Manitouwadge held a public meeting on August 13, 2026.

14. Other Information

14.1 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.

Manitouwadge is a small northern community that is slowly rebounding in growth. Any investment in this community is positive towards it's growth.

14.2 If applicable, include the original or certified copy of the supporting information and material.

14.3 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.

15. 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, Keough, Joleen (Last Name, First Name*) of the Township of Manitouwadge (Municipality*)

in the province of* Ontario, 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 Township of Manitouwadge (lower-tier municipality) in the District of Thunder Bay (upper-tier municipality)

this* 5th day of* October, 20* 26.

M.C. MacGregor
Commissioner of Oaths

Deponent of Declarant

Aaron MacGregor
Deputy Treasurer
Township of Manitouwadge
"Commissioner for Taking Affidavits"

16. Submission of Request for Amendment

Date application deemed complete by municipality/ planning board or OMB, if applicable (yyyy/mm/dd)	Date of submission to MMA for early consultation (yyyy/mm/dd)	Date of Request for Amendment to MMA (yyyy/mm/dd)
2026/09/14	2025/10/17	2026/09/14

17. 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.

Before you submit this application, please ensure that you have

☐ Completed the **application checklist**

☐ Completed the **table in Appendix 1**

18. Application Form: Submission Checklist

Have you remembered to attach the following:

- ☐ 1) A certified copy of the by-law adopting the proposed official plan or plan amendment? (hard copy with original signatures)
- ☐ 2) One certified copy of the proposed official plan or plan amendment? (hard copy with original signatures)
- ☐ 3) One electronic copy and one hard copy, of the official plan or plan amendment?
- ☐ 4) One hard copy of this application form completed, dated and signed?
- ☐ 5) One electronic copy and one hard copy of all information or reports as indicated in the application form?
- ☐ 6) Any other information and material that is required by the official plan of the municipality or planning board?
- ☐ 7) A statement as to whether a proposed official plan replaces an existing official plan?
- ☐ 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? (hard copy with original signatures)
- ☐ 9) An affidavit or sworn declaration by an employee of the municipality or planning board that the requirements for giving notice of adoption, and giving notice of the decision, have been complied with? (hard copy with original signatures)
- ☐ 10) A statement from an employee of the municipality or planning board as to whether the decision of the council or planning board,
  - i) is consistent with the policy statements issued under subsection 3(1) of the *Planning Act*, and
  - ii) conforms to or does not conflict with any applicable provincial plan or plans (hard copy with original signatures)
- ☐ 11) A copy of any planning report considered by council or the planning board?
- ☐ 12) A copy of the description of your consultation strategy?
- ☐ 13) A list describing the information that was made available to the public prior to the adoption of the official plan or plan amendment?
- ☐ 14) A copy of the minutes of the public meeting, if any?
- ☐ 15) The originals or copies of all written submissions and comments and the dates they were received?
- ☐ 16) 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?
- ☐ 17) A list of any outstanding objectors and their addresses?
- ☐ 18) The prescribed information and material under sub-section 22(4) of the *Planning Act*, if applicable?
  [prescribed information by person or public body requesting an amendment]
- ☐ 19) If subsection 22(6.4) of the *Planning Act* applies, a certificate that the requirements have been complied with? [notice of particulars and public access to information]

Note: The ministry may request additional copies if necessary.

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.**

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	☐	N/A	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	☐	N/A	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	☐	N/A	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: 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]	☑	See attached report from North Rock	If sensitive land use is proposed within 70 m from the boundary lines, a noise/odour/ particulate study may be needed.
Class 2 industry[2]	☐	N/A	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]	☐	N/A	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.

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
Landfill site(s): closed/active landfill	☐	N/A	If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, studies including leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed. The proponent may also be requested to provide other information such as age and size of landfill site; type of waste disposed on site; projected life of site; size of buffer area; amount of truck traffic per day, etc. If proposal is on a closed landfill that is 25 years old or less, approval under Section 46 of the *Environmental Protection Act* is required and should be obtained prior to any *Planning Act* approval.
Sewage treatment plant and waste stabilization pond	☐	N/A	There is 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 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	☐	N/A	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 a stormwater management report will be required by the Ministry of Transportation
Airports where Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) is greater than 30	☐	N/A	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.

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
Active railway line and major highways	☐	N/A	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 a freeway right of way; and - 50 m of a provincial highway right-of-way.
Electricity generating station, hydro transformers, railway yards, etc.	☐	N/A	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	☐	N/A	Consult the appropriate electric power service/ utility for required buffer/separation distance.
Transportation, other infrastructure, utility and hydro corridors	☐	N/A	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	☐	N/A	Significant built heritage resources and significant cultural heritage landscapes shall be conserved; adverse impact on these resources are to be mitigated. Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted. Development and site alteration may be permitted on adjacent lands to protected heritage property if it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. 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.

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	☐	N/A	• 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	☐	N/A	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	☐	N/A	If within 1000 m, demonstrate that development and activities would: • not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations, or access to the resources; • not be incompatible for reasons of public health, public safety or environmental impacts. Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known mineral deposits, petroleum resources, or in significant areas of mineral or petroleum potential, are permitted if: • resource use is not feasible; 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	☐	N/A	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	☐	N/A	Progressive and final rehabilitation is required to accommodate subsequent land uses. If proposal is on, adjacent to, or within 1000 m, consult with the Ministry of Northern Development and Mines.

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
Mineral aggregate operations, and known deposits of mineral aggregate resources	☐	N/A	There is need for a feasibility study to determine noise, dust/particulate and hydrogeology if sensitive land use is proposed within: • 1000 m of the property boundary line (or licensed area) of any land designated for or an existing pit; or • 1000 m of the property boundary line (or licensed area) of any land designated for or an existing quarry. If within 1000 m of a known deposit of sand, gravel or a bedrock resource, need to demonstrate that development and activities would: • not preclude or hinder the expansion of existing operations, or their continued use, or establishment of new resource operations or access to the resources; • not be incompatible for reasons of public health, public safety or environmental impacts. Development and activities which preclude or hinder the establishment of new operations or access to resources, and are adjacent to or in known deposits of mineral aggregate resources, are permitted if: • the 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 systems	☐	N/A	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	☐	N/A See attached.	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?

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
Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E	☐	N/A	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)	☐	N/A	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	☐	N/A	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. Please consult with the Ministry of Municipal Affairs early in the planning process.
Adjacent lands to natural heritage features and areas	☐	N/A	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	☐	N/A	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	☐	N/A	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 the Environment and Climate Change (MOECC) D-Series Guidelines. (These are not the only instances when a technical study may be needed). Development adjacent to a lake trout lake must address other requirements. Consult with the Ministry of Municipal Affairs early in the planning process. The province has particular interests in lake trout lakes.

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 hazards	☐		Development should generally be directed to areas outside of hazardous lands and hazardous sites. Is the proposal within: • a dynamic beach hazard? • the defined portions of the one hundred year flood level along the connecting channels of the Great Lakes? • areas that would be inaccessible as a result of flooding, erosion or dynamic beach hazards and a floodway? Is the proposal subject to limited exceptions such as: • safe access appropriate for the nature of the development and the natural hazard? • Special Policy Area? • uses which by their nature must locate 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. Is the subject land within or partially within: 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? v) 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.

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 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.
Mine hazards, former mining operations, or rehabilitated and abandoned mine sites	☐		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.
Contaminated sites	☐		To determine potential soil contamination, proponents must complete a Phase1 Environmental Site Assessment (ESA) as per the Ministry of the Environment and Climate Change (MOECC) regulation. A Phase 2 Environmental Site Assessment would be needed if the site has potential for soil contamination. Remediation of contaminated sites shall be undertaken, as necessary, prior to any activity on the site(s) associated with any proposed new sensitive use such that there will be no adverse effects.
Crown lands[5]	☐		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 and Forestry (MNRF) District Office regarding the actual acquisition or use of Crown land.

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 MNRF 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.