

MUNICIPAL PLAN REVIEW STANDARDS AND GUIDELINES
As at March 28, 2007

Municipal Plan Review (MPR) Function	PPS Policy	Technical Standards
1. Hydrogeological & Terrain Analysis	1.6.4	<ul style="list-style-type: none"> - MOEE Hydrogeological Technical Information Requirements for Land Development Applications (April, 1995) - Procedure D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment (August, 1996) - Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment (August, 1996) - MOEE Guideline B-7, Incorporation of The Reasonable Use Concept into MOEE Groundwater Management Activities
2. Water Supply Assessment	1.6.4.1(b) 1. 1.6.4.1(b) 3. 1.6.4.4	
3. Groundwater Impact Study	2.2 2.2.1(d) 2.2.2	
4. Surface Water Impact Study	2.2	- Ontario Provincial Water Quality Objectives (PWQ)
5. Storm Water Management Report/ Master Drainage Plan	2.2	- MOE Storm Water Management Planning and Design Manual SWMPDM (1994 & 2003)
6. Environmental Impact Statements/ Assessments	2.1 4.5 4.6	<ul style="list-style-type: none"> - MNR Natural Heritage Manual 1999 - Various species, wetlands, etc., classification manuals
7. Environmental Site Audit (Environmental Site Assessments)	3.2.1 3.2.2	<ul style="list-style-type: none"> - CSA Standard Z768-01 Phase 1 Environmental Site Assessment (April, 2003) - CSA Standard Z769-00 Phase II Environmental Site Assessment (April, 2003) - CSA Standard Z773-03 Environmental Compliance Audit
8. Flood Plain Management/ Slope Stability Reports	3.1	<ul style="list-style-type: none"> - MNR Natural Hazards Training Manual, (1997) as amended - Morgenstern-Price method of computing a factor of safety

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9. Lake Capacity Study	2.2	<ul style="list-style-type: none"> - Lakeshore Capacity Study – Trophic Status May 1986. Released by Ministry of Municipal Affairs, prepared by: P.J. Dillon, K.H. Nicholls, W.A. Scheider, N.D. Yan and D.S. Jeffries - Ministry of the Environment. - Lake and Reservoir Management – A Review of the Components, Coefficients and Technical Assumptions of Ontario's Lakeshore Capacity Model by A.M. Paterson, P.J. Dillon, N.J. Hutchinson, M.N. Futter, B.J. Clark, R.B. Mills, R.A. Reid and W.A. Scheider – March 2006.
10. Boat Capacity Study		
11. Transportation/Traffic Impact Study	1.6.5 1.6.6	<ul style="list-style-type: none"> - Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition - Geometric Design Manual for Ontario Highways, 1994 as amended - Relevant books of <i>Ontario Traffic Manual</i> - King's Highway Signing Policy Manual
12. Municipal Servicing Capacity Reports	1.6.4	<ul style="list-style-type: none"> - Guideline D-5 Planning for Sewage and Water Services (August, 1996) - Procedure D-5-1 Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plants - Procedure D-5-2 Application of Municipal Responsibility for Communal Water and Sewage Services
13. Servicing Options Report	1.6.4	<ul style="list-style-type: none"> - Procedure D-5-3 Servicing Options Statement
14. Archaeological Resource Study	2.6	<ul style="list-style-type: none"> - Ministry of Culture Archaeological Technical Guidelines: Stages 1 to 3, (1993)

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15. Natural Heritage Evaluation	2.1.2 2.1.3 2.1.4 2.1.6 4.5	- MNR Natural Heritage Manual (1999) - Various species, wetlands, etc., classification manuals
16. Noise/Dust/Vibration Studies	1.7.1.e	- MOE Publication LU-131 Noise Assessment Criteria in Land Use Planning, (1997) and associated sound level limits and prediction procedures
17. Agricultural Soils Assessment Study	2.3	- Ontario Ministry of Agriculture, Food and Rural Affairs, Minimum Distance Separation, (2006)
18. Market Study	1.3	- Residual Retail Demand Methodology

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Seasonal development with individual surface water source for domestic water:

- hydrogeological submission to contain:
 - o Terrain analysis to confirm the suitability and design requirements for the installation of on-site sewage systems (Schedule 1, Item 22 of O. Reg. 544/06)
 - o Water quality impact risk assessment (nitrate loading calculation) depending on the size of the lots and hydrogeological setting as per D-5-4

For subdivisions of less than five lots with individual wells as the domestic water source:

- hydrogeological submission is to contain:
 - o testing of at least one well on the property and must consider all wells within 300 metres of the property
 - o to be based on the MOE's Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Assessment and Moe's Technical Guidelines for Private Wells: Water Supply Assessment and MOE's Reasonable Use Policy
 - o that an adequate and safe supply of potable waster, relative to the Ontario Drinking Water objectives, is available for the proposed development

Preliminary Stormwater Management Report

- Two goals:
 - o Demonstrate that there is an acceptable outlet available for the stormwater
 - o Demonstrate that the MOE Guidelines related to stormwater can be met
- As minimum should include:
 - o Preliminary runoff calculation for pre and post-development
 - o Estimate of quantity control volumes required for worst case scenario – 100 year post development to 5 year predevelopment
 - o Identification of minimum areas required for storage
 - o Assessment of quantity control requirements and level of treatment required
 - o Identification of watercourses and run-off areas on the site.