


THE BLUE PRINT

OFFICIAL PLAN REVIEW



Source Water Protection Policies Background Paper

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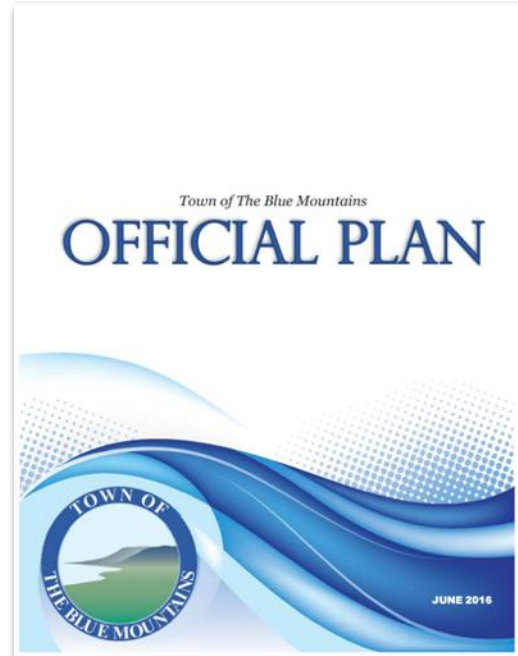
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1 Introduction

1.1 Purpose

The Town of the Blue Mountains is updating its Official Plan. The Blue Mountains Official Plan is the primary planning document that will direct the actions of the Town and shape growth and development. It establishes a unified vision for the future, land use structure for the Town and policies guiding growth and development.

Over the past years, the Town has been experiencing unprecedented growth which is expected to continue due to demographic changes, technological advances and the physical attraction and amenities of the Town. The Official Plan sets the foundation for where and how growth is to occur while ensuring it is balanced to protect the unique rural, environmental and community characteristics of the Town.



The purpose of this Source Water Protection Policies Background Paper is to consider updates to the Town's existing source water protection policies and mapping in alignment with the new County of Grey Official Plan and up-to-date Source Water Protection Plans.

1.2 Report Structure

This Source Water Protection Policies Paper is structured as follows:

Section 1 – Introduction: Provides an introduction to the Background Paper and its purpose.

Section 2 – Policy and Mapping Framework: Provides a comparative review of the Town's current source water protection policies and mapping with those of the Grey County Official Plan as well as the two applicable guiding Source Protection Plans.

Section 3 – Policy and Mapping Updates: Sets out policy and mapping opportunities for updating the Official Plan.

2 Policy and Mapping Framework

2.1 Existing Official Plan Policies

The Town's Source Water Protection policies for ground and surface water resources are set out in Section C4 of the current Official Plan. These policies recognize the importance of source water protection to manage drinking water threats, groundwater budgets, highly vulnerable aquifers, and groundwater recharge areas.

Goals

As set out in Section C4.1, the Town's goals for source water protection are to:

- a) "Provide for the sustainable use of groundwater resources;
- b) Ensure the provision of safe and clean drinking water;
- c) Sustain stream flows and valued ecosystem components where maintained by groundwater recharge;
- d) Ensure that long-term municipal drinking water supplies are suitably protected from contamination from incompatible land uses thereby avoiding unexpected costs associated with the restoration of impacted water supplies; and
- e) Promote and support water resource conservation and management initiatives."

Objectives

As set out in Section C4.2, in an effort to protect groundwater resources, the Town shall take the steps to achieve the following objectives:

- a) "Identify and map sensitive groundwater areas;
- b) Identify high risk land use categories, based on the potential for groundwater impact that should be prohibited in sensitive areas;
- c) Apply land use restrictions through the Zoning By-law and the use of holding provisions to require risk assessment or hydrogeologic analysis where development may pose significant risk to groundwater resources, particularly in identified high risk areas;

- d) Require environmental impact review and site screening for development applications in sensitive areas;
- e) Support implementation of a protection program as further hydrogeological information is determined and as a Sourcewater Protection Plan is completed;
- f) Encourage voluntary measures to address risk associated with existing land uses;
- g) Avoid any public work, which would impair the quality of the groundwater;
- h) Establish an area wide monitoring program that includes the quality and quantity of surface water and groundwater;
- i) Develop an integrated information management system; and
- j) Implement programs of community awareness and educate residents about potential contamination sources and the risk associated with groundwater contamination.”

General Policies

According to Section C4.3, the Town supports the preparation of a Source Water Protection Plan, which may necessitate changes to the Official Plan in regard to risk management of significant drinking water threats, groundwater budgets, highly vulnerable aquifers, and significant groundwater recharge areas.

The Official Plan states that Council should consider updating wellhead studies and groundwater modelling every 5 years to refine the groundwater mapping and the extent of Wellhead Protection Areas for all municipal wells. Amendments to the Official Plan will be required for any mapping or policy changes stemming from the Source Water Protection Plan.

An environmental site screening questionnaire should be completed for all development applications in sensitive areas (including Wellhead Protection Areas and Areas of High Aquifer Vulnerability) to assess any potential risk involved with a new use and to better understanding the history of past land uses on the site. Based on this information being provided at the outset, the Town is able to determine if an Environmental Site Assessment would be required for the site as part of the development application process. Where lands have been occupied by a previous use, which may have caused soil or groundwater contamination, any development application should be accompanied by an environmental site assessment and/or a Record of Site Condition.

Section C4.3 also specifies the Town may develop and implement community awareness and education program concerning development in sensitive areas, water

conservation, sustainable use of aquifers, and associated best practices in regard to water use and protection.

2.2 Source Water Protection Plans

The majority of The Blue Mountains is located within and governed by the Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Plan (**Figure 1**). A small eastern portion of the Town is located within and governed by the South Georgian Bay, Lake Simcoe Source Protection Plan (**Figure 2**).

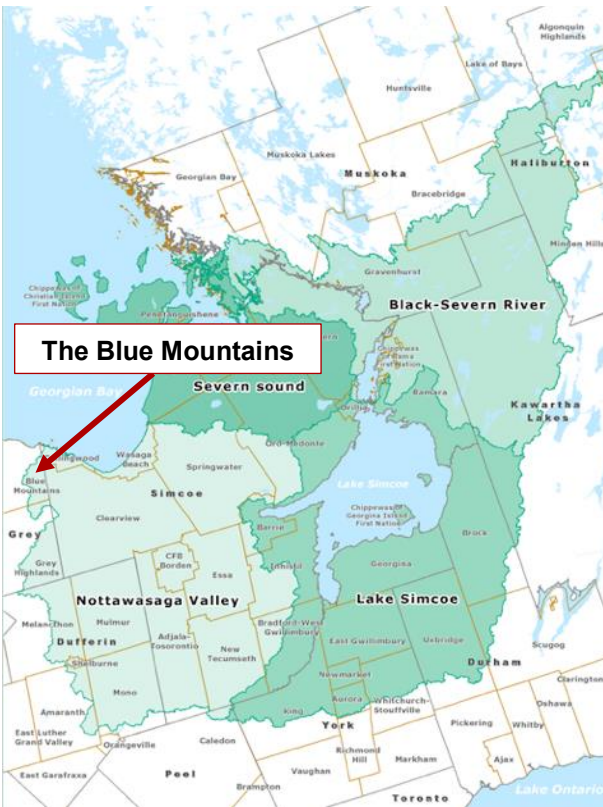


Figure 1. South Georgian Bay, Lake Simcoe Source Protection Plan



Figure 2. Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

Section 15 of the **South Georgian Bay, Lake Simcoe Source Protection Plan** outlines that on the municipal level, official plans and zoning by-laws shall be updated to conform with applicable drinking water threat policies in accordance with the Planning Act.

Section 4 of the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan outlines ways that municipal policies such as official plans and zoning by-laws can be used as tools to help with the protection of source and ground water and restrict land uses in vulnerable and sensitive areas. Municipalities are directed to amend their

official plans and zoning by-laws to include mapping of sensitive and vulnerable areas and where significant threats may occur from certain activities. Municipalities must amend their official plans and zoning bylaws within 5 years of the effective date of the Source Protection Plan.

2.3 County of Grey Official Plan Policies

The Grey County Official Plan sets out policies for “Protecting our Drinking Water” in Section 8.11. The policies provide an overview of source protection plans, which all municipal decisions, including those made under the Planning Act and Condominium Act, must conform with. The water policies contained within Section 2.2.1(e) of the Provincial Policy Statement also apply to development in the County and should complement the specific policies of the source protection plans.

Objectives

The following objectives are set out by the County for source water protection:

- “To support local municipalities in implementing the source protection plans through the identification of vulnerable areas and the development of policies and provisions to mitigate land uses that would be a significant threat to municipal drinking water supplies.
- To encourage the development of education and community outreach programs in collaboration with the Source Protection Authority, local municipalities, and the Province to promote best management practices to protect surface water and groundwater resources.
- Local municipalities will amend their local official plan and zoning by-laws to conform to the significant threat policies and have regard to the moderate and low threat policies that affect land use decisions under the Planning Act and the Condominium Act as identified in the applicable source protection plans.”

Significant Threats

Vulnerable areas within the County include the following:

- Wellhead Protection Areas (WHPA), as shown on Appendix A of the County Official Plan (**Figure 1** below);
- Surface Water Intake Protection Zones (IPZ), as shown on Appendix A of the County Official Plan (**Figure 1** below);
- Highly vulnerable aquifers (HVA);
- Events-based Areas; and
- Significant groundwater recharge areas.

Existing and Future Uses

The County Official Plan sets out the following policies as direction to planning in local municipalities within Section 8.11.3 for existing and future uses:

- During pre-consultation and development review, local municipal staff with provide information related to source water protection and indicate whether the proposed application is within a vulnerable area, noting that the associated policies of the applicable source protection plan, and any other policies, may apply.
- Local municipalities shall implement land use restrictions where necessary to protect municipal drinking water supplies and designated vulnerable areas as shown on Appendices A and F of the County Official Plan (**Figure 1** below). Land use decisions within designated vulnerable areas need to protect, improve, or restore the quality and quantity of water. Planning decisions should take into account surface and groundwater features at the watershed and subwatershed level and have regard for issues that cross jurisdictions.
- A groundwater impact assessment may be required for development within designated vulnerable areas to demonstrate how the vulnerable water feature will be protected, improved, or restored.
- Any planning application must conform with the significant threat policies that fall within the applicable source protection plan. The County recommends that the source protection plans and the sections listed below be reviewed and addressed as part of any planning application located within a Wellhead Protection Area or an Intake Protection Zone:

South Georgian Bay – Lake Simcoe Source Protection Plan

- LUP-1 Prohibition of future threats (list)
- LUP-2 Applications subject to site plan control
- LUP-3 Design of new storm water management facilities
- LUP-4 Siting of sewage system infrastructure (locate outside of areas where SDWT)
- LUP-5 Siting of sewage system infrastructure (master environmental servicing plans)
- LUP-6 Lot Sizing for small septic systems
- TRANS-1 Future/existing definitions
- RLU-1 Restricted Land Uses
- TIME-7 Timing and Implementation

Saugeen-Grey-Sauble-Northern Bruce Peninsula Source Protection Plan

- 02-05 Sewer Requirement for New Lots

- G-01 Restricted Land Use – Non-residential
- G-02 Restricted Land Use – Residential
- G-03 Restricted Land Use – Non-residential for Fuel Near Intakes
- G-10 Transition Provisions

Any planning application within a Wellhead Protection Area or an Intake Protection Zone must also have regard to the following moderate and low threat policies of the **South Georgian Bay – Lake Simcoe Source Protection Plan**:

- LUP-5 Siting of sewage system infrastructure (master environmental servicing plans).
- The County directs local municipalities to amend their planning documents to incorporate design principles for new stormwater management facilities that meet the requirements of the source protection plans.
- The County also directs municipalities to give consideration to establishing or continuing programs that separate combined sewers as well as to reduce infiltration of waste water into groundwater aquifers that are used as drinking water sources.

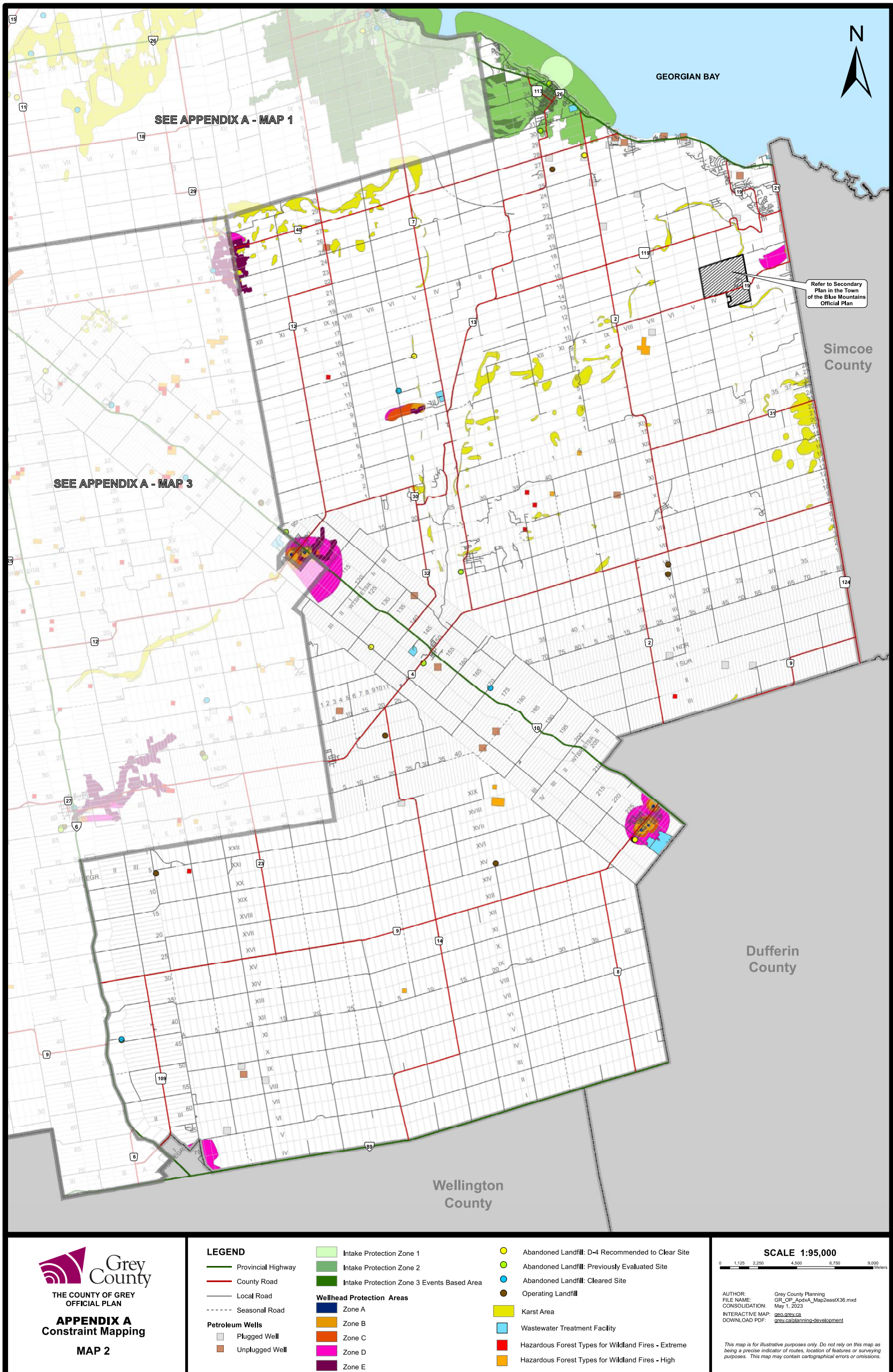


Figure 1. Grey County Appendix A – Constraint Mapping

3 Policy and Mapping Updates

3.1 Policy Updates

The following provides a summary of the preliminary recommendations to update the Town's Official Plan source water protection policies and mapping:

- The Town's source water protection policies should either make reference to or reflect Section 8.11 of the County Official Plan where detailed descriptions of vulnerable areas are set out, as well as requirements for planning applications to conform to significant threat policies.
- The policies of the Official Plan should indicate that development applications need to demonstrate they are in conformity with the applicable Source Protection Plan Policies for moderate and low threats to source water.
- Policies need to be added to address all types of vulnerable areas within The Blue Mountains, including highly vulnerable aquifers and significant groundwater recharge areas, with policy direction encouraging the Town to undertake future mapping of their locations.
- Section C4.3 of the Town's Official Plan currently supports the preparation of a Source Water Protection Plan. Source Protection Plans have since been developed by Regions to implement the directions of the Clean Water Act, 2006. The Official Plan should be updated to describe and identify the two Source Protection Plans that The Blue Mountains is located within and require conformity with each Plan for all planning applications and decisions, including those made under the Planning Act and Condominium Act:
 - The majority of the The Blue Mountains is located within and governed by the Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Plan; and
 - A small eastern portion of the Town is located within and governed by the South Georgian Bay, Lake Simcoe Source Protection Plan.
- The County's Official Plan provides direction for local planning documents to incorporate design principles for new stormwater management facilities to meet the requirements of Source Water Protection Plans. Updates to Section C5 Stormwater of the Town's currently Official Plan should require development proposals within vulnerable areas to demonstrate this through their applications.

- In accordance with County direction, the Town should consider new direction within Section C4 which considers the establishment of programs that separate combined sewers and reduce infiltration of wastewater into groundwater aquifers that are used as drinking water sources.

3.2 Mapping Updates

It is recommended to provide mapping in the form of additional appendices to the Town's Official Plan that conform to the vulnerable areas identified within the County Official Plan Constraint Mapping (Appendix A) to show:

1. Intake Protection Zones; and
2. Wellhead Protection Areas.



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