

Land Use Planning Summary (January 9, 2012)

Threat	Sub-threat	Policy Example #	Draft Policy #	Vulnerable Area (draft policy LP.1.0)	Implementing Body	Threat Status	Policy Idea	Implementation Schedule (draft policy LP.1.1.1 LP.1.1.2 (OP), LP1.1.3 (ZBL))	Monitoring (draft policy LP.6.0)
Mine Tailings (1)	Storage, treatment and discharge of tailings from mines	1B-2	LP 2.0	WHPA-A, B with vulnerability of 10 IPZ with vulnerability score of 9 or greater	Municipality	Future	Municipalities through land use planning (zoning by-laws) shall prohibit the storage of mine tailings in vulnerable areas where it may be a significant threat.	From the date of the Source Protection Plan approval, all planning decisions shall be in conformity. Updates shall be initiated in all Official Plans 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.	Municipalities shall report to the 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.
Waste Disposal (1)		1.3-3	LP 2.0	WHPA-A,B with vulnerability score of 10 IPZ-1	Municipality	Future	Municipalities shall prohibit new waste disposal sites in areas where they would be a significant drinking water threat.	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.	Municipalities shall report to the 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

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								Zoning by-laws shall be updated with the goal to be completed within 3 years of the SPP approval date.	existing OP and bylaws meet the requirements of this policy.
Septics (2)	septic system under 10,000 L/day and holding tanks regulated by Ontario Building Code	2-3a	LP.2.0	WHPA-A and B with a vulnerability score of 10	Municipality	Future	Official Plan policies and bylaws shall address new severances in vulnerable areas to ensure septic systems and holding tanks do not become a significant threat. Minimum lot size requirements shall be updated in accordance with accepted standards.	From the effective date of the Source Protection Plan, all planning decisions shall be in conformity. Updates shall be initiated in all Official Plans within 6 months of Source Protection Plan approval with the goal to be completed within 2 years of the Source Protection Plan approval date. Zoning bylaws shall be updated with the goal to be completed within 3 years of the Source Protection Plan approval date.	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.
Septics (2)	Septic system under 10,000 L/day regulated by Ontario Building Code and septic system over 10,000 L/day subject to OWRA; including	2-3b	LP 4.0	WHPA-A and B with a vulnerability score of 10	Municipality	Future	OP policies shall discourage the installation of new septic systems and holding tanks within areas with a vulnerability score of 10. They shall do this through minimum lot sizes, and permitted land uses.	From the effective date of the Source Protection Plan, all planning decisions shall be in conformity. Updates shall be initiated in all Official Plans within 6 months of Source Protection Plan approval with the goal to be	Municipality shall report to the CA on the changes in OP implemented or planned regarding septic systems and holding tanks. Municipalities shall also report annually on the number of permits issued for new septic systems

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	holding tanks.							completed within 2 years of the Source Protection Plan approval date. Zoning bylaws shall be updated with the goal to be completed within 3 years of the Source Protection Plan approval date.	within vulnerable areas.
Sewers and Sewage Treatment		2b-3	I. LP.2.0 II. moved to "other" policies III.LP.3.0 (site plan)	<ul style="list-style-type: none"> <li>•WHPA-A, B with a vulnerability score of 10 for Sanitary sewers and related pipes (pathogens), Sewage treatment plant effluent discharges (chemical, pathogens), Storage of sewage (treatment plant tanks) (pathogens)</li> <li>•WHPA-B,C with a vulnerability score of 8 for Storage of sewage (treatment plant tanks) (chemicals)</li> <li>•IPZ/WHPA-E with a vulnerability score of 9 for Combined sewers (8 for PCBs), Sewage treatment plant bypass (chemical), Sewage treatment plant effluent discharges (chemical), Storage of sewage (treatment plant tanks) (chemical)</li> </ul>	Municipality	Future	<p><b>I.</b> Municipalities shall prohibit new sewage treatment plants in areas where they would be a significant drinking water threat.</p> <p><b>II.</b> As part of the Municipal Class EA process for sanitary sewer networks, municipalities shall consider mitigating risk through enhanced construction standards.</p> <p><b>III.</b> Through zoning by-laws and site plan control, municipalities shall consider minimum setbacks between municipal wells and sanitary sewers.</p>	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.	Municipalities shall report to the 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.
Stormwater		2.1-3	I. LP2.2	WHPA-A, B	Municipality	Future	<b>I.</b> Municipalities shall	From the date of the	Municipalities shall

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(2)			II.LP.2.0 III. LP.2.2	vulnerability score of 10 IPZ or WHPA-E with a vulnerability score of 9			<p>encourage developers to use a stormwater management strategy, such as low impact development, to manage runoff as close to the source as possible. Low impact development practices could include rainwater harvesting, green roofs, roof downspout disconnection, soakaway and infiltration trenches and enhanced grassed swales.</p> <p><b>II.</b> Municipalities shall prohibit stormwater management facilities in areas where they would be a significant threat.</p> <p><b>III.</b> When stormwater management facilities are proposed, municipalities shall encourage the consideration of coordination of stormwater management and natural channel design.</p>	<p>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.</p>	<p>report to the 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.</p>
Industrial Sewage (2)		2D-3	I.LP3.0 II. LP.2.0	IPZ and WHPA-E with a vulnerability score between 8 and 10	Municipality	Future	<p><b>I.</b> Municipalities shall be required to include minimum separation distances between sewer outfall and IPZ within Official Plan and zoning bylaws.</p> <p><b>II.</b> Municipalities shall</p>	<p>From the date of the Source Protection Plan approval, all planning decisions shall be in conformity. Updates shall be initiated in all</p>	<p>Municipalities shall report to the CA on new policies incorporated in Official Plans and any new by-laws relevant to source water protection. All</p>

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							prohibit within Official Plan and zoning bylaws any industrial effluent discharge within IPZ/WHPA-E.	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.	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.
ASM (4)	Storage of ASM	4-3	LP.2.0	WHPA-A,B vuln. Score 10	Municipality	Future	The establishment of new storage facilities for agricultural source materials will not be permitted in vulnerable areas where they would be a significant threat.	Shall be initiated in all Official Plans within 6 months of Source Protection Plan approval with the goal to be completed within 2 years of the Source Protection Plan approval date. Zoning bylaws shall be updated within 3 years of the Source Protection Plan approval date.	Municipalities shall report to SPA 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.
NASM (7)	Handling and storage of NASM	7-1	LP2.0	WHPA-A, B with a vulnerability score of 10.	Municipality	Future	The establishment of new NASM storage areas will not be permitted in vulnerable areas where they would be a significant threat.	Shall be initiated in all Official Plans within 6 months of Source Protection Plan approval date with the goal to be completed within 2	Municipalities shall report annually to the SPA on new policies created in Official Plans and any new by-laws relevant to source water

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							Municipalities shall revise official plans and bylaws to be consistent with this policy. All land uses which could be associated with storage of NASM shall be flagged as restricted.	years of the Source Protection Plan approval date. Zoning by-laws shall be updated within 3 years of the Source Protection Plan approval date.	<p>protection.</p> <input type="checkbox"/> 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.
Fertilizers (9)	Storage of Commercial Fertilizers	8-3	LP.2.0	WHPA-A,B vuln. Score 10	Municipality	Future	The establishment of new storage for retail sale or application of commercial fertilizers greater than 2500kg in any form will not be permitted in vulnerable areas where they would be a significant threat.	Shall be initiated in all Official Plans within 6 months of Source Protection Plan approval with the goal to be completed within 2 years of the Source Protection Plan approval date. Zoning bylaws shall be updated within 3 years of the Source Protection Plan approval date.	Municipalities shall report to SPA 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

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									policy.
Pesticides (11)	Storage of pesticides	10-3	LP.2.0	WHPA-A, B with a vulnerability score of 10.	Municipality	Future	The establishment of new pesticide storage facilities involving manufacturing, processing, wholesaling, and retailing of pesticides, as well as storage for extermination will not be permitted in vulnerable areas where they would be a significant threat.	Shall be initiated in all Official Plans within 6 months of Source Protection Plan approval date with the goal to be completed within 2 years of the Source Protection Plan approval date. Zoning by-laws shall be updated within 3 years of the Source Protection Plan approval date.	Municipalities shall report to SPA 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.
Road Salt (13)	Storage of road salt	12-3a	I. committee decided not to include this idea in policy II. LP.2.0	WHPA-A and B with a vulnerability score of 10 IPZ-1 with a vulnerability score of 10 IPZ and WHPA-E with vulnerability score of 9	Municipality	Future	<b>I.</b> A land use designation specifically for salt storage facilities shall be created by the municipality. <b>II.</b> Land use planning shall be consistent with policies 12-5 (S.57 Prohibition) and 12-6 (S.58 Risk Management Plans).	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	Municipalities shall report to the 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.

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Road Salt (13)	Storage of road salt	12-3b (low/moderate)	LP.5.0	WHPA with a score of 6 or greater	Municipality	Future	New road salt storage should be encouraged to be outside the other groundwater vulnerable areas with a score of 6 or greater (includes HVA)	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.	Municipalities shall report to the 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.
Snow (14)	Storage of Snow	14-3	<p><b>I.</b> committee decided not to pursue idea</p> <p><b>II.</b> LP3.0</p> <p><b>III.</b> LP2.0</p>	<p>Snow storage (below grade) is a significant threat in WHPAs with a vulnerability score of 10.</p> <p>Snow storage (at or above grade in an area &gt; 1ha) is a significant threat in WHPAs with a vulnerability score of 10 or an IPZ with a vulnerability score of 9 or higher.</p>	Municipality	Future	<p><b>I.</b>A land use designation specifically for hauled (off-site) snow storage shall be created by the municipality.</p> <p><b>II</b> Site Plan Control shall be required to reflect Risk Management Plans for snow storage where it is a significant threat. This would include designated snow storage areas for private development.</p> <p><b>III.</b> Land use planning shall be consistent with policies 14.5 (S.57</p>	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	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

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							Prohibition) and 14.6 (S.58 Risk Management Plans).	within 3 years of the SPP approval date.	policy.
Fuels (15)	The handling and storage of fuels	15-3	<b>I.</b> LP.2.0 <b>II.</b> LP.2.0 <b>III.</b> LP.3.0	WHPA-A, B with a vulnerability score of 10,  IPZ-1 with a vulnerability score of 10	Municipality	Future	<b>I.</b> 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. <b>II.</b> New marinas shall not be permitted in IPZ-1 areas within limits of site-specific considerations. <b>III.</b> Site Plan Control Agreements for new gas stations shall include a requirement for spill contamination.	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.	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.
DNAPLs (16)	Handling and Storage of DNAPL	16-3	<b>I.</b> LP.2.0 <b>II.</b> LP.2.0 <b>III.</b> LP.2.0 <b>IV.</b> LP.2.0 <b>V.</b> LP.2.0 <b>VI.</b> may be moved to "other" policies	WHPA-A, B and C	Municipality	Future (existing????)	<b>I.</b> Municipalities shall develop specific policies and by-laws in their Official Plans and Zoning By-laws to address the creation/conversion of any structure which would result in the production, sale, handling or storage of DNAPLs. <b>II.</b> Municipalities shall reflect risk management in their by-laws.	Shall be initiated in all Official Plans within 6 months of Source Protection Plan approval with the goal to be completed within 2 years of the Source Protection Plan approval date. Zoning bylaws shall be updated within 3 years of the Source Protection Plan approval date.	Municipalities shall report to the 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

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							<p>Municipalities shall develop “alternative” corridor access (truck) routes around rather than through areas where DNAPLs are considered significant threats.</p> <p><b>III.</b> New land uses that handle and store substantial quantities of DNAPL shall be prohibited in areas where they would be a significant threat.</p> <p><b>IV.</b> Expansion or replacements of properties with existing significant threats shall be permitted only if the expansion allows for a reduction in the existing risk.</p> <p><b>V.</b> Expansion of a current land use shall not be permitted if the expansion causes the activity to become a significant threat.</p> <p><b>VI.</b> Municipalities shall incorporate Source Water Protection into future municipal service expansion plans.</p>		existing OP and by-laws meet the requirements of this policy. Municipalities must update the SPA annually on progress towards the completion of the implementation of relevant policies in their OP and zoning by-laws.
Organic Solvents (17)	The Handling and Storage of organic solvents	17-3	<b>I.</b> LP.2.0 <b>II.</b> LP.2.0 <b>III.</b> LP.2.0 <b>IV.</b> LP.2.0 <b>V.</b> LP.2.0 <b>VI.</b> LP.2.0	WHPA-A,B vuln. Score 10	Municipality	Future	<b>I.</b> Municipalities shall develop specific policies and by-laws in their Official Plans and Zoning By-laws to address the	Official Plan Amendments shall be in conformity at the time of the approved Source Protection Plan.	Municipalities shall report to the CA on new policies incorporated in Official Plans and any new by-laws

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			<p><b>VII.</b> may be dealt with in “other” policies</p>				<p>creation/conversion of any structure which would result in the production, sale, handling or storage of organic solvents.</p> <p><b>II.</b> Municipalities shall develop “alternative” corridor access (truck) routes around rather than through areas where the handling and storage of organic solvents are considered significant threats.</p> <p><b>III.</b> New land uses that handle or store organic solvents shall be prohibited in areas where they would be a significant threat.</p> <p><b>IV.</b> Expansion or replacements of properties with existing significant threats shall be permitted only if the expansion allows for a reduction in the existing risk.</p> <p><b>V.</b> Expansion of a current land use shall not be permitted if the expansion causes the activity to become a significant threat.</p> <p><b>VI.</b> Municipalities shall revise municipal zoning plans that are not in keeping with the vulnerable area designation under</p>	<p>New policies shall be included in updates of the Official Plans. Zoning By-laws shall also be updated in the time outlined in the Planning Act.</p>	<p>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 by-laws meet the requirements of this policy. Municipalities must update the SPA annually on progress towards the completion of the implementation of relevant policies in their OP and zoning by-laws.</p>

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							<p>Source Water Protection.</p> <p><b>VII.</b> Municipalities shall incorporate Source Water Protection into future municipal service expansion plans.</p>		

## Summary

### Vulnerable Area

- WHPA-A,B vuln. Score 10 (ASM, fertilizer, organic solvent, fuels, mine tailings, NASM, pesticide, road salt, snow storage, septic)
- WHPA-A, B and C (DNAPLs)
- IPZ-1 with a vulnerability score of 10 (fuels, road salt)
- IPZ with a vulnerability score of 9 or higher (snow and road salt).

### Implementing Body

- Municipality

### Threat Status

- Future

### Policy Ideas

#### *General*

- The establishment of new storage facilities will not be permitted in vulnerable areas where it may be a significant threat (mine tailings, ASM, fertilizers >2500 kg, NASM, pesticides (involving manufacturing, processing, wholesaling, retailing and storage for extermination))
- Municipalities shall revise official plans and bylaws to be consistent with these policies
- All land uses associated with these identified threats shall be flagged as restricted (NASM????)
- Municipalities shall incorporate SWP into future municipal service expansion plans (DNAPL/organic solvents but could be included in general)
- Land use planning shall be consistent with policies associated with S.57 Prohibition and S.58 RMP (storage of salt/snow but could be included in general)

#### *Specific*

##### DNAPL and organic solvents

- Municipalities shall develop specific policies and by-laws in their OPs and ZBL to address the creation/conversion of any structure which would result in the production, sale, handling or storage of DNAPL and organic solvents
- Municipalities shall reflect risk management in their bylaws (DNAPL)
- Municipalities shall develop “alternative” corridor access (truck) routes around rather than through areas where DNAPLs and organic solvents are considered significant threats
- New land uses that handle and store substantial quantities of DNAPL and organic solvents shall be prohibited in areas where they would be a significant threat

- Expansion or replacements of properties with existing significant threats shall be permitted only if the expansion allows for a reduction in risk
- Expansion of a current land use shall not be permitted if the expansion causes the activity to become a significant threat

#### Fuels

- 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
- New marinas shall not be permitted in IPZ-1 areas within limits of site-specific considerations
- Site Plan Control Agreements for new gas stations shall include a requirement for spill contamination

#### Road Salt

- Land use designations specifically for salt storage facilities and hauled off-site snow storage shall be created by the municipality

#### Storage of Snow

- Site Plan Control shall be required to reflect RMP for snow storage where it is a significant threat. This would include designated snow storage areas for private development.

#### Septics

- OP policies and ZBL shall address new severances in vulnerable areas to ensure septic systems and holding tanks do not become a significant threat. Minimum lot size requirements shall be updated in accordance with accepted standards (systems <10 000 L/d and holding tanks regulated by BC)
- OP policies shall discourage the installation of new septic systems and holding tanks within areas with a vul. Score of 10. They shall do this through minimum lot sizes and permitted land uses (systems <10 0000 and systems >10 0000 L/day)

#### Implementation

- 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

- Municipalities shall report to the 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