

Appendix B-Policy Examples

Appendix B will be added when the SPC gets to the appropriate stage in the policy discussions. The draft policies presented in appendix B are placeholder policies based on the policy ideas noted above. They are presented in this document to facilitate policy discussion at the upcoming SPC meeting. And subsequent review and comment by the Municipal Source Protection Policy Advisory committee.

Policy Number	15-1
Sub- Threat(s)	The Handling and Storage of Fuel
Circumstance	<p>The handling and storage of fuels is a significant threat where;</p> <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L <p>The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.</p>
Vulnerable Area	WHPA- A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant, Moderate, Low
Body Responsible for Implementing	Municipal Watershed Partnership with Conservation Authority to lead. The implementation of this policy in this manner builds on the strengths and efficiencies of the Conservation Authorities as a partnership of the municipalities in the watershed.
Threat Status	Existing, Future
Land Use	Commercial, Industrial
Legal Effect	Conform (Significant), Strategic (Moderate, Low)
Policy Tool	Education/Outreach
Policy Idea	<p>Enhance existing education and outreach programs, or if they do not exist, develop new programs to promote Best Management Practices to protect drinking water sources from the chemical risks of compounds associated with fuels including:</p> <ul style="list-style-type: none"> • Incorporation of source water messaging into existing education and outreach or establish new materials to be provided to landowners through TSSA; • Promotion of an area-wide education campaign on fuel as a drinking water threat. Education programs targeted for private outlets shall meet TSSA standards; • Promotion of homeowner education with regards to spills and leaks from home oil heating. This will also include further education on reporting spills within vulnerable areas to the municipality. • Promotion of education of fuel distributors about spill cleanup and vulnerable areas. This would include encouraging annual inspections where companies are not already doing so. This education will also involve encouraging distributors to incorporate vulnerability as part of the distributor's check-list for installing new tanks.

Appendix B –Policy Examples

	<ul style="list-style-type: none"> • Promotion of education and outreach on the use of BMP of gas companies and franchise owners, petroleum and fuel distributors; • Promotion of specific education and outreach programs such as: <ul style="list-style-type: none"> ○ Putting stickers on home heating oil tanks with a spill response number and an indication that the tank is located within a specific vulnerable area. ○ Participation in the Clean Marine Program ○ Extra signage about drinking water protection and spills reporting at card/keylocks. ○ An outreach program which targets all fuel stations in vulnerable areas to inform owners of drinking water threats. Provide education packages for employee and user training (especially for cardlock). ○ Promotion of training programs (i.e. spill response within the 401 corridor) for fire departments. • Promotion of spills management and response. This would include the encouragement of the use of Emergency Management Plans. • Promotion of reporting all spills in vulnerable areas to Water Operators (where exempt from MOE and municipal reporting). • The implementation of this policy through the existing municipal partnership of the Conservation Authority will allow these programs to be built on existing watershed education and outreach in an efficient manner. The municipalities can be involved in the program development and delivery depending on their individual needs, however the program(s) would be developed in a consistent manner across the region.
<p>Implementation schedule</p>	<p>Initiate within 2 years of the approval of the Source Protection Plan.</p>
<p>Monitoring Policy</p>	<p>The implementing body shall report to the SPA the number of educational packages offered as well as a description of the actions/measures they have taken to implement the education/outreach in the previous year. Measures of tracking of the uptake by the target audience will also be included in this report.</p>

Policy Number	15-2
Sub- Threat(s)	The Handling and Storage of Fuel.
Circumstance	The handling and storage of fuels is a significant threat where; <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.
Vulnerable Area	WHPA-A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant, Moderate, Low
Body Responsible for Implementing	Conservation Authority, Municipality, MOE
Threat Status	Existing, Expanding and Future
Land Use	All land use which could be associated with the storage and handling of fuel.
Legal Effect	Conform (Municipality, Conservation Authority), Strategic (MOE)
Policy Tool	Incentives
Policy Idea	New incentive programs should be considered to assist with the implementation costs of risk mitigation practices for significant, moderate and low threats on drinking water sources. Incentives should be considered to: <ul style="list-style-type: none"> ○ Replace underground storage tanks for heating oil and at private fuel outlets with above ground storage tanks; ○ Encourage double-walled tanks; ○ Address underground storage tanks at abandoned gas stations. Where funding is limited, emphasis shall be on significant threat mitigation.
Implementation schedule	Ongoing implementation for existing programs or within 2 years of the approval of the SPP for new programs.
Monitoring Policy	The implementing bodies shall report to the CA annually on the implementation of this policy. The report shall include the funding available, the uptake of the incentives, the areas where the incentives were used and a description of the efforts to promote the incentives. Each incentive program shall be reported on separately.

Policy Number	15-3
Sub- Threat(s)	The Handling and Storage of Fuel
Circumstance	<p>The handling and storage of fuels is a significant threat where;</p> <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L <p>The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.</p>
Vulnerable Area	WHPA-A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	Municipality
Threat Status	Expanding, Future
Land Use	Commercial/ Industrial
Legal Effect	Conform
Policy Tool	Land Use Planning
Policy Idea	<p>New gas stations, permanent or mobile retail outlets, marinas, cardlocks/keylocks, bulk plants or facilities that manufacture or refine fuels shall not be permitted in areas where the threat would be significant.</p> <p>New marinas shall not be permitted in IPZ-1 areas within limits of site-specific considerations.</p> <p>Site Plan Control Agreements for new gas stations shall include a requirement for spill contamination.</p>
Implementation schedule	From the date of the Source Protection Plan approval, all planning decisions shall be in conformity. Updates shall be initiated in all Official Plan within 6 months of the Source Protection Plan approval with the goal to be completed within 2 years of the SPP approval date. Zoning by-laws shall be updated with the goal to be completed within 3 years of the SPP approval date.
Monitoring Policy	Municipalities shall report to CA on new policies incorporated in Official Plans and any new by-laws relevant to source water protection. All municipalities must report even if it is to indicate that no changes were required. Where no changes were required, the report is to describe how the existing OP and bylaws meet the requirements of this policy.

Policy Number	15-4a
Sub- Threat(s)	The Handling and Storage of Fuel.
Circumstance	The handling and storage of fuels is a significant threat where; <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.
Vulnerable Area	WHPA-A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	MNR
Threat Status	Existing, Expanding and Future
Land Use	All land use which could be associated with the storage and handling of fuel.
Legal Effect	Conform
Policy Tool	Prescribed Instruments-Aggregate Resources Act
Policy Idea	Province to review permits provided through the Aggregate Resources Act to ensure that handling procedures and the location of fuel tanks do not result in the handling and storage of fuel being a significant threat.
Implementation schedule	Within 1 year of the approval of the Source Protection Plan.
Monitoring Policy	The MNR shall submit an annual report to the CA, which identifies the number of permits reviewed under the Aggregate Resources Act with respect to the handling and storage of fuel in significant threat areas.

Policy Number	15-4b
Sub- Threat(s)	The Handling and Storage of Fuel.
Circumstance	The handling and storage of fuels is a significant threat where; <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.
Vulnerable Area	WHPA-A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	MOE
Threat Status	Existing, Expanding and Future
Land Use	All land use which could be associated with the storage and handling of fuel.
Legal Effect	Conform
Policy Tool	Prescribed Instruments-Environmental Protection Act and Safe Drinking Water Act
Policy Idea	The province will review both Water Works permits and Sewage Works permits with respect to the handling and storage of fuels and ensure that all C of As and Water Works permits and licenses issued for works which include back up generators require double-walled tanks or secondary containment with proper inspection in areas where the threat is significant.
Implementation schedule	Within 1 year of the approval of the Source Protection Plan.
Monitoring Policy	The MOE shall submit an annual report to the CA which identifies the number of C of A applications which were reviewed and the number which required updates to adequately manage the significant threats.

Policy Number	15-5
Sub- Threat(s)	Handling and Storage of Fuel
Circumstance	<p>The handling and storage of fuels is a significant threat where;</p> <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L <p>The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.</p>
Vulnerable Area	WHPA-A ,B with a vulnerability score of 10,. IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	Municipality
Threat Status	Expanding and Future
Land Use	Commercial, Industrial
Legal Effect	Conform
Policy Tool	S. 57 Prohibition
Policy Idea	<p>New bulk plants, refineries, manufacturers, gas stations and fuel distributors shall be prohibited in areas where the storage or handling of fuel would be a significant threat.</p> <p>Bulk plants, refineries, manufacturers, gas stations and fuel distributors shall be prohibited from expanding within areas where the storage and handling of fuel would be a significant threat.</p>
Implementation schedule	The policy takes effect one year after the approval date of the first Source Protection Plan.
Monitoring Policy	The municipality shall submit an annual report to the CA which includes whether they have identified any fuel storage which was used in contravention of this policy.

Policy Number	15-6
Sub- Threat(s)	The Handling and Storage of Fuel
Circumstance	<p>The handling and storage of fuels is a significant threat where;</p> <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L <p>The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.</p>
Vulnerable Area	WHPA–A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	Municipality
Threat Status	Existing, Expanding, Future
Land Use	Commercial/ Industrial
Legal Effect	Conform
Policy Tool	S. 58 Risk Management Plan
Policy Idea	<p>Activities not regulated under TSSA (i.e. private outlets) shall be required to have a Risk Management Plan. This Risk Management Plan, at a minimum, would meet the TSSA requirements. This would include fuel storages associated with back-up generators.</p> <p>Existing or expanding permanent or mobile retail fuel outlets and cardlocks/ keylocks located where the storage and handling of fuel would be a significant threat shall be required to have a Risk Management Plan.</p> <p>The RMP must include planning and implementation of spill containment, management and response. Risk Management Plans shall consider standards and accepted best management practices.</p> <p>Private outlets, as defined in O. Reg. 217/01, shall be part of an inspection program, which will be completed by the Risk Management Inspector to ensure that storage and handling is being undertaken according to and approved Risk Management Plan.</p>
Implementation schedule	Within 1 year of the approval of the SPP
Monitoring Policy	The Risk Management Official shall submit an annual report to the CA which includes the number of RMP required and approved as well as the number of inspections completed and how many inspections identified RMP which were not being adequately followed.

Policy Number	15-7
Sub- Threat(s)	The Handling and Storage of fuel
Circumstance	The handling and storage of fuels is a significant threat where; <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.
Vulnerable Area	WHPA-A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	Municipality
Threat Status	Future
Land Use	All land use which could be associated with the storage and handling of fuel.
Legal Effect	Conform
Policy Tool	S. 59 Restricted Land Uses
Policy Idea	All land uses identified in Municipal Official plans and Zoning By-Laws in this SPA are designated for the purposes of s.59 of CWA in the areas of handling and storage of fuel is subject to s.57 prohibition or s.58 risk management plans under CWA.
Implementation schedule	Implementation of this policy will occur immediately following the approval of the SPP. Implementation creates a “red flag” when a municipality receives building permit or planning act applications in the geographic area where the policy applies.
Monitoring Policy	Monitoring is not applicable because it does not require the municipality to amend or change Official Plans or Zoning By-Laws.

Policy Number	15-8
Sub- Threat(s)	The Handling and Storage of Fuel
Circumstance	<p>The handling and storage of fuels is a significant threat where;</p> <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L <p>The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.</p>
Vulnerable Area	WHPA-A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	Municipality
Threat Status	Existing, Future
Land Use	Commercial/Industrial
Legal Effect	Conform
Policy Tool	S. 26 p.1 Other-Specify Action
Policy Idea	<p>The Municipality shall be encouraged to consider following the safety protocol set out in TSSA training programs for Site Operators and Site Attendants for the handling and storage of fuel when using back-up generators at wellheads to ensure the threat is no longer significant.</p> <p>The municipality shall be encouraged to consider the use of natural gas/propane as an alternate fuel supply to diesel or petroleum products for back-up generators where possible.</p>
Implementation schedule	Within 6 months of approval of SPP
Monitoring Policy	Municipality to report back to CA on implementation and details of protocol and training.

Policy Number	15-9
Sub- Threat(s)	The Handling and Storage of Fuel.
Circumstance	The handling and storage of fuels is a significant threat where; <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.
Vulnerable Area	WHPA –A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	MOE
Threat Status	Existing, Future
Land Use	All land use which could be associated with the storage and handling of fuel.
Legal Effect	Strategic
Policy Tool	S.26 p.1 Other-Specify Action
Policy Idea	MOE shall be encouraged to decrease the minimum volume spill reporting requirements in areas where fuel threats are significant. MOE shall be encouraged to be the lead on all spills occurring in vulnerable areas. MOE shall be encouraged to include private outlets, as part of an inspection program through O. Reg. 217/01,. The province of Ontario shall consider funding and/or setting up a program to prioritize the monitoring and proper decommissioning of abandoned fuel sites. MOE shall consider monitoring of abandoned/decommissioned gas stations and the removal of unused storage tanks in vulnerable areas a priority.
Implementation schedule	Within 1 year of the approval of the Source Protection Plan.
Monitoring Policy	MOE will submit an annual report to the CA with the number of spills reported as well as the number of locations identified for monitoring.

Policy Number	15-10
Sub- Threat(s)	The Handling and Storage of Fuel.
Circumstance	The handling and storage of fuels is a significant threat where; <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.
Vulnerable Area	WHPA A, B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	Municipality
Threat Status	Future
Land Use	All land use which could be associated with the storage and handling of fuel.
Legal Effect	Conform
Policy Tool	S. 26 p.1 Other Specify Action (Municipal Operations/infrastructure)
Policy Idea	As part of the Fire Prevention Officer or RMO responsibilities, the municipality shall encourage these individuals to educate residents and business owners about spill containment. The municipality shall encourage proper staff training through TSSA (e.g. site operators and site attendants) occurs for fuel pump operation. Municipalities shall be encouraged to identify and record abandoned fuel storage site locations. Municipalities shall be encouraged to employ certified technicians to complete fuel appliance and equipment reviews in their annual infrastructure inspections.
Implementation schedule	Education of residents and business owners shall occur immediately after the approval of the Source Protection Plan. The implementation of staff training, identification of abandoned storage sites and the completion of fuel appliance and equipment review shall be initiated within 1 year of the approval of the SPP.
Monitoring Policy	A report shall be submitted to the CA annually which indicates the number of staff training opportunities, the number of abandoned fuel storage sites located and the number of fuel appliance and equipment reviews completed. This report will also provide measures of tracking the uptake by the target audience with regards to spill containment.

Policy Number	15-11
Sub- Threat(s)	The Handling and Storage of Fuel.
Circumstance	The handling and storage of fuels is a significant threat where; <ul style="list-style-type: none"> • The quantity stored and handled above and below grade is >2500 L; • The quantity stored below grade or partially below grade is 250-2500 L The storage of fuels at Bulk Plants or facilities that manufactures or refines fuel is also identified as a significant threat.
Vulnerable Area	WHPA A and B with a vulnerability score of 10, IPZ-1 with a vulnerability score of 10
Risk	Significant
Body Responsible for Implementing	MOE,
Threat Status	N/A
Land Use	N/A
Legal Effect	Strategic
Policy Tool	S. 26 p.1 Other Specify Action (Monitoring without Action)
Policy Idea	TSSA shall consider monitoring the effectiveness of their program in managing significant risks to drinking water. Priority should be placed on abandoned and decommissioned fuel storage which would be significant threats. MOE shall consider the monitoring of abandoned/decommissioned gas stations, with a priority in areas where the handling and storage of fuel would be a significant threat.
Implementation schedule	Implementation shall occur within 1 year of the approval of the SPP.
Monitoring Policy	TSSA shall submit a report to the CA a description of the actions/measures that they have taken to measure the effectiveness of their programs that specifically relate to the storage and handling of fuels. MOE shall submit an annual report to the CA on the number of abandoned/decommissioned gas stations that have been monitored.