



**The Corporation of the County of Wellington
Planning Committee
Agenda**

February 11, 2016

10:45 am

County Administration Centre

Keith Room

Members: Warden Bridge; Councillors Lennox (Chair), Alls, McKay, Watters

	Pages
1. Call to Order	
2. Declaration of Pecuniary Interest	
3. Delegation:	
3.1 Ms. Arlene Slocombe, Wellington Water Watchers Proposed Greenbelt Expansion	2 - 29
4. OPA 98 Drinking Water Source Protection	30 - 63
5. Public Meetings for Official Plan Amendments	64 - 64
6. Official Plan Amendment Preview Canadian Tire, Mount Forest	65 - 65
7. Green Legacy Committee Membership	66 - 67
8. Closed Session	
9. Rise and Report	
10. Adjournment Next meeting date March 10, 2016 or at the call of the Chair.	

wellington *Water* watchers.ca

Dedicated to the *protection, restoration and conservation* of drinking water in Guelph and Wellington County.

Greenbelt Committee
Wellington Water Watchers
10 Carden St., Guelph, ON
N1H 3A2

Dear Sir or Madam:

The Province of Ontario has recognized that there are crucial decisions to be made that will govern the health, prosperity and growth of the Province for our collective future. The Crombie Commission report was tasked by the Provincial Government to provide a framework to accommodate population and employment growth in a more sustainable manner while protecting vital assets such as high-quality farmland, water resources and natural areas. The Commission report (<http://www.mah.gov.on.ca/AssetFactory.aspx?did=11110>) supports the expansion of the existing Greenbelt.

You have received this package because you have been identified by the Wellington Water Watchers Greenbelt Committee as a stakeholder in matters pertaining to protecting land and water resources in Wellington County. We are a group that consists of concerned citizens from a range of backgrounds. Empowered by a Greenbelt Action Fund grant provided by Environmental Defence (a widely respected national organization) we have tasked ourselves with educating and engaging community leaders about the Greenbelt and potential expansion areas.

This package includes pamphlets, articles and reports that describes the Greenbelt as it exists today and further describes expansion areas under consideration. The document entitled 'Growing the Greenbelt' provides a condensed justification for Greenbelt expansion with links to supporting documents.

We trust that the materials provided will increase your interest in the issue of Greenbelt expansion and we welcome an expanded conversation with you whenever is convenient.

We would also like to invite you to discuss this in early January over a casual coffee chat. In addition we have in preparation a *Stakeholder Forum for Expanded Discussion on Greenbelt Expansion Issues* to be held mid February.

Further information will be available early in 2016.

Sincerely,

The Greenbelt Committee

wellingtonwaterwatchers.ca wellingtonwaterwatchers@gmail.com
10 Carden St., Guelph ON, N1H 3A2

Growing the Greenbelt

The existing Greenbelt and Oak Ridges Moraine play an essential role in maintaining our watershed, including its forests and ground and surface waters.

Expansion of the Greenbelt will give the stronger protection our critical natural heritage and ground and surface source waters need while helping to direct development where appropriate.

Stronger protection is needed specifically for:

- ≡ the Orangeville, Paris-Galt and Waterloo moraines, which all overlap Wellington County and are critical sources of clean drinking water for thousands of residents
- ≡ urban river valley connections to the Greenbelt, including the Speed and Eramosa rivers, which flow into the Grand River
- ≡ other key features, including headwaters and significant wetlands such as Luther Marsh

Why stronger protection is needed:

- ≡ Moraines act as natural rain barrels, filtering and storing rainwater in underground aquifers. The above-mentioned moraines provide 80% of the groundwater recharge for the Grand River watershed. Current industrial activities pose significant risk to these moraines.
- ≡ Urban sprawl, climate change and industrial activities like aggregate extraction, water-taking and fracking severely hinder the land's ability to provide clean source water and healthy food.
- ≡ We are losing farmland at a drastic rate. In the Greater Golden Horseshoe area, 70% of greenlands lie outside the Greenbelt's protection, resulting in increased low-density sprawl.
- ≡ Demand for local foods is high. Loss of farmland puts local food security at severe risk. This area's soil, climate and infrastructure make it a natural fit for Greenbelt expansion.
- ≡ We need to protect critical habitat for rare and endangered species.
- ≡ An estimated 3.8 million acres of farmland in the Greater Golden Horseshoe supplies about \$1.6 billion in ecological services per year (direct and indirect contributions to life, ecological services include water and air purification, soil and natural vegetation regeneration, flood and drought mitigation, crop and natural vegetation pollination, maintenance of biodiversity, temperature moderation, detoxification and decomposition of wastes, among others).

Who supports growing the Greenbelt

- ≡ The province has officially stated its intention to expand the Greenbelt.
- ≡ 93% of Ontarians support the Greenbelt and ¾ of those polled since 2011 support expanding it. Polling consistently shows that Ontarians value the clean water benefits from the Greenbelt more than any other benefit.
- ≡ The Ontario Federation of Agriculture and many farmers support Greenbelt expansion.

How you can help:

The province needs to know that there is support for the expansion of the Greenbelt.

- ≡ Check out the enclosed information and visit the links provided at the end of this document to learn more about the value of expanding the Greenbelt.
- ≡ Talk to your colleagues about the importance of expanding the Greenbelt.
- ≡ Attend, and encourage your colleagues to attend, our comprehensive Greenbelt expansion information session in mid-February.
- ≡ Encourage your local council to support expanding the Greenbelt.
- ≡ Provide your email address so you can keep current on this important issue.

Special call-out to Guelph city councillors:

Insist that city staff finalize the July 2010 unanimous decision by Council requesting that the public lands along the Speed and Eramosa river system be included in the Greenbelt.

Links to further information

Ontario Greenbelt Alliance
<http://greenbeltalliance.ca/>

Environmental Defence
<http://environmentaldefence.ca>

Friends of the Greenbelt Foundation
www.greenbelt.ca

Ministry of Municipal Affairs and Housing, Provincial Policy Statement
<http://www.mah.gov.on.ca/Page215.aspx>

Ministry of Natural Resources, Natural Heritage Reference Manual
<http://www.ontario.ca/document/natural-heritage-reference-manual>

Growing the Greenbelt to Protect Vulnerable Water Resources in the Greater Golden Horseshoe Region

The proposed expansion areas were identified through consultations with community organizations, Conservation Authority staff, professional ecologists/hydrologists, and elected officials. Over 100 community groups across the region support growing the Greenbelt and shaping future growth to protect critical drinking water sources, healthy watersheds and rivers, and an abundant supply of clean water for agriculture and other businesses. Three quarters of residents in the region feel it's important to continue to grow the Greenbelt and nearly all agree that protecting our water resource systems is important to them¹.

The proposed expansion areas:

- are highly valued by the public² as sources of clean drinking water and are critical to a healthy agricultural industry and biodiversity in the region;
- align with existing criteria developed by the province to grow the Greenbelt³;
- respond to continued concerns over growth pressures on important sensitive environmental lands and the continuation of sprawl in select regions⁴; and,
- are located outside of current urban boundaries needed to accommodate growth to 2041, and likely beyond⁵.

¹Environics (2013). Greenbelt Foundation Awareness *Measurement*: Friends of the Greenbelt Foundation.

²Ibid.

³Ontario Ministry of Municipal Affairs and Housing (MMAH). *Growing the Greenbelt Criteria, 2008 and Greenbelt Plan Amendment No. 1, 2013*. Public document,

⁴Stevens, C. (March 20, 2014). Ontario community feels expansion is a step back, *Global News*

⁵Understanding the Fundamentals of the Growth Plan. Neptis Foundation. March 20, 2015.

Specifically,

1. Expansion areas are hydrologically and ecologically significant and are high value natural capital assets

The proposed expansion areas include headwaters, moraines, recharge and discharge areas, valleylands and provincially significant wetlands.

They play a critical function in water supply and quality (filtration). Their groundwater resources supply drinking water directly to nearly one million residents and contribute to a clean, potable water source for another 6 million residents in the region

Covering an area of almost 1.6 million acres, these wetlands, forests and grasslands collectively have a natural capital value of more than \$3 billion annually. These eco-assets store and filter runoff, while also minimizing flooding downstream at a fraction of what it would cost to invest in hard infrastructure. They further sustain an \$11 billion agricultural industry which relies on an abundant source of clean water to thrive. Maintained as natural spaces, they can provide physical and mental health benefits to rural and urban residents.

Interconnected hydrological and natural heritage features, these lands feed rivers and creeks throughout the Greater Golden Horseshoe (GGH) and provide rich habitats for a wide variety of fish, mammals and birds. Extending permanent protection to the region's most significant and vulnerable features will ensure we maintain biodiversity and a robust natural system as the impacts of climate change intensify.

2. Expansion areas meet the vision and goals of the Greenbelt and Growth Plans

The Greenbelt Plan and Growth Plan work together to connect and protect the region's natural systems and foodlands and shape growth—supporting a sustainable and prosperous region now and for the future.

While the Growth Plan envisions “a healthy natural environment with clean air, land and water [in] the GGH”,⁶ the Greenbelt Plan specifically protects water resources “to sustain healthy aquatic and terrestrial ecosystems and human water consumption”, including “primary recharge, headwater and discharge areas, together with major drinking water aquifers.”⁷

⁶Ontario Ministry of Public Infrastructure Renewal (MPIR) (2008). Growth Plan for the Greater Golden Horseshoe, 2006. Public document Section 1.2.1.

⁷Ontario Ministry of Municipal Affairs and Housing (MMAH) (2005). Greenbelt Plan, 2005 Section 3.2.1.

Though the identified expansion areas are currently outside designated urban areas (with the exception of urban river valleys), and many are identified in municipal Official Plans, they are still experiencing development pressures as the planning framework strains to control sprawl in the region. Greenbelt designation would ensure greater and permanent protection to these important and vital resources.

3. Expansion areas are adjacent to or demonstrate a functional relationship to the Greenbelt's natural heritage and water resource systems

Proposed expansion areas have direct physical and functional relationships with the Greenbelt's natural system, including the Lake Simcoe Watershed, which partially lies inside the Greenbelt today; the Humber and Rouge headwaters which begin in the Oak Ridges Moraine; rivers and streams that flow from the Niagara Escarpment into the Nottawasaga Valley watershed; and, the south slope of the Oak Ridges Moraine which drains into the Lake Iroquois Plain. Many species of plants, animals and migratory birds move through the Greenbelt's protected landscape and the proposed expansion areas.

Under numerous policies and plans⁸ the province acknowledges the importance of protecting water resources and the region's natural system on a Great Lakes scale. Through river valleys corridors, wetland complexes, moraines and other features, the areas identified for expansion further create stronger connections between the Greenbelt and three Great Lakes—Ontario, Erie and Huron (via Georgian Bay)—along with Lake Simcoe. Strong natural connections at this scale are a key component to the long-term health of the region, and ensure biodiversity and resiliency.

4. Expansion areas are vulnerable or directly threatened by development pressures and human activities

The Growth Plan intends to protect a regional natural system that extends from the Greenbelt. However, its protection policies are weaker and in some cases municipalities still lack robust natural heritage system mapping and strategies. Sub-area assessments, recommended in the Growth Plan to identify a regional-scale natural system for the GGH and features requiring additional protection, were never conducted.

Flaws in the Growth Plan and subsequent amendments have allowed (or forced) municipalities to adopt density targets below Growth Plan objectives and encouraged developers to build urban sprawl. These problems are compounded in communities that have less capacity to cope with pressures from developers.

⁸Most notably the recently passed Great Lakes Protection Act. Other examples include the Great Lakes Strategy, Lake Simcoe Protection Plan, Clean Water Act, and Ontario Biodiversity Strategy

The proposed expansion lands face immediate development pressures, perhaps most fiercely in Simcoe County and headwater areas south of the Greenbelt. While Waterloo Region and the Township of Oro Medonte (Simcoe County) have taken steps to increase protection of their moraines, these features remain vulnerable to challenges by developers, sustained political will and encroachment. A Greenbelt designation offers greater protection to these vulnerable and threatened features and will help guide sustainable growth patterns in the GGH.

5. Local support exists in each expansion area

During, and prior to, the province's Coordinated Land-Use Review many elected officials, community groups and concerned citizens expressed support for growing the Greenbelt in these areas. Active support is strongest in areas facing the greatest development pressures; and, in lower-tier municipalities that stand to lose the most in the form of costly infrastructure, higher debt, and loss of natural capital, if development on these proposed expansion lands proceeds.

Proposed Greenbelt Expansion Areas: Rationale and Community Support

1. Key Headwater Features of Carruthers Creek, the East and West Humber, and the Rouge River

Rationale

Healthy watersheds are essential to building a healthy region and communities. Headwater features are central to the overall health of our watersheds. They recharge and filter water supplies, including the bulk of flow to our rivers (70-90%) and deliver needed food, sediment, and nutrients to aquatic systems downstream. Headwater areas are extremely sensitive, greatly influencing water quality and quantity across the watershed, the degree of flooding, and habitats for native plants and animals.

As development approached the headwaters of our larger river systems, the provincial government stepped in to create the Oak Ridges Moraine and Greenbelt *Acts*. Yet a portion of headwater catchment areas for the Humber River in Peel (Caledon) and York (Northern Vaughan)—almost entirely surrounded by Greenbelt lands, are at risk of urbanization. Recently, the Toronto and Region Conservation Authority (TRCA) monitored a declining trend in surface water quality in the Humber due to urban runoff.⁹

Protecting these 'donuts' would ensure healthier aquatic ecosystems downstream and a more robust natural heritage system for the watershed.

Groundwater recharge lands in a portion of the headwaters of the Rouge River Watershed are located in a highly urbanized area (Peel Plains in Markham). Enveloped on three sides by the Greenbelt, protection and enhancement of these lands can provide important natural connections in this highly fragmented watershed and help reverse a decline in water quality downstream.

⁹Toronto Region Conservation Authority (TRCA), Humber River Watershed Report Card 2013

Carruthers Creek headwaters in Durham Region are largely outside the boundary of the Greenbelt, crossing Pickering and Whitby. The Creek flows downstream through Ajax, where neighbourhoods already experience flooding. The headwaters provides coldwater habitat for fish, including the endangered Redside dace, and serves an existing agricultural community

Durham Region has proposed developing more than 50% of the approximately 2,300 hectares of Carruthers Creek headwater lands,¹⁰ adding employment and residential areas and 30,000 new people to an already stressed area. Citing the Growth Plan and lack of existing servicing in the proposed area, the province ruled against Durham Region in 2010. An Environmental Assessment produced by Ajax found that upstream development of the headwaters would increase downstream flooding in Ajax, directly affecting more than 1,000 residents, and causing an increase in flood speed and levels of up to 132 percent.¹¹ Floodplain management would involve large costs to the Town, and is constrained by existing development, infrastructure and topography.

Community Support

Greater protection of headwater catchment areas is widely supported by ENGOs across the Region. In Durham, the Town of Ajax has formally requested the province to protect the headwaters “by adding it in its entirety to the Greenbelt Plan through this Coordinated Review”.¹² Three councillors from Pickering also support this action: former Deputy Mayor Jennifer O’Connell (Ward 1 and Regional Council), Ian Cumming (Ward 2), and Bill McLean (Ward 2 and Regional Council). Sierra Club Durham Group is also supporting expansion to protect Carruthers Creek headwaters.

2. Significant Groundwater Recharge Areas, Including the Paris-Galt, Waterloo, and Orangeville Moraines

Rationale

The trio of moraines largely contained in the Grand River Watershed are highly sensitive groundwater recharge and discharge features, and supply drinking water to nearly 800,000 residents in Guelph, Kitchener, Waterloo, Cambridge, Brantford and Brant County (more than four in five residents). They are responsible for supplying base flow

¹⁰Durham Region (2009). Regional Official Plan Amendment No. 128

¹¹Town of Ajax (2012). ROPA 128 Impact Report

¹²Town of Ajax (May 21, 2015). Comments on Environmental Bill of Rights Registry Posting 012-3256.

to the Grand River and adjacent watersheds. A large, local agricultural community relies on these water resources for irrigation.

The Waterloo Moraine is a primary source of drinking water for nearly half of the Region of Waterloo. At 400 square kilometres, it contains more than 70 provincially significant wetlands, and supports a number of important coldwater fisheries. The Paris-Galt Moraine, which stretches for 560 square kilometres from Brant County to Caledon, supports municipal water supplies and coldwater fisheries including the Grand River. While these two moraines are impacted by development pressures, connections between all three moraines will improve their natural system functions.

While the Region of Waterloo has acted to limit development and increase protection of sensitive moraine lands, these features remain vulnerable to growth in adjacent cities/counties; and, to encroachment and political will.

Community Support

There is tremendous support to permanently protect moraines in the GGH. The Environmental Commissioner of Ontario (ECO) has argued that current protections and policies for the moraines are piecemeal, which risks “leaving environmentally significant areas vulnerable or under protected, compromising the entire landscape”.¹³

A number of community groups, including Wellington Water Watchers, Nature Guelph, and the Council of Canadians (Guelph Chapter) support growing the Greenbelt in Wellington County and Guelph. In 2004, Guelph MPP Liz Sandals and former Mayor of Guelph Karen Farbridge submitted an application to the Environmental Bill of Rights requesting a review of the need for new policies to protect the Paris-Galt Moraine. This included a Private Members’ Motion calling for the identification and protection of moraines through provincial policy.¹⁴

In Brant County and the City of Brantford, support exists from several municipal leaders to expand the Greenbelt: Councillors David Neumann, Richard Carpenter and Brian Van Tilborg (Brantford) and Councillor David Miller (Brant County), and several community

¹³Environmental Commissioner of Ontario. (2010). Pushing for Natural Heritage Planning on the Waterloo and Paris-Galt Moraines. Redefining Conservation, ECO Annual Report, 2009/10. Toronto, ON. Environmental Commissioner of Ontario. 145-149.

¹⁴Sandals, L. (December 9, 2004). “Water Supply”. Legislative Assembly of Ontario, Private Members’ Public Business

groups.¹⁵ A Sustainable Brant petition signed by 1,500 residents was presented at the Brantford provincial town hall in May 2015.¹⁶ Brant County was asked by Minister of Municipal Affairs Ted McMeekin to identify areas for Greenbelt expansion.¹⁷ County staff is currently consulting on expansion opportunities in Brant, and are expected to deliver a report to Council.

Waterloo Region's recently approved Regional Official Plan follows (OP) six years of negotiation with the development industry, the community, province, and the Ontario Municipal Board. The new OP includes stronger protections for groundwater and the environment, through Protected Countryside and Regional Recharge designations, and a Countryside line to establish a long-term development boundary.¹⁸ Community groups including Smart Growth Waterloo support the expansion of the Greenbelt to align with these designations and add permanence to existing protections.

3. Gibson Lake in Niagara Region

Rationale

Gibson Lake supplies drinking water to half of Niagara Region, including St. Catharines and Niagara-on-the-Lake, with an estimated 150,000 residents dependent on these supplies. The Lake also supplies flow to coldwater streams, many with brook trout populations and provides habitat for water birds such as herons. Largely forested, the area connects short Hills Provincial Park and the Welland Canal.

Community Support

¹⁵Sustainable Brant, the Langford Conservancy, Grand Erie Kairos, Concerned Citizens of Brant, Tutela Heights Phelps Road Residents Association, Environment Hamilton, Escarpment Biosphere Conservancy

¹⁶Marion, M-A. (August 14, 2015). [Group wants Greenbelt on Grand River](#), *Brantford Expositor*

¹⁷Marion, M-A. (August 26, 2015). [Brant County told to consider Greenbelt locations](#). *Brantford Expositor*

¹⁸Region of Waterloo (June 18, 2015). Ontario Municipal Board approves new Regional Official Plan [Press release]. Retrieved from <http://www.regionofwaterloo.ca/en/newslist/index.aspx?corpId=58cynQlfgqiAYQyTLmpurQeQuAleQuAl&newsId=NX6IsWYFObm9QOzJN5j8vweQuAleQuAl>

Thorold Council and Niagara Region have formally requested the province to expand the Greenbelt in this area.¹⁹ Community support is also high with active engagement by the Friends of Mel Swart Park and Sierra Club Niagara Group.

4. Simcoe County's Rich Water Resource Systems

Rationale

At 4,841 square kilometers, Simcoe County is one of the largest regions in the GGH and dominated by a rich and interconnected water resource system that is critically important to residents, agriculture and businesses within the County, and beyond. Simcoe County's main watersheds, the Nottawasaga and Simcoe Basins, contain:

- Lake Simcoe and its watershed, the largest freshwater body in the GGH, which supports a coldwater fishery and extensive forests and wetlands. It is already partially protected by the Greenbelt;
- Recharge areas and groundwater supplies, relied on by most of the County through wells and replenishing surface waters in Lake Simcoe and Georgian Bay;
- The Oro Moraine that provides drinking water to 20,000 residents and groundwater to the Minesing Wetland;
- Globally (Minesing wetland) and provincially significant wetlands;
- Watershed forests that form a natural corridor/linkage extending from the Niagara Escarpment north to the Canadian Shield and south to the Oak Ridges Moraine;
- Important migratory bird sites and corridors (i.e. shorelines);
- Other significant headwater and groundwater recharge areas, including the Dundalk Till Plain, Peterborough Drumlin Field and Simcoe Uplands;
- Significant kilometers of shoreline tied to the local and provincial tourism economy.

The County is also the fastest growing outer ring municipality, attracting large-scale development that continues to spur low-density sprawl. Driven by growth in areas lacking adequate groundwater supplies, new water pipeline proposals will continue to drive destructive land-use patterns across the County. Two-thirds of planned new

¹⁹Region of Niagara, Report to Planning and Development Committee, May 13, 2015

growth for the City of Barrie is consuming greenfield areas, rather than intensifying and revitalizing its urban core.²⁰

The latest Watershed Health Report Card from the Nottawasaga Valley Conservation Authority shows that current (2013) conditions are good but declining. Encroachment into the Oro Moraine and Minesing wetland and development on large swaths of recharge lands risks accelerating this decline.

The province's exemplary commitment to protect Lake Simcoe (through the Lake Simcoe Protection Act currently aimed at reducing pollution loads) can be enhanced through Greenbelt protection and complete the watershed's natural heritage system currently confined to the Greenbelt.²¹ A significant effort to grow the Greenbelt in Simcoe County would preserve its rich water resources, important to the GGH and beyond; and, profoundly shape the development of compact communities in the County.

Community Support

The Simcoe County Greenbelt Coalition, a coalition of 18 local community, agricultural and environmental groups, has met with David Crombie to propose growing the Greenbelt, along with a number of changes to the Growth Plan. Receiving support from the Municipal Leaders for the Greenbelt, the group continues to meet with local elected officials, including MPPs and municipal or county councillors, to continue building support for Greenbelt expansion.

More than 45,000 members of the public signed a petition to call for stronger protection of the Minesing Wetlands and prime agricultural land around Midhurst, in Springwater Township.²² Approximately 1,200 local residents submitted comments as part of the Coordinated Review to call for greater protection from sprawl in Simcoe County.

²⁰Birnbaum L, Nicolet L, & Taylor Z. (2004). Simcoe County: The New Growth Frontier. Neptis Foundation

²¹Environmental Commissioner of Ontario. 2010. "A Watershed Moment? Ontario Introduces the Lake Simcoe Protection Plan." *Redefining Conservation, ECO Annual Report, 2009/10*. Toronto, ON: Environmental Commissioner of Ontario. 101-108.

²²Midhurst Ratepayers' Association (2013). Save our farms and rare wetland from mega-development. [Change.org petition]. Retrieved from https://www.change.org/p/premier-wynne-save-our-farms-and-water-sources-from-mega-development?alert_id=xvnBLxpRnu_9gypGnMXvj659a37UzsOwz%2FjEV5Zisu6bsnJnYpFMYeJ5U4OrplelypeafNbvwMz&utm_campaign=92740&utm_medium=email&utm_source=action_alert

3. The Lake Iroquois Shoreline and South Slope of the Oak Ridges Moraine

Rationale

The Greenbelt Plan identifies the Lake Iroquois Shoreline as an important external connection and encourages connectivity and enhancement of its key natural and hydrologic features.²³

The Lake Iroquois shoreline, or “beach”, is important for groundwater recharge and discharge, which supports a number of drinking water wells in Northumberland County. The groundwater resources also maintain stream base flow in drought periods and moderate stream temperatures, keeping waters cool for species such as brook trout. It contains coastal marshes and provincially rare Great Lakes Beach Strand and dune communities.

The Shoreline is also a major east/west corridor along Lake Ontario, similar to the Oak Ridges Moraine and supports extensive forests and wetlands. A number of agencies, including the Canadian Wildlife Service (CWS), Nature Conservancy Canada, and Central Lake Ontario Conservation Authority, have highlighted the local, regional and national importance of the Lake Iroquois Shoreline. The area is one of the most important biodiversity habitats in the Mixedwood Plain Ecozone in Southern Ontario, for its diverse habitats (including coastal wetlands, forests, valleys and beaches) and important staging ground for migrant birds (including 57 Federal species at risk.²⁴) The Lake Iroquois Shoreline also contains an abundance of fertile agricultural soil which supports a thriving local farming sector.

The Shoreline and South Slope located in Durham Region already forms part of the Greenbelt’s natural heritage system. The portion in Northumberland County continues to face threats and degradation from human activity. A 2009 Environmental Assessment for the Highway 407 East Extension noted that “further paving of the surface could disrupt groundwater upwelling and lead to increased local stream temperatures during precipitation events”.²⁵ The aquifers below this area are shallow and susceptible to surface contamination.²⁶

²³Ontario Ministry of Municipal Affairs and Housing (MMAH). Greenbelt Plan, 2005 Section 3.2.5

²⁴Canadian Wildlife Service (2011). Federal Priorities for Biodiversity Conservation in the Mixedwood Plains Ecozone of Ontario

Community Support

Local environmental organizations supporting Greenbelt expansion in this area include the Prince Edward County Field Naturalists, Sustainable Cobourg, Northumberland Land Trust, and Willow Beach Field Naturalists.

4. Urban River Valley Connections

Rationale

Urban River Valleys (URVs) provide important physical, ecological and hydrological connections between the Greenbelt, Oak Ridges Moraine, and Great Lakes. Containing large habitats that enable the movement of plants and animals, rare and endangered species, and fish habitat, the Greenbelt Plan references URVs as a “key component of the long-term health of the Greenbelt’s natural system.”²⁷

Already highly regulated areas, a Greenbelt designation would outline a permanent boundary, likely reducing development and encroachment in the valley and adjacent lands; encourage a high standard of preservation of their natural features and functions; and, renew support for restoration and enhancement. Urban River Valleys also offer an opportunity to integrate the rural Greenbelt into cities across the GGH, connecting with over 6 million urban residents.

Community Support

Several urban municipalities and associated conservation authorities have expressed interest in growing the Greenbelt along their river valleys including Niagara, Hamilton, Oakville, Mississauga, Brampton, Toronto and Ajax.

²⁵Ontario Ministry of Transportation (August 2009). 407 East Individual Environmental Assessment (IEA) and Preliminary Design Study: Natural Environment Existing Conditions Technical Report

²⁶Conservation Authorities Moraine Coalition, personal communication, May 24, 2015

²⁷Ontario Ministry of Municipal Affairs and Housing (MMAH). Greenbelt Plan, 2005

Fact Sheet - Growing the Greenbelt. November 2015

Q: Why grow the Greenbelt?

- We know the Greenbelt works at protecting water and natural heritage. Growing the Greenbelt is about preserving these values that are important to Ontarians, while directing growth and development where it makes sense.

- ≡ The Greenbelt and Oak Ridges Moraine Plans have been successful at maintaining watershed conditions, including forest condition and surface/groundwater quality
- ≡ Polling data consistently shows that Ontarians value the clean water benefits of the Greenbelt higher than any other benefit

Q: Is it realistic to expect the Greenbelt to grow by 1.6 million acres?

- This is ambitious but protection on this scale is what is needed, and has the support of municipal elected officials and more than 115 community and environmental groups

- ≡ None of the identified lands are within existing or approved urban boundaries
- ≡ There is more than enough available land already approved for urban development to 2031 in the Greater Golden Horseshoe (GGH), to accommodate forecast population growth (an estimated 3.7 million additional people.) If land consumption rates continue to slow (because of market trends and increasing density) then these already approved lands will last even longer.
- ≡ An expansion of this scale is not unprecedented. The existing Greenbelt is almost 2 million acres, and many experts and elected officials believe this needs to be even larger to protect critical water resources. For example in June 2014 the Municipal Leaders for the Greenbelt called on the province to expand the Greenbelt by 1 million acres to “stand up for Ontario’s green spaces, watersheds, farmland and natural heritage systems.”
- ≡ Ontario has committed to a target of 17% of land protected as part of a network of core habitat and natural corridors. In southern Ontario, we are well short of this target at just 3%. Adding 1.6 million acres is a necessary step to achieving our internationally biodiversity commitments.
- ≡ Since European settlement southern Ontario has lost 3.6m acres of wetlands, and in the past 50 years almost 2.5m acres of farmland in south-central Ontario was converted to urban use.

Q: Is this something that needs to happen now or gradually over the next 10 years?

-This Review is our best and in some cases, last opportunity to protect these lands from development and urban sprawl. We are urging the government to make a strong commitment to protect these lands as an outcome of the Review.

- ≡ The Review Advisory Panel is expected to release its report in late November. The province will then come out with recommendations for changes to the Greenbelt and Growth Plans early next year followed by a second round of public consultation
- ≡ These areas highlighted in the map are all important from a source water or groundwater perspective, and all face threats from new urban sprawl development. We recommend they be protected now through this once in a decade opportunity afforded by the Coordinated Review.

Q: Is the Greenbelt responsible for rising house prices and limited supply of new homes in the GGH?

- Simply put: no. Two points to make clear: (1) We are not running out of land to build houses, and (2) The Greenbelt is not a factor in rising house prices

To back up (1):

- ≡ Growth is not “bumping up” against the Greenbelt – there is plenty of land (more than 1,000 sq km) designated for development to accommodate population growth until 2041 and likely beyond, due to changes in the way we build and shifting market trends.
- ≡ Land consumption is also slowing: Between 1991- 2001 the urban footprint of the GTAH expanded by 24% to accommodate about 1.1 million people (a 19% increase in people). However, between 2001- 2011 the urban footprint only expanded by 7 - 9% to accommodate 1 million people
- ≡ Suggests we are getting better at building in and up instead of out, which is the trend we must continue to manage the negative consequences of sprawl not the least of which is more traffic congestion. (Planning policy is doing its job!)
- ≡ The lands in the whitebelt (ie, between urban boundaries and the Greenbelt) is not needed for growth, given the existing land supply. This land should be preserved for continuing to supply people with local food, clean air and fresh water.

And to back up (2):





- ≡ Research from the Royal Bank, the Pembina Institute, the Neptis Foundation and the Teranet National Bank House show that other factors are causing increased house prices in the GTA
- ≡ These include: record low interest rates, increasing costs of labour and building materials, and favourable mortgage insurance rules
- ≡ Same trends are being seen across the country, not just in the GTA. Calgary (54%), Edmonton (62%), and Winnipeg (75%) have all seen increases more than Toronto (33%) between 2005 and 2011. And the first three cities listed don't have greenbelts
- ≡ Affordable housing does exist in the GTA but not in locations that most people want to live. 80% of GTA homebuyers want homes in transit accessible, walkable neighbourhoods, but there is a short supply of family homes in these locations and a hot market which drives up average prices.



Q: What about agricultural land - is this part of the map?

- The map and proposal is about protecting important and vulnerable water sources, which benefits everyone in the GGH - including the agriculture industry

- ≡ The need for agricultural protection is a conversation that will continue to happen through the second part of the Coordinated Review. We are keen to participate in that discussion
- ≡ The umbrella groups and their members support a viable agricultural industry and stronger agricultural protection. They also realize that farming relies on many other factors to be successful, including other provincial and municipal policies, and a local support network of businesses and infrastructure.

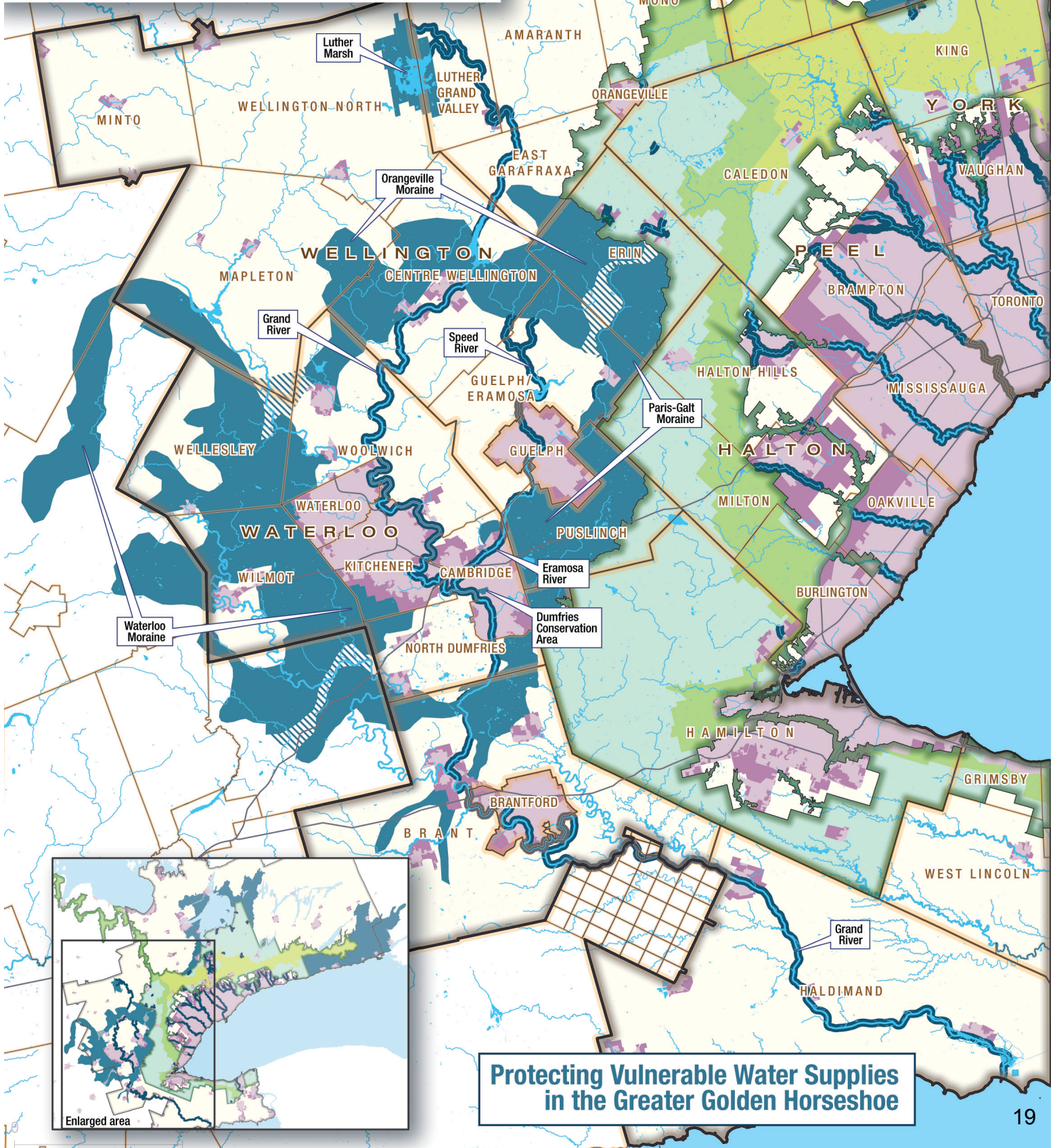
Vulnerable surface and ground water features without Greenbelt protection

-  Key natural area
-  Natural feature connection
-  River headwaters
-  Urban river connection

-  Upper Tier Municipality
-  Lower Tier Municipality

Current Greenbelt Boundaries

-  Niagara Escarpment
-  Oak Ridges Moraine
-  Protected Countryside
-  Built up areas as of 2006
-  Planned growth to 2031
-  Road
-  River
-  Greater Golden Horseshoe



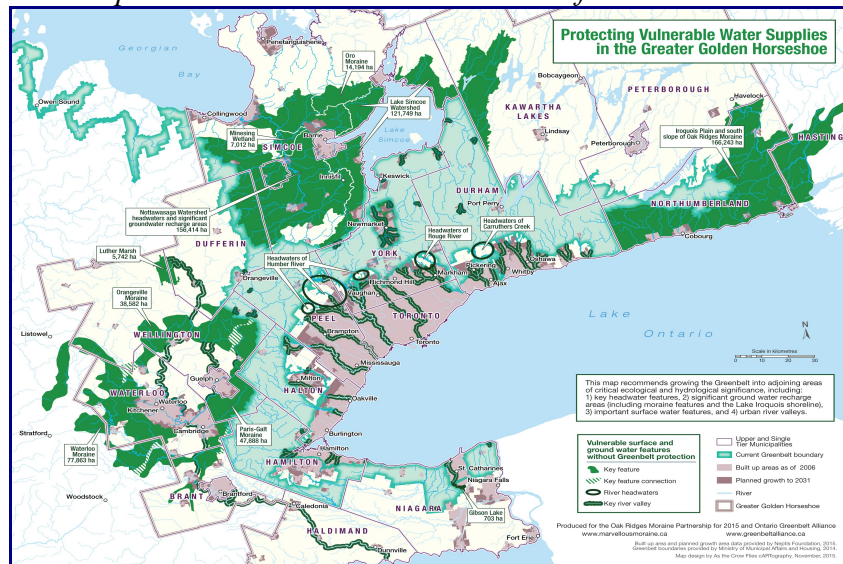
Protecting Vulnerable Water Supplies in the Greater Golden Horseshoe

Media Release

FOR IMMEDIATE RELEASE

Groups Call on Province to Grow the Greenbelt, Protect Water Supplies

Urban Sprawl Threatens 1.5 Million Acres of Critical Water Resources



Toronto -- Over 100 community groups, including the Oak Ridges Moraine Partnership and Ontario Greenbelt Alliance, are requesting that the provincial government grow the Greenbelt to protect 1.5 million acres of land containing vital water resources.

The ongoing Greenbelt Plan review represents a unique opportunity to permanently protect important headwaters, moraines, groundwater recharge areas and wetlands. These vital water systems supply clean drinking water directly to one million people and help provide a clean source of drinking water to millions more in the Greater Golden Horseshoe.

A recent report completed by the Conservation Authorities Moraine Coalition titled [2015 Report on the Environmental Health of the Oak Ridges Moraine and Adjacent Greenbelt Lands](#), concluded the Greenbelt Plan is effective in protecting watershed health.

“The Plan Review is an important opportunity to grow the Greenbelt to create a more resilient and connected natural landscape” says Caroline Schultz, Executive Director at Ontario Nature, “This is a one-shot deal. We must protect these highly vulnerable source water areas before they are gone.”

Under increasing pressure from development and urban sprawl, these local water features deliver \$3 billion annually in economic benefits by filtering and restoring groundwater supplies, ensuring healthy rivers and watersheds, and mitigating risks to downstream communities from flooding and extreme weather. The 1.5 million acres for Greenbelt expansion, identified by community groups, lie outside land already designated for urban development needed to accommodate population growth until 2041 and beyond.

“The Greenbelt needs to expand to give municipalities the help they need to plan for smart development,” says Tim Gray, Executive Director at Environmental Defence. “This map shows where that expansion should go.”

– 30 –

For media inquiries please contact.

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Naomi Carniol, Environmental Defence: 416-323-9521 ext. 258 (work) ncarniol@environmentaldefence.ca

The Oak Ridges Moraine Partnership is a coalition of Earthroots, EcoSpark, Ontario Nature and STORM. Our groups have been leading the charge to protect the Oak Ridges Moraine and important source water areas in the Greater Golden Horseshoe for more than 25 years.

The Ontario Greenbelt Alliance is a watchdog and defender of Ontario’s innovative Greenbelt. Our vision is to make the Greenbelt a valuable and permanent part of Ontario’s landscape. The Alliance is coordinated by [Environmental Defence](#).

Media Release

FOR IMMEDIATE RELEASE

Crombie report hits the mark: Protect Ontario's most vulnerable water resources



Environmental groups applaud Advisory Panel for strong stance on protecting the region's water

Toronto – Growing the Greenbelt into areas of critical ecological and hydrological significance were among key recommendations put forward by David Crombie, Chair of the Coordinated Land Use Planning Review Advisory Panel, this afternoon in their report “*Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015-2041.*”

“We are thrilled to see that the Crombie Panel has recommended additional lands be added to the Greenbelt, focusing on vulnerable source water areas,” reported Joyce Chau, executive director of EcoSpark. “Ontarians were loud and clear that the protection of our water and natural systems needed to be elevated in areas beyond the Oak Ridges Moraine and adjoining the Greenbelt.”

The report also highlights the untapped potential of the Greenbelt and Growth Plans to address climate change. “The Panel’s focus on climate change throughout this report is an important acknowledgement of what is possible with strong implementation of these plans,” says Caroline Schultz, executive director of Ontario Nature. “As we brace for extreme weather, flooding and droughts associated with climate change the enhancement of our natural systems is key to building resilience.”

The Panel’s recommendations will inform the Province’s next steps as they prepare policy amendments early next year. “We are urging the government to act quickly to grow the Greenbelt during this review,” says Josh Garfinkel, senior campaigner at Earthroots. “Growth pressures are building quickly and we can’t afford to sit idle.”

“We are indebted to David Crombie and members of the Advisory Panel as their advice will surely

move us towards a more sustainable future,” says Debbe Crandall, policy advisor for STORM. “Now is the time for the Province to be bold and make these recommendations a reality to protect our land, water and communities.”

– 30 –

For media inquiries please contact:

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joshuaw@ontarionature.org

The Oak Ridges Moraine Partnership is a coalition of [Earthroots](#), [EcoSpark](#), [Ontario Nature](#) and [Save the Oak Ridges Moraine \(STORM\) Coalition](#). Our groups have been leading the charge to protect the Oak Ridges Moraine and important source water areas in the Greater Golden Horseshoe for more than 25 years. For more information please visit www.marvellousmoraine.ca.

For more information on the Co-ordinated Land Use Planning Review and electronic copies of the report Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015-2041, click [here](#).

Photo credit: Oak Ridges Moraine Meadow Stream, credit: Jason Kalmbach c/o EcoSpark

Environmental groups hope to nearly double size of the Greenbelt

Proposal for a “Bluebelt” — which also guards waterways — would see 1.5 million acres added to the protected area, which is already the bigger than P.E.I.



LUCAS OLENIUK / TORONTO STAR Order this photo

The Little Rouge Creek winds through Rouge Park, which has been named a Canadian National Park.

By: [Alex Ballingall](#) News, Published on Thu Nov 05 2015

Greenbelt, meet “Bluebelt.”

That’s the vision of a collection of environmental groups that wants to almost double the size of the protected band of land around the Golden Horseshoe to include water systems such as the Oro Moraine and the Humber River headwaters.

The proposal calls for 1.5 million acres to be added to the 1.8 million-acre Greenbelt — already the biggest of its kind in the world — as the Liberal government continues a review of the protected zone that was mandated upon its creation 10 years ago.

Burkhard Mausberg, chief executive officer of the [Friends of the Greenbelt Foundation](#), said the proposal was created through consultations with conservation officers, scientists and environmental groups. It has been submitted to a provincial panel, headed by former Toronto mayor David Crombie, that is preparing recommendations for the future of the Greenbelt. A report is expected in the coming weeks.

“If we were to grow the Greenbelt,” Mausberg asked, “what should we look at? The uniform answer we got back was: Look at water resources. Look at drinking water sources, look at important

watersheds, look at coast lines, look at rivers. In essence, make the Greenbelt the ‘Bluebelt.’”



Yvonne Berg

Hikers walk along the Cedar Trail in Scarborough's Rouge Park. The 10,000-acre park has recently been named Canada's first urban national park.

That would mean expanding the protective zone past Kitchener-Waterloo to include the Paris-Galt, Waterloo and Orangeville Moraines of the Grand River Watershed, and north past Barrie to Collingwood to take up the Nottawasaga and Lake Simcoe watersheds. The proposal would then add Niagara Region's Gibson Lake and the Oak Ridges Moraine to the east along the shore of Lake Ontario. Urban river valleys such as the Don, Humber and Rouge would also be added.

The environmental groups, which include Ontario Nature, Earthroots, EcoSpark and STORM, contend these areas are “critical to a healthy agricultural industry and biodiversity in the region.” They argue that adding them to the Greenbelt would ensure the protection of clean drinking water sources from suburban sprawl in the GTHA.

“It's not a question of ‘hold the line or fight to defend what's there.’ If we're going to do this protection right and well, then we need to look at different areas,” said Caroline Schultz, executive director of [Ontario Nature](#).

“If we are going to protect water, which as we all know is incredibly important and incredibly precious and in short supply, then we need to do this on an expanded basis.”

The Greenbelt currently consists of lakes, wetlands, farmland, river valleys and forests, and is already larger than Prince Edward Island. It was created by Dalton McGuinty's Liberal government in 2005. The goal was to limit the spread of suburban development into rural Ontario farmland, protect environmentally sensitive areas and encourage density in metropolitan centres such as Toronto.

Drive to double the Greenbelt



• [City's rough streets getting a little easier for trees](#)



• [McGuinty's Greenbelt lands the prize: Hume](#)

In 2010, a study from the [Canadian Institute for Environmental Law and Policy](#) concluded that Ontario's Greenbelt has some of the strongest legal protections and political commitments when compared with other such zones in Europe, Australia and elsewhere in North America.

Critics of the plan have argued that the existence of the Greenbelt has contributed to higher housing prices. Between 2005 — when the Greenbelt was created — and 2014, housing prices jumped more than 65 per cent, according to the [Toronto Real Estate Board](#). As of September 2015, the average price of a single-family detached home in Toronto was \$852,800.

At Queen's Park this week, Progressive Conservative Leader Patrick Brown said that before the

Greenbelt is further expanded, the government needs to look at soaring housing prices.

“It’s a real worry that people can’t afford to buy a home today,” Brown said.

“Don’t get me wrong — everyone aspires for more green space ... but I think a conversation that we have to have is: How is this going to affect the pricing of the housing market?” he said. “If we reduce supply, ultimately that’s going to drive prices up.”

David Burnett, planning manager with the Toronto and Region Conservation Authority, agreed the Greenbelt may play a “small role” in rising GTHA housing prices, but argued there are many other factors involved. Schultz echoed Burnett and pointed to a joint [Royal Bank of Canada-Pembina Institute report](#) from 2013 that concluded there is “no evidence” the Greenbelt has restricted GTA housing development and contributed to rising home prices.

“It’s a convenient argument to make if you’re a developer and you feel like you’ll be limited,” Schultz said, “but that argument has been refuted. ... At this point we need the recognition that these areas are ultimately going to be protected.”

With files from Robert Benzie

Related:

[City’s rough streets getting a little easier for trees](#)

[McGuinty’s Greenbelt lands the prize: Hume](#)

**Wellington Water Watchers Calls on Province to
Grow the Greenbelt,
Protect Water Supplies**

Urban sprawl threatens 1.5 million acres of critical water resources

For immediate release

November 4, 2015

Toronto – Over 100 community groups, including Wellington Water Watchers, the Moraine Partnership and Ontario Greenbelt Alliance, are requesting that the provincial government grow the Greenbelt to protect 1.5 million acres of land containing vital water resources.

Locally, the Greenbelt Plan review represents a unique opportunity to permanently protect Wellington County (portions of Townships of North Wellington, Centre Wellington, Erin, Guelph/Eramosa including the City of Guelph, and North Dumfries) - important moraine headwater areas including Orangeville Moraine and Galt-Paris Moraine that supply clean drinking water directly to 171, 889 people.

A recent report completed by the Conservation Authorities Moraine Coalition titled [2015 Report on the Environmental Health of the Oak Ridges Moraine and Adjacent Greenbelt Lands](#), concluded the Greenbelt Plan is effective in protecting watershed health.

“The Greenbelt and Oak Ridges Moraine Plans have been successful at maintaining watershed conditions, including forest condition and surface/groundwater quality,” says Mike Nagy, Chair of WWW. “We believe that landscape connections through Wellington County, including our River Corridors, Orangeville Moraine and Galt-Paris Moraine will provide for a more comprehensive and regional protection of potable water resources, working lands and natural heritage systems.”

Under increasing pressure from urban sprawl and agricultural intensification, these local landscapes features filter and recharge local aquifers and mitigate the risk to downstream communities from flooding and extreme weather.

The approximately 2700 acres for Greenbelt expansion, identified by Wellington Water Watchers, lie outside land already designated for urban development needed to accommodate population growth until 2041 and beyond.

“Recently the City of Guelph implemented a Natural Heritage System,” commented Arlene Slocombe, Executive Director of WWW, “and although we applaud this initiative, we also need to keep our eye on the larger watershed perspective. Polling data consistently shows that Ontarians value the clean water benefits of the Greenbelt higher than any other benefit.”

###

About Wellington Water Watchers Founded in 2007, Wellington Water Watchers (WWW) is a volunteer-run, non-profit organization based in Guelph, Ontario. Committed to the protection of water resources and public education, WWW works to affect local water policy and protect water sources. WWW also sponsors and supports guest speakers, debates, and are active at bottled-water free community events.

For more information or to arrange an interview, please contact:

Arlene Slocombe
Executive Director, Wellington Water Watchers
wellingtonwaterwatchers@gmail.com
519-994-0270



COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Mark Paoli, Manager of Policy Planning
Date: Thursday, February 11, 2016
Subject: **OPA 98 Drinking Water Source Protection**

1.0 Background:

The *Clean Water Act*, 2006 introduced a new level of protection for Ontario's drinking water resources and new requirements for protecting vulnerable drinking water resources at-source. One requirement is that each Source Protection Area (based on watersheds) must produce a Source Protection Plan.

Source Protection Plans:

- contain policies that, when implemented, will protect drinking water sources from current and future threats;
- include timelines for when existing threat activities need to be in compliance with specific policies. These threats have been identified through technical and scientific work in Assessment Reports;
- must have policies that address "significant drinking water threats" and may contain policies which address "low" and "moderate" drinking water threats; and
- set out how the risk level of identified threats is to be reduced and how future threats will be avoided.

Section 40 of the *Clean Water Act* requires the County to amend its Official Plan to conform with the significant threat policies set out in the applicable Source Protection Plans. MHBC Planning Consultants were retained to do background research (key excerpts from the Background Report are in Attachment 'A') and to draft an Official Plan Amendment to address this requirement.

Part of the background work by MHBC Planning Consultants was to hold a workshop with local municipal planners to review specific options for the Official Plan Amendment and discuss general approaches to zoning.

2.0 Purpose of the Official Plan Amendment:

The purpose of Official Plan Amendment No. 98 (OPA 98) is to bring the County Official Plan into conformity with the relevant policies of the following Source Protection Plans as they apply to the County of Wellington:

- Credit Valley, Toronto and Region, and Central Lake Ontario (CTC);
- Grand River;
- Halton-Hamilton;
- Maitland Valley; and
- Saugeen, Grey Sauble, Northern Bruce Peninsula.

3.0 Main Policy and Map Schedule Changes:

In 2007, County Council adopted OPA 52 which added policies to protect drinking water sources and map schedules. The current map schedules and policies were based on groundwater studies that were completed in the mid-2000s. The policies and mapping in the Source Protection Plans supersede the current Official Plan and are, for the most part, less restrictive. The main changes in the Draft Official Plan Amendment are to:

- Delete the section on 'Well Head Protection Areas' and replace with new policies that would:
 - o Refer to the Source Protection Plans for policy direction on prohibition or regulation of activities through tools that lie outside of the *Planning Act* (example: Ministry of Environment Certificates of Approval);
 - o Identify the role of the Risk Management Official in the review of development applications under the *Planning Act*;
 - o Add specific land use planning policies where required by the individual Source Protection Plans (some but not all of the Source Protection Plans require specific land use planning policies to be added to the Official Plan);
 - o Add water quantity policies that apply to the Town of Erin and revise the Paris and Galt Moraines policy to recognize the new policies;
 - o Provide policies for private communal systems to continue the protection in the current Official Plan; and
 - o Update terminology and definitions.
- As shown in Attachment 'B', delete the current 'Well Head Protection Areas' on Schedules B1 through B7 and replace with 'Vulnerable Areas' shown in the Source Protection Plans which consist of Well Head Protection Areas, Issue Contributing Areas (areas that may contribute to an identified existing issue in a municipal well) and an Intake Protection Zone; and add a map as Appendix that shows the boundaries of the Source Protection Areas.

Some existing policies would be retained, including the requirement for disclosure reports for non-residential applications, and a number of monitoring and educational policies that are voluntary.

4.0 Conclusion:

Planning staff are satisfied that the proposed amendment is required to conform with Source Protection Plans, should be circulated to County departments, local municipalities, and commenting agencies, and that a Public Meeting should be held to get input on the proposed amendment.

The Draft of OPA 98 to be circulated and the full Background Report are posted online at:

<http://www.wellington.ca/en/business/Drinking-Water-Source-Protection-OPA-98.asp>

Recommendation:

That County Council adopts the following Resolution:

THAT County staff circulate Draft Official Plan Amendment No. 98 Drinking Water Source Protection and arrange a Public Meeting at an appropriate time.

Respectfully submitted,



Mark Paoli
Manager of Policy Planning

ATTACHMENT 'A'

MHBC Background Report Excerpts

ATTACHMENT 'B'

Draft OPA Schedules B1 through B7
and Appendix 4

BACKGROUND REPORT

SOURCE PROTECTION PLAN IMPLEMENTATION
OFFICIAL PLAN AMENDMENT

COUNTY OF WELLINGTON

Date:

January 2016

Prepared for:

County of Wellington

Prepared by:

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)

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Our File Y322H

1.0 INTRODUCTION

1.1 Purpose of this Project

The County of Wellington contains 14 municipal drinking water systems in the municipalities of the Town of Minto (Harriston, Palmerston, Minto Pines and Clifford); Township of Wellington North (Mount Forest and Arthur); Township of Mapleton (Drayton and Moorefield); Township of Centre Wellington (Elora and Fergus); Town of Erin (Hillsburgh, Bel-Erin and Erin); and Township of Guelph/Eramosa (Rockwood). These systems draw water from groundwater sources. A surface water intake is located on the Eramosa River in the Township of Puslinch, and serves the City of Guelph. These municipal well systems and surface water intake are protected by the policies contained in one of the following Source Protection Plans that apply to the County of Wellington:

- Grand River Source Protection Plan
- Saugeen Valley, Grey Sauble, Northern Bruce Peninsula ('Saugeen Valley') Source Protection Plan
- Halton- Hamilton Source Protection Plan
- Maitland Valley Source Protection Plan
- CTC (Credit Valley, Toronto and Region, Central Lake Ontario) Source Protection Plan

These Source Protection Plans (SPPs) also protect the municipal drinking water sources in neighbouring municipalities where the vulnerable areas associated with these sources extend into the County of Wellington.

In anticipation of approval of all Source Protection Plans by the Ministry of Climate Change by the end of 2015, the County of Wellington has initiated the preparation of a draft Official Plan policy framework that will implement the relevant source protection policies through an amendment to the County of Wellington Official Plan. In accordance with Section 40 of the *Clean Water Act, 2006 S.O 2006, c.22* (the '*Clean Water Act*') the County is required to amend its Official Plan to conform with all Source Protection Plans within five years of their approval. Similarly, the various municipalities in the County are required to amend their Zoning By-laws pursuant to Section 42 of the *Clean Water Act*.

In addition, and more importantly, Section 39 of the *Clean Water Act* requires that all decisions under the *Planning Act, 1990 R.S.O 1990 c.P.13* (the '*Planning Act*') and *Condominium Act, 1998 S.O 1998, c.19* (the '*Condominium Act*') made by County, Town and Township Councils conform with the significant threat policies as set out in the SPP as of an individual Plan's effective date, whether or not County and local planning documents are updated.

This report will provide the following:

- an overview of the SPP policies to be implemented through an amendment to the County of Wellington Official Plan;
- a review of the existing Water Resource Protection policy framework in the County Official Plan, and any zoning regulations existing in municipal zoning by-laws;
- a comparative analysis of County Official Plan and Source Protection Plan policies,
- a review of best practices from other municipalities that are currently implementing source protection policies through Official Plan and Zoning By-law Amendments;
- policy implementation options and recommendations, considering the findings of the comparative policy analysis and Best Practices review;
- an overview of the Area Municipal Workshop and the input received from local municipal planning representatives on the recommended policy implementation options; and
- considerations for the framework and content of the draft Official Plan Amendment, including a draft Official Plan Amendment for consideration by the County to serve as a basis for consultation with the public, local area municipalities, agencies, and neighbouring municipalities and Source Protection Authorities

1.2 Source Protection Background

The *Clean Water Act* introduced a new level of protection for Ontario's drinking water resources that establishes requirements for protecting drinking water resources at-source. The Act established roles and responsibilities for the Province, municipalities, and landowners in protecting drinking water resources for current and future generations.

Municipalities are a key partner in the Source Protection process and are represented on Source Protection Committees. Source Protection Committees lead the process of implementing the *Clean Water Act* through the preparation of the Assessment Reports and Source Protection Plans for the areas they represent. The County of Wellington is represented on the following Source Protection Committees:

- Lake Erie Source Protection Region
- Ausable Bayfield Maitland Valley Source Protection Region
- Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Region
- CTC Source Protection Region
- Halton-Hamilton Source Protection Region

The purpose of an Assessment Report is to identify drinking water threats within vulnerable areas, for example identification of Well Head Protection Areas (WHPAs). Following the completion of an Assessment Report, a Source Protection Plan is prepared by the Source Protection Committee which contains policies on significant threats. From a land use perspective, the policies put in place through the Source Protection Plan are to ensure that:

- an activity (or use) never becomes a significant drinking water threat; and
- if the activity (or use) is being engaged in, the activity (or use) ceases to be a significant drinking water threat.

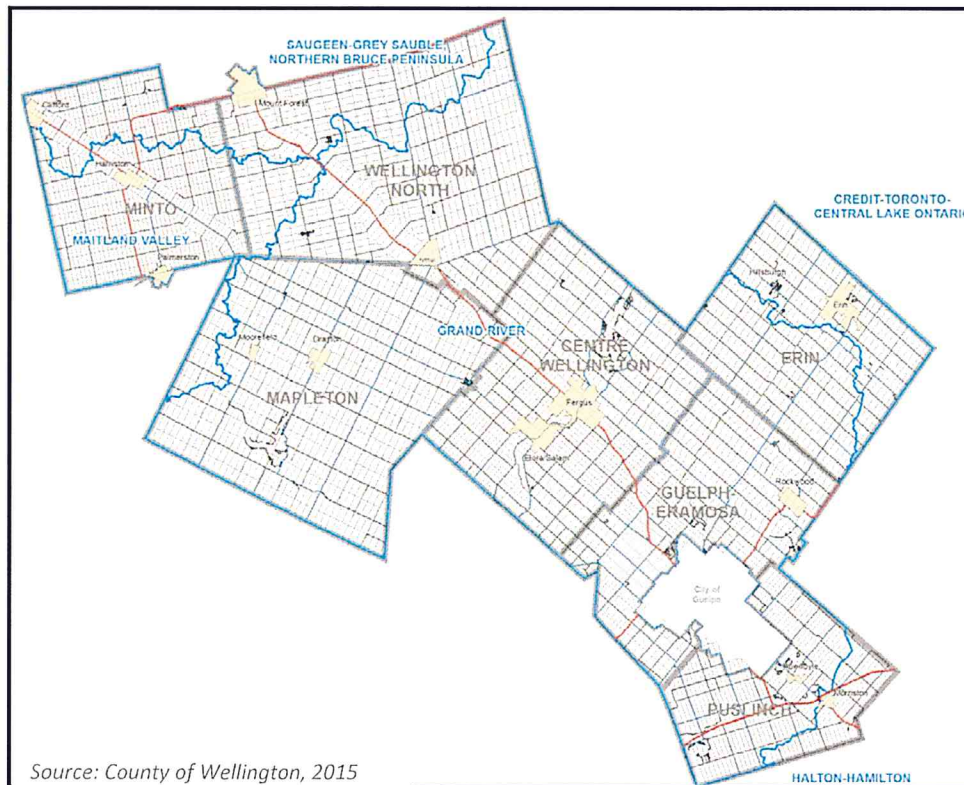
Table 1 outlines the status of the five Source Protection Plans applicable to Wellington County with respect to their approval by the Ministry of Environment and Climate Change and their respective effective dates.

Table 1: Status of Source Protection Plans in County of Wellington

Plan	Status
Grand River Source Protection Plan	Approved November 26, 2015 In effect July 1, 2016
Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Plan	Approved October 16, 2015 In effect July 1, 2016
Halton-Hamilton Source Protection Plan	Approved August 5, 2015 In effect December 31, 2015
Maitland Valley Source Protection Plan	Approved January 15, 2015 In effect April 1, 2015
CTC Source Protection Plan	Approved July 28, 2015 In effect December 31, 2015

1.3 Source Water Protection Plan Areas

The County of Wellington is located in a number of watersheds and as such is subject to the policies of the five source protection plans discussed above. The Source Protection Plan Areas as they apply to the County are illustrated in Figure 1 below.



Source: County of Wellington, 2015

Figure 1. Source Protection Plan Areas within the County of Wellington

4.0

THE OFFICIAL PLAN AND SOURCE PROTECTION PLANS – COMPARISON & ANALYSIS

In order to further understand how the policies of the applicable Source Protection Plans may be implemented through the Official Plan, a comparative analysis of the mapping and policies of the Source Protection Plan and Official Plan was undertaken to identify potential policy options, opportunities and issues. The analysis undertaken in this Section combined with the Best Practices Review undertaken in Section 5 of this report form the foundation for the policy options to implement the Source Protection Plan policies through the County Official Plan.

4.1 Mapping of Vulnerable Areas

4.1.1 Wellhead Protection Areas (WHPAs)

The Official Plan contains existing schedules of WHPAs based on time of travel and includes a sensitivity rating (Sensitivity 1, 2 or 3). WHPAs delineated in the Source Protection Plan are also based on time of travel. The most sensitive WHPA is defined as a 100 metre radius around the well. The comparison of the Official Plan and SPP approach to defining WHPAs is provided in Table 8 below.

Table 8. Comparison of WHPA Delineation – Wellington Official Plan & Source Protection Plans

County Official Plan	Source Protection Plans
0 to 2 year Time of Travel (WHPA 1)	100 metre radius (WHPA-A)
	2 year time of travel (WHPA-B)
2 to 25 year Time of Travel (WHPA 2 and WHPA 3)	5 year time of travel (WHPA-C)
	25 year time of travel (WHPA-D)
N/A	The zone in which a contaminant could travel, in two hours or less, from the surface water body to the well. (WHPA-E)

The WHPAs delineated through the Assessment Reports prepared for the five Source Protection Plan areas represent the most recent science with respect to source water protection. Given the different approaches to delineating WHPAs between the current County Official Plan and applicable Source Protection Plans, there may be areas of the County currently subject to WHPA policies of the Official Plan that will not be subject to the policies of the applicable Source Protection Plan. Conversely, areas of the County that are not currently subject to WHPA policies in the Official Plan may be subject to certain policies of the applicable Source Protection Plan.

Schedules B1 to B7 of the Official Plan will have to be updated to identify the limits of WHPAs as delineated in applicable Source Protection Plans.

4.1.1.1 WHPA Q1/Q2 and Paris Galt Moraine Policy Area

WHPAs associated with the protection of water quantity are not currently identified in Schedule B to the Official Plan. The Assessment Report for the Credit Valley Source Protection Area identified a WHPA-Q1/Q2 area that extends from an Acton municipal water supply well west into the Town of Erin. The WHPA-Q1 is the combined area that is the cone of influence of the well and the whole of the cones of influence of all other wells that intersect in that area. The WHPA-Q2 is the area of WHPA-Q1 and any area where a future reduction in recharge may have a measurable impact on the area. The CTC Source Protection Plan contains specific policies that apply to WHPA-Q1/Q2 areas and affect the Town of Erin.

Schedule B2 of the County Official Plan will need to identify the limits of the WHPA-Q1/Q2 area as it affects the Town of Erin.

4.1.2 Intake Protection Zones (IPZs)

Schedule B of the County Official Plan does not currently identify the location of surface water intakes within the County. The Official Plan does not contain specific policies related to the protection of these intakes. The Grand River Source Protection Plan identifies the Eramosa River Intake within the Township of Puslinch and contains policies to protect this municipal drinking water source. As such, Schedule B7 of the Official Plan will need to be updated to identify the limits and vulnerability of this vulnerable area.

Areas of Puslinch Township not previously subject to policies for the protection of water resources will now be subject to source protection policies.

4.1.3 Issues Contributing Areas (ICAs)

Issues Contributing Areas were identified and established as part of the scientific work undertaken in the preparation of Assessment Reports and as such are not contemplated in the current Schedules or policy framework of the Official Plan. ICAs include the limits of the entire WHPA and as such may include lands within the County that are currently not subject to specific groundwater protection policies of the Official Plan. Various ICAs identified within the County in applicable Source Protection Plans are associated with either TCEs, Nitrates, Sodium or Chloride, or a combination thereof. Therefore, activities that involve these substances may be prohibited or regulated through the Source Protection Plan.

Applicable Schedule B Schedules of the Official Plan will have to be updated to identify the location and limit of ICAs within the County as identified in the applicable Source Protection Plan.

4.2 Policies

4.2.1 *Prohibited/Restricted Land Uses vs. Activities*

The policies of the Official Plan and Source Protection Plan address land uses and drinking water threats differently – the Official Plan lists specific uses that are prohibited within WHPAs (note some uses are permitted in lower sensitivity WHPAs subject to Risk Assessments prescribed by the Plan), whereas the SPP prohibits uses and *activities* in certain WHPAs based on the degree of vulnerability of the WHPA.

Official Plans can regulate land *uses*, but not *activities*. A given land use may or may not be associated with a significant drinking water threat based on the nature of the proposed use, the details of the operation, and the activities associated with that operation. For example, a car dealership with a service bay that provides a rust-proofing service could be considered a significant threat depending upon its location within a WHPA and its associated vulnerability score. The car dealership and service bays (the use) may not be an issue; however, the activities within the use (i.e rust proofing/handling and storage of organic solvents) may be a significant drinking water threat. Therefore, to prohibit a land use that may or may not be associated with a significant drinking water threat activity, such as the car dealership described above, could be considered overly restrictive because the *use* is being prohibited whether or not a significant threat *activity* is being undertaken.

Aside from being overly restrictive, attempting to regulate all land uses that may be associated with a significant drinking water threat activity is not only an overwhelming task, but it is almost certainly a given that some uses would be missed. Although missed uses could be addressed through a catchall policy statement, the approach could create confusion for a property owner trying to determine whether policies apply to a particular land use or activity.

Furthermore, new drinking water threat uses and activities can be either prohibited or restricted in a single WHPA depending on the vulnerability score of the WHPA. For example, a specific use or activity could be prohibited within a WHPA-B with a vulnerability score of 10, but restricted within a WHPA-B with a vulnerability of 8. Threats that have these characteristics can result in interpretation issues with mapping vulnerable areas identified in the Source Protection Plans as WHPAs are currently mapped in the B Schedules of the Official Plan. Therefore, it is anticipated that new Official Plan Schedules to implement Source Protection Plan policies will have to delineate the extent of WHPAs and IPZs, as well as the associated vulnerability score.

As discussed previously in Section 2.4.2 of this report, the approach taken to restricting or prohibiting uses in vulnerable areas varies significantly between applicable source protection plans. Variations in policy approaches between the Source Protection Plans also result in conflicts for specific uses and activities as identified in the policy charts enclosed as Appendix 2 to this Report.

4.2.2 *Land Use Policies*

The Saugeen Valley, Halton-Hamilton, CTC, and Maitland Valley Source Protection Plans all contain land use policies that are to be implemented through amendments to the County Official Plan and local municipal Zoning By-laws. There are 23 policies in total. There are no land use policies in the Grand River Source Protection Plan.

As noted in Section 2.4.2 of this report, while some of the land use policies conflict between applicable SPPs, there are select policies in the Halton-Hamilton and CTC Source Protection Plans that could be applied across all source protection areas within the County as they are already established to some degree in the existing policy framework of the Official Plan. These policies are as follows:

Halton-Hamilton Source Protection Plan

"T-53-C/S b. To facilitate the effective implementation of policies for significant drinking water threats and assist in municipal decision-making, the City of Hamilton, the Region of Halton and the County of Wellington are requested to require a full disclosure report as part of a complete application under the Planning Act."

CTC Source Protection Plan

"SAL-3 3) Where the application of road salt to roads and parking lots would be a significant drinking water threat, the planning approval authority shall require a salt management plan, which includes a reduction in the future use of salt, as part of a complete application for development which includes new roads and parking lots where the application of road salt is significant...Such plans should include but not be limited to mitigation measures regarding design of parking lots, roadways, and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas; and directing stormwater discharge outside of vulnerable areas where possible."

Policy T-53-C/S b. builds upon and is reflective of existing policies in subsection 4.9.5.2 of the Official Plan that require the preparation of a disclosure report for Category B and C uses in WHPA 1, 2 and 3 areas. This policy is not necessarily restrictive and could be considered as enhancing or improving the existing policy framework in the interest of sourcewater protection.

Policy SAL-3 3) expands upon Subsection 9.9.9.1 'General Infrastructure Policies – Greenbelt Policies (Erin and Puslinch) of the Official Plan and more specifically 9.9.9.1 b) ii., which requires that planning, design and construction practices shall minimize wherever possible negative impacts and disturbance of the existing landscape caused by road salt application. Applying this policy County-wide within vulnerable areas would also build upon current approaches in the County with respect to salt management and road salt application. It is noted that other municipalities, such as the Region of Waterloo, require the submission of salt management plans as part of the review/approval of applications for new development, where applicable. Applying this policy across the County is not considered restrictive and would be considered an implementation of best practices in the interest of groundwater protection.

The County-wide application of select Source Protection Plan policies within vulnerable areas, such as those provided in the examples above, is further discussed in the context of policy implementation options in Section 6 of this Report.

4.2.3 Water Quantity Land Use Policies – Town of Erin

The CTC Source Protection Plan contains specific water quantity land use policies applicable to the WHPA-Q1/Q2 area that is located within the Town of Erin. These policies relate to activities within WHPA-Q1/Q2 that take water from an aquifer without returning the water to that aquifer ('DEM' policies), and to recharge reduction of the aquifer ('REC' policies). The land use policies of the CTC Source Protection Plan that apply within the WHPA-Q1/Q2 area relate to new or

amended Permits to Take Water (PTTW), settlement area expansions, Low Impact Development (LID) and water balance assessments.

Specifically, policy REC-1 requires new development on lands zoned low density residential and agricultural to incorporated Low Impact Development stormwater management practices. A water balance assessment is also required for site plan and subdivision applications for residential, commercial, industrial and institutional development that considers the implementation of Low Impact Development measures, among others, to ensure that recharge rates to the aquifer are maintained after development occurs.

Policy DEM-2 requires final approval for new development requiring a new or amended PTTW once the Ministry of Environment and Climate Change has determined that the proposed water taking will not become a significant drinking water threat.

As further illustrated in Figure 2), this vulnerable area overlaps in part with the Paris Galt Moraine Policy Area in the vicinity of Wellington Road 125, 4th Line, and the Halton Hills/Town of Erin municipal boundary. Therefore, the Paris Galt Moraine Policy Area policies of the Official Plan and WHPA-Q1/Q2 policies of the CTC Source Protection Plan also overlap in this area. Table 9 on the following page provides an analysis and comparison of the Paris Galt Moraine policies and large water taking policies of the Official Plan with the DEM-2 and REC-1 policies of the CTC Source Protection Plan (for reference, a full copy of the policies from the CTC Source Protection Plan are include in Appendix 4). Based on the analysis, the following is concluded:

- The WHPA-Q1/Q2 policies do not appear to conflict, and in most cases enhance, the Official Plan policy framework by requiring additional study to support new development within the vulnerable area;
- Policy REC-1 is more restrictive than Policy 4.9.7.2 with respect to study requirements for large scale development proposals within the Paris Galt Moraine Policy Area; and
- Policy REC-1 complements existing Official Plan policies related to large water users/takers.

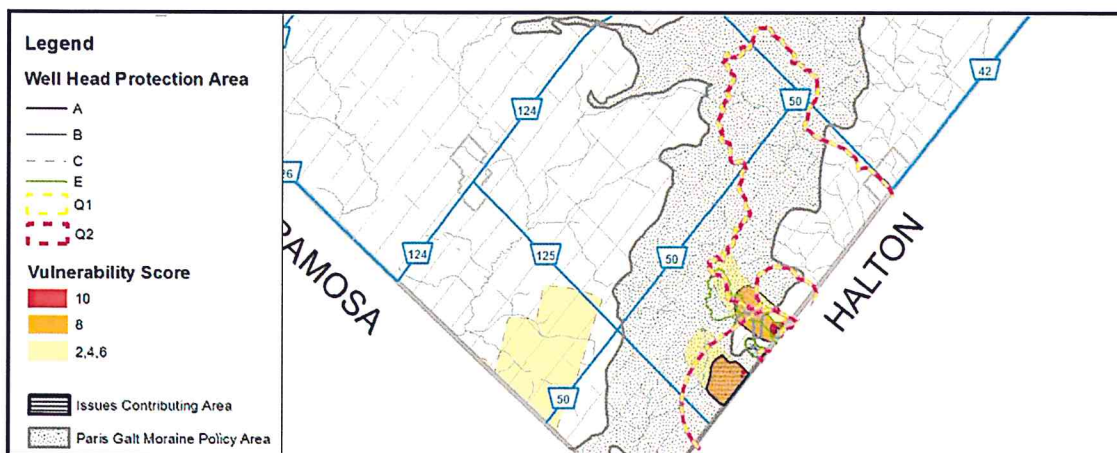


Figure 2. Overlap of WHPA-Q1/Q2 Areas with Paris Galt Moraine Policy Area

TABLE 9. Comparison of Official Plan Policies with CTC Q1/Q2 Water Quality Policies

Paris and Galt Moraine Policy Area (Policy 4.9.7)	CTC WHPA-Q1/Q2 Policy Comments
<p>Preamble The Paris and Galt Moraines are unique landforms. With their combination of soil types, numerous land surface depressions, and higher elevations relative to surrounding lands, they function as a support for hydrologic processes and features that influence groundwater and surface water resources at regional and local scales. These processes and features include:</p> <ul style="list-style-type: none"> • groundwater recharge; • groundwater storage; • surface water detention; • groundwater potential; • baseflow to streams; • springs; and • watershed divides for groundwater and surface water <p>On the moraines, and in catchment areas influenced by the moraines, there are coldwater fisheries, wetlands, private wells, farms, industrial and commercial businesses, mineral aggregate operations, and municipal water supplies that rely, either directly or indirectly, on these moraine processes and features.</p>	<p>The preamble does not conflict with CTC Q1/Q2 policies and instead could be considered complimentary.</p> <p>Additional text identifying the WHPA-Q1/Q2 Area within the Policy Area should be considered and include a discussion of how the SPP relates to this broader, established policy area.</p>
<p>4.9.7.1 Objectives The Paris and Galt Moraine policies are intended to:</p> <ul style="list-style-type: none"> • protect moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water resources; and • promote stewardship activities on the moraines that maintain, restore or enhance groundwater and surface water resources. 	<p>Do not appear to conflict with CTC policies – objectives of this policy framework are similar to that of source protection and in particular Q1/Q2 policies.</p>

<p>4.9.7.2 Policy Direction</p> <p>On lands in the Paris and Galt Moraines Policy Area on Schedule 'B' that lie outside of Wellhead Protection Areas, the following shall apply:</p> <p>a) Large scale development proposals including intensive recreation, mineral aggregate operations, new rural employment area designations, and urban boundary expansions will be required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced;</p>	<p>CTC Policy DEM-2 permits:</p> <ul style="list-style-type: none"> • new development only if the development does not require a new or amended Permit to Take Water (PTTW) • final approval of new development that requires a new or amended PTTW once the MOECC has determined the proposed taking will not become a significant drinking water quantity threat <p>CTC Policy DEM-2 also outlines criteria to be met through the municipal comprehensive review process when examining settlement area boundary expansions. Given the location of the WHPA-Q1/Q2, this policy should not have any bearing on any settlement area expansions within the County.</p> <p>CTC Policy REC-1 requires site plan and subdivision applications for new residential, commercial, industrial and institutional uses include a water balance assessment that addresses specific requirements outlined in the policy framework. New development on lands zoned low density residential (excluding subdivisions) or zoned Agricultural must implement BMP's such as 'Low Impact Development' (LID) practices.</p> <p>CTC Policy REC-1 also provides for the approval of settlement area expansions through a municipal comprehensive review only where it has been demonstrated that recharge functions will be maintained on lands designated significant groundwater recharge areas within Q2.</p> <p>CTC Policies DEM-2 and REC-1 do not appear to conflict with 4.9.7.2 and instead further specifies the requirements for water taking uses and boundary expansions.</p>
<p>b) Small scale developments that do not rely on significant site alterations will not normally be required to demonstrate protection of the moraines. Where planning approvals for small scale developments are needed, best practices for alteration will be required to reduce or eliminate cut and fill activities that would fill in land surface depressions.</p>	<p>CTC Policy REC-1 requires site plan and subdivision applications for new residential, commercial, industrial and institutional uses include a water balance assessment that addresses specific requirements outlined in the policy framework. New development on lands zoned low density residential (excluding subdivisions) or zoned agricultural must implement BMP's such as LID practices. This is more restrictive than County policy.</p>

<p>c) Agriculture is a major activity on the moraines and is an accepted and supported use of land. The County will encourage best practices for agriculture by developing and supporting stewardship programs.</p>	<p>CTC Policy REC-1 requires new development on lands zoned Agricultural to implement best management practices such as LID with the goal to maintain predevelopment recharge.</p>
<p>Large-Scale Development on Private Communal or Individual On-Site Water Services (Policy 4.9.5.4)</p>	<p>CTC WHPA-Q1 Policy Comments</p>
<p>New large-scale developments on private communal or individual on-site water supply shall be required to demonstrate to the satisfaction of the County and the local municipality that adequate water supply is available and that the proposed water taking will not interfere with existing or future municipal water supply and private wells. New large-scale development shall also be required to provide a scoped water budget and water conservation plan for the subject property and adjacent lands and include:</p> <ul style="list-style-type: none"> • characterization groundwater and surface water flow systems; • identification of availability, quantity and quality of water sources; • development of a water-use profile and forecast; • determination of a water budget; and • identification of water conservation measures. <p>Where the supporting information demonstrates acceptable water use in accordance with the objectives of the Plan, the County may consider such proposal to be in conformity with this Plan. Development approval shall be conditional upon the implementation of water conservation measures recommended through the development review and consultation process, as appropriate. Implementation of such measures will be through conditions of subdivision, land severance or site plan control or other legislated means.</p>	<p>CTC Policy DEM-2 permits:</p> <ul style="list-style-type: none"> • new development only if the development does not require a new or amended Permit to Take Water (PTTW) • final approval of new development that requires a new or amended PTTW once the MOECC has determined the proposed taking will not become a significant drinking water quantity threat <p>CTC Policy REC-1 requires that all site plans and subdivision applications for new residential, commercial, industrial and institutional uses provide a water balance assessment for the proposed development to the satisfaction of the municipality. The water balance assessment is to address a number of requirements set out in the Source Protection Plan.</p> <p>CTC Policies DEM-2 and REC-1 do not appear to conflict with 4.9.5.4 and instead complement and further specify the requirements for large water-taking uses.</p>

4.2.4 Communal Well Policies

Source Protection Plans only address municipal well and surface intake systems, whereas the existing WHPA policy framework of the County Official Plan applies to both municipal and certain communal well heads identified on Schedule B to the Official Plan. Updating Official Plan Schedules to reflect the mapping of vulnerable areas in the applicable SPPs would result in removing communal well systems from the Schedules.

Communal well systems, although privately owned and operated, supply drinking water to a number of residents within the County and should continue to be afforded a level of protection as they are currently in the Official Plan. The delineation of certain communal well WHPAs in the current Official Plan is based on the findings and conclusions of the County's 2006 Groundwater Protection Study, undertaken by Golder and Associates. WHPAs 1 and 2 as currently delineated in the Official Plan represent the 0 to 2 year time-of-travel and 2 to 25 year time of travel (high vulnerability) for communal wells. Source Protection Plans delineate the limit of the 0 to 2 year time of travel for wellheads (WHPA-B) and contain significant threat policies to protect these areas, indicating that similar areas for non-municipal water supply sources should also be protected.

There is nothing preventing the continued protection of certain communal well systems that are identified in the Official Plan. In fact, Policy 2.2.1 e) of the Provincial Policy Statement, 2014 directs that planning authorities shall protect, improve and restore the quality and quantity of water by implementing necessary restrictions on development and site alteration to protect sensitive groundwater features. The continued protection of certain communal well systems through the draft Official Plan Amendment is recommended as there is precedent to do so in the current Official Plan and the protection of water sources is consistent with Provincial Policy.

6.0

POLICY IMPLEMENTATION OPTIONS & RECOMMENDATIONS

Based on the review and analysis undertaken in this report, a number of SPP policy implementation options and considerations were developed for review by County and local area Municipal planning staff. The following provides an overview of the policy implementation options analyzed and discussed prior to the preparation of the draft Official Plan Amendment.

6.1 Section 57 and 58 Policies

Considering the current policy approach to prohibiting and restricting uses in the County of Wellington Official Plan and the range of approaches in individual Source Protection Plans with respect to prohibiting or restricting significant drinking water threat activities, the following policy implementation options were identified:

Option 1. Prohibit all uses associated with significant drinking water threat activities through the OP policy framework. This approach attempts to mimic the current OP policy framework which identifies prohibited uses in WHPAs and would require developing a comprehensive list of uses that would be captured under the prescribed significant drinking water threats. The challenge with preparing such a list is that almost certainly some uses would be missed. A notwithstanding clause would need to be included in the policy framework in the event a use associated with a prescribed significant drinking water threat is missed. Another challenge is that a given land use may or may not be associated with a threat based on the nature of the use, the details of the operation, and the activities associated with the operation. Therefore, to prohibit a land use that may or may not be associated with a threat activity could be considered overly restrictive because the use is being prohibited whether or not a significant threat activity is being undertaken in a specific case.

Given discrepancies with respect to prohibitions for some threat activities between SPPs in vulnerable areas as shown in the attached charts, the following sub-approaches could be considered

- i. Take a 'majority rules' approach – establish prohibitions through OP policies for threats in some SPP areas where only an RMP is required. This is the most restrictive approach. The challenge under this scenario is that the County's policies may be more restrictive than the SPPs.
- ii. Prohibit as required within individual SPPs.

The Best Practices Review contained in Section 5 of this report did not reveal any municipality that is taking this approach through their draft Official Plan Amendments to implement the applicable Source Protection Plan(s).

Option 2. Prohibit or require RMPs for those threat activities where the prohibition or RMP requirement is consistent between all SPPs that apply within the County of Wellington (i.e the storage and handling of snow). In this option, the policy framework would expressly prohibit or require Risk Management Plans for those drinking water threat activities where the prohibition or restriction is consistent between all Source Protection Plans. For the remaining threat activities where the prohibition or restriction approach is inconsistent between Source Protection Plans, they could be addressed by a more general policy framework, similar to that outlined in Option 3 below. Note that the challenges associated with capturing all land uses associated with prescribed drinking water threat activities, as outlined in Option 1 above, will also apply to this Option.

Niagara Region takes this approach in their draft implementing Official Plan Amendment framework. Policies of the draft Amendment are a direct implementation of Source Protection Plan policies and address both prohibited activities and those activities requiring a risk management plan.

Option 3. Establish a general policy that defers determination as to whether a land use is restricted or prohibited to the RMO. This approach involves listing the prescribed significant drinking water threat activities and outlining the process requirements for the RMP review and its relationship to the planning application process. The Section 59 Notice to Proceed could be identified as a requirement prior to an application being deemed complete.

The Town of Innisfil and Town of Midland take this approach in their draft implementing Official Plan Amendments.

Option 4. Establish 'notwithstanding' policies and defer/refer directly to relevant SPP (in addition to the Option 3 approach). In addition to Option 3, a notwithstanding policy could be added to address both prohibited and restricted uses. An additional policy statement would direct plan readers to the appropriate SPP based on geographic location (such as through an Official Plan Schedule). Notwithstanding policies could read as follows:

"Notwithstanding the land uses permitted by the underlying land use designation in this Plan, permitted land uses that involve a significant drinking water threat within a vulnerable area identified in Schedule XX to this Plan may be either prohibited or regulated by the applicable Source Protection Plan."

This approach is taken in the policy framework of the County of Lennox & Addington Draft Official Plan. The County is an upper-tier municipality that is subject to three different Source Protection Plans.

6.1.1 Preferred Approach

Option 4 – direct deferral to the applicable source protection plan – was preliminarily identified as potentially the most desirable option for addressing Section 57 and 58 policies of individual Source Protection Plans. This recommendation considers the following:

- Complexities associated with implementing Options 1 and 2, including challenges associated with identifying, defining and capturing all land uses associated with the prescribed drinking water threats.
- Significant discrepancies and inconsistencies between the policy approach and scope of individual Source Protection Plans, including the prohibition or restriction of drinking water threat activities within vulnerable areas, variations in policy tools to prohibit certain uses and activities, and the conditions or circumstances under which a certain activity may be prohibited and restricted.
- Option 3 can be addressed through existing development review and approval processes. The process outlined in Option 3 could be outlined in the Official Plan policy framework or addressed through the existing development processes of the County and area municipalities, including preconsultation requirements, and does not necessarily need to be outlined in the Official Plan. However, implementing Option 3 may improve understanding of the review process by the Risk Management Official for readers and users of the Official Plan.
- Implementation responsibilities under the *Clean Water Act*. Municipalities are required to amend Official Plans to conform with the significant threat policies of the Source Protection Plan. Deferring to the applicable Source Protection Plan within the policy framework of the Official Plan accomplishes this.
- Maintains integrity of existing Official Plan policy framework by retaining existing general policies with respect to ground and surface water protection outside of vulnerable areas identified in the applicable Source Protection Plans.
- Encourages straightforward implementation of Source Protection Plan Section 57 and 58 policies by deferring directly to the appropriate Source Protection Plan instead of translating or repeating policy in the Official Plan policy framework.

6.2 Land Use Policies

6.2.1 Water Quality Land Use Policies

A number of options to implement the applicable source protection plan water quality land use policies have been identified and address the following:

- The application of land use policies; and
- The implementation of land use policies within the County.

The following implementation options for the draft Official Plan Amendment were identified through the policy analysis:

- Option 1. Implement select policies County-wide.** The yellow-highlighted policies identified on the Land Use Policy Chart enclosed in Appendix 3 and previously earlier in this report may be appropriate to implement across the County given they are already established to some degree in the existing Official Plan policy framework. These policies are not necessarily restrictive and may be considered an ‘improvement’ over existing practices within the County in the interest of source water protection.

Option 2. Implement SPP-specific policies based on municipal boundaries. The boundaries of the SPPs coincide somewhat in a manner that is consistent with the boundaries of individual area municipalities of the County. As such, a policy option to implement the individual SPP land use policies would be to apply them to the appropriate area municipality as follows:

- Town of Erin (CTC)
- Town of Minto – Harriston and Palmerston Wells (Maitland)
- Town of Minto – Clifford Wells and Minto Pines/Township of North Wellington – Mount Forest Wells (Saugeen Valley)
- Township of Mapleton (Grand)
- Township of Puslinch (Grand & Halton-Hamilton)
- Township of Guelph/Eramosa (Grand)
- Township of North Wellington – Arthur Wells (Grand)

Option 3. Implement SPP-specific policies based on source protection area boundaries. To ensure clarity in the implementation of these policies in the OP policy framework, a schedule to the Official Plan can be added through the amendment process that delineates source protection area boundaries in relation to municipal boundaries. This schedule can then be referenced in the protection area-specific policies of the Official Plan.

6.2.1.1 Preferred Approach

Option 3 – implementing SPP-specific policies based on source protection area boundaries – was preliminarily identified as the most desirable option for addressing water quality land use policies of individual source protection plans. This recommendation considers the following:

- **Strength of existing Official Plan policy framework.** The existing policy framework of the Official Plan provides a general policy framework that protects surface and groundwater resources and affords additional protection to WHPAs. If retained, the policy framework would still apply to land uses outside of vulnerable areas
- **Implementation responsibilities under the *Clean Water Act*.** Municipalities are required to amend Official Plans to conform with the significant threat policies of the Source Protection Plan. There is no requirement for implementing source protection policies beyond the scope of individual Source Protection Plans.
- **Direct Implementation of the applicable Source Protection Plan.** Applying land use policies to Source Protection Areas instead of municipal boundaries ensures the direct implementation of source protection policies for existing and future municipal water supply sources. Deferring to the applicable Source Protection Plan within the policy framework of the Official Plan accomplishes this.
- **Conflicts between Source Protection Plan Policies.** Some land use policies between source protection plans conflict with each other as outlined in Appendix 3 to this report. Direct implementation of land use policies on a Source Protection Plan Area basis ensures policy conflicts are avoided within different areas of Wellington County.
- **The number and scope of SPP policies that apply to individual source protection areas (i.e. CTC vs. Grand Source Protection Areas).** There are no specific land use policies that are to apply to the portion of the County within the Grand Source Protection Plan Area,

which applies to the greatest land area within the County of Wellington. Conversely, the CTC Source Protection Plan contains 18 land use policies that apply only to a portion of the Town of Erin. Direct implementation of land use policies ensures that policies are not more restrictive than required by individual Source Protection Plans in a given Source Protection Plan Area.

Consideration should be given to implementing Option 1 with respect to requiring the submission of a Disclosure Report as part of a complete application within all vulnerable areas identified in the County. The submission of a Disclosure Report within WHPAs is already required by the Official Plan. Under Section 4.9.5.2 of the Official Plan, Disclosure Reports are to outline the type of risk activities being undertaken, including chemical uses, quantities, types, storage, handling, disposal, and other matters. Disclosure Reports are also required to outline the proposed management programs associated with the use of chemicals at the site, including risk management/reduction measures, emergency response plans, employee awareness training, best management practices and monitoring programs.

The submission of a Disclosure Report in WHPAs is required by the land use policies of the Halton-Hamilton SPP and therefore applies to the WHPA-C area in the Township of Puslinch extending from a wellhead in the neighbouring municipality. Extending this land use policy to all vulnerable areas in the County builds on existing Official Plan policy and would provide the County's Risk Management Official will additional information upon which to evaluate development applications in vulnerable areas.

6.2.2 Water Quantity Land Use Policies – Town of Erin

Considering the overlap between the Paris Galt Moraine Policy Area of the Official Plan and the WHPA-Q1-Q2 area identified in the CTC Source Protection Plan and the relationship between the two policy frameworks of these Plans as previously discussed in Section 4.2.3 of this report, there are two options with respect to implementing the Q1/Q2 Water Quantity land use policies.

- Option 1.** Apply the Q1/Q2 policies across the WHPA Q1/Q2 and the Paris Galt Moraine Policy Area. The policies of the CTC Source Protection Plan generally complement and enhance the existing policy framework, with the exception of Policy 4.9.7.2, where the Q1/Q2 policies are more restrictive. This would require modifications to Section 4.9.7 and Policy 4.9.5.4 of the Wellington County Official Plan through the Source Protection Plan implementing OPA.
- Option 2.** Limit the application of the Q1/Q2 land use policies to the extent of the WHPA Q1/Q2. The addition of a 'notwithstanding' clause to the policy framework of Section 4.9.7 would be sufficient to defer reference to the Q1/Q2 land use policies for the WHPA-Q1/Q2 area within and outside of the Paris Galt Moraine Policy Area. The Official Plan schedule will need to be updated to delineate the WHPA-Q1/Q2 area in the Town of Erin.

6.2.2.1 Preferred Approach

Option 2 – limiting the application of land use policies to the WHPA-Q1/Q2 – is the most desirable option for implementing the Q1/Q2 land use policies of the CTC Source Protection Plan. This recommendation considers the direction from County and local are Municipal Staff with respect to the preferred approach to implementing the Section 57 and 58 and the land use

policies of all applicable Source Protection Plans within the County of Wellington, the restrictiveness of the REC-1 policy with respect to the existing Paris Galt Moraine Policy Area framework of the County Official Plan, and the adequacy of the existing Official Plan policy framework.

6.3 Existing Communal Well Policies

Maintaining a policy framework for the protection of communal well systems identified in the Official Plan is recommended. Currently, the policies applying to municipal WHPAs apply to the communal WHPAs identified in the Official Plan. Considering the availability of updated technical information and requirements of the *Clean Water Act*, the following options are available:

- Option 1.** Retain existing WHPA policy framework in Official Plan, including prohibitions and restrictions, applying only to communal well systems identified in Schedule B. This option would involve the mapping of communal well WHPAs differently from other vulnerable areas (i.e. different colour scheme) and retaining and applying the policy framework of subsections 4.9.5.1 (Land Use Risk Categories) and 4.9.5.5 (Use Restrictions and Study Requirements within WHPAs for Category A, B and C Uses) to these areas.
- Option 2.** Update mapping of communal well system WHPAs with updated technical information and apply Section 57 and 58 policies of the applicable Source Protection Plan to these areas. This option involves updating the communal well WHPA mapping in the Official Plan with the available updated technical information and sensitivity ratings, and deferring to the Risk Management Official to determine whether a use is prohibited or restricted in accordance with the *Clean Water Act* and Section 57 and 58 policies of the applicable SPP.
- Option 3.** Retain existing Official Plan mapping for most vulnerable areas associated with Communal Well systems and create a special policy for these areas, drawing from applicable SPPs and the Official Plan. This option involves retaining the WHPA 1 and 2 mapping and creating a “made in Wellington” policy framework that utilizes the policies of the applicable SPP that affords the greatest level of protection for the most vulnerable parts of the Communal WHPAs while retaining elements of existing Official Plan policy with respect to study requirements within WHPAs. This option would be less restrictive than the policies of the Official Plan while affording protection to these drinking water sources without relying on the policies of the Source Protection Plan, which are intended to only address municipal well and surface intake systems.

6.3.1 Preferred Approach

Option 3 is recommended for extending protection to communal well WHPAs that are currently identified in the Official Plan. Considerations for a hybrid policy framework based on this implementation option include the following:

- Establishing the policy framework as a ‘Communal Well Policy Area’. Given discrepancies between the delineation and vulnerability scoring between the Official Plan and Source Protection Plans, the WHPA 1 and 2 mapping of the Official Plan should remain applicable, as it represents the most vulnerable areas of the wellhead,

but be referred to as a 'Policy Area' to differentiate the communal wells from the vulnerable areas of the Source Protection Plans and their respective policy frameworks.

- **Prohibit certain land uses within 100 metres of the communal well.** The 100 metre radius (WHPA-A) is the most vulnerable portion of a WHPA identified in the Assessment Reports under the *Clean Water Act*. Source Protection Plans applicable to the County prohibit the greatest number of land uses and activities in this area under Section 57 of the *Clean Water Act*. The communal wells within Puslinch are located within the Grand River SPP area. Therefore, consideration should be given to prohibiting those land uses that are prohibited in WHPA-A areas of the Grand River SPP within 100 metres of communal wells to afford a similar level of protection to these systems.
- **Retain and apply study requirements (i.e. Disclosure Report and Hydrogeological Assessments) of existing OP policy framework for communal well systems.** Carrying forward and modifying (as required) the policy framework of the existing Official Plan regarding disclosure reports and hydrogeological assessments retains the existing level of protection and evaluation for these systems that is currently provided in the Official Plan when combined with prohibiting land uses in the most vulnerable areas.
- **Defer review of development applications in the Policy Area to the Risk Management Official.** Deferring review to the Risk Management Official for communal wells ensures that the land use planning and source protection planning process remains coordinated for communal wells as it will be for municipal well drinking water sources. It is noted that a need for a Section 59 Notice under the *Clean Water Act* cannot be applied to communal wells, however there is nothing to prevent the Risk Management Official from reviewing applications in this area.

6.4 Considerations for Official Plan Amendment Framework

Based on the recommended policy option approaches, the proposed framework for the implementing Official Plan Amendment would:

- Defer/refer directly to the relevant Source Protection Plan where applicable;
- Establish new policies that set out the land use policies for specific Source Protection Areas;
- Establish new policies that set out the water quantity policies applicable to the Town of Erin;
- Update existing Official Plan Schedules to reflect Source Protection Plan mapping;
- Modify other policies within Section 4.9 – Water Resources (i.e. the description and delineation of WHPAs, IPZs, and ICAs, and associated vulnerability scores);
- Modify other/related policies of the Official Plan outside of Section 4.9 to reference the Source Protection Plan; and
- Address/update communal well policies.

6.5 Local Area Municipality Workshop

A workshop was held with planning staff from all local area municipalities on the morning of Monday, June 15th, 2015 to discuss the analysis and recommended policy options contained in this report. The primary purpose of the workshop was to obtain input from the local area municipalities on the recommended policy implementation options and comments on the general proposed approach to the content of the draft Official Plan Amendment.

The range of policy options were presented and discussed with local area municipal staff and general agreement was expressed for the recommended policy approaches outlined in this report. As such, no changes to the considerations for the Official Plan Amendment, as outlined in Section 6.4 above, were made.

Where Significant Drinking Water Threat Policies Apply

Significant Drinking Water Threat Policy Categories	Vulnerability Scores on Map		
	10	8	2,4,6
1. Waste Disposal			
2. Sewage Systems			
3, 4. Agricultural Source Material			
6, 7. Non-Agricultural Source Material*			
8, 9. Commercial Fertilizer*			
10, 11. Pesticide			
12, 13. Road Salt*			
14. Storage of Snow			
15. Fuel			
16. DNAPLs			
17. Organic Solvents			
18. Aircraft De-icing			
21. Livestock Area			
Local Oil Pipelines Threat			

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

*Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.

Significant Drinking Water Threat Policy Categories	Identified Issue			
	Chloride	Nitrate	Sodium	TCE
1. Waste Disposal				
2. Sewage Systems	✓	✓	✓	✓
3, 4. Agricultural Source Material		✓		
6, 7. Non-Agricultural Source Material		✓		
8, 9. Commercial Fertilizer		✓		
12, 13. Road Salt	✓		✓	
14. Storage of Snow	✓	✓	✓	
16. DNAPLs				✓
21. Livestock Area		✓		

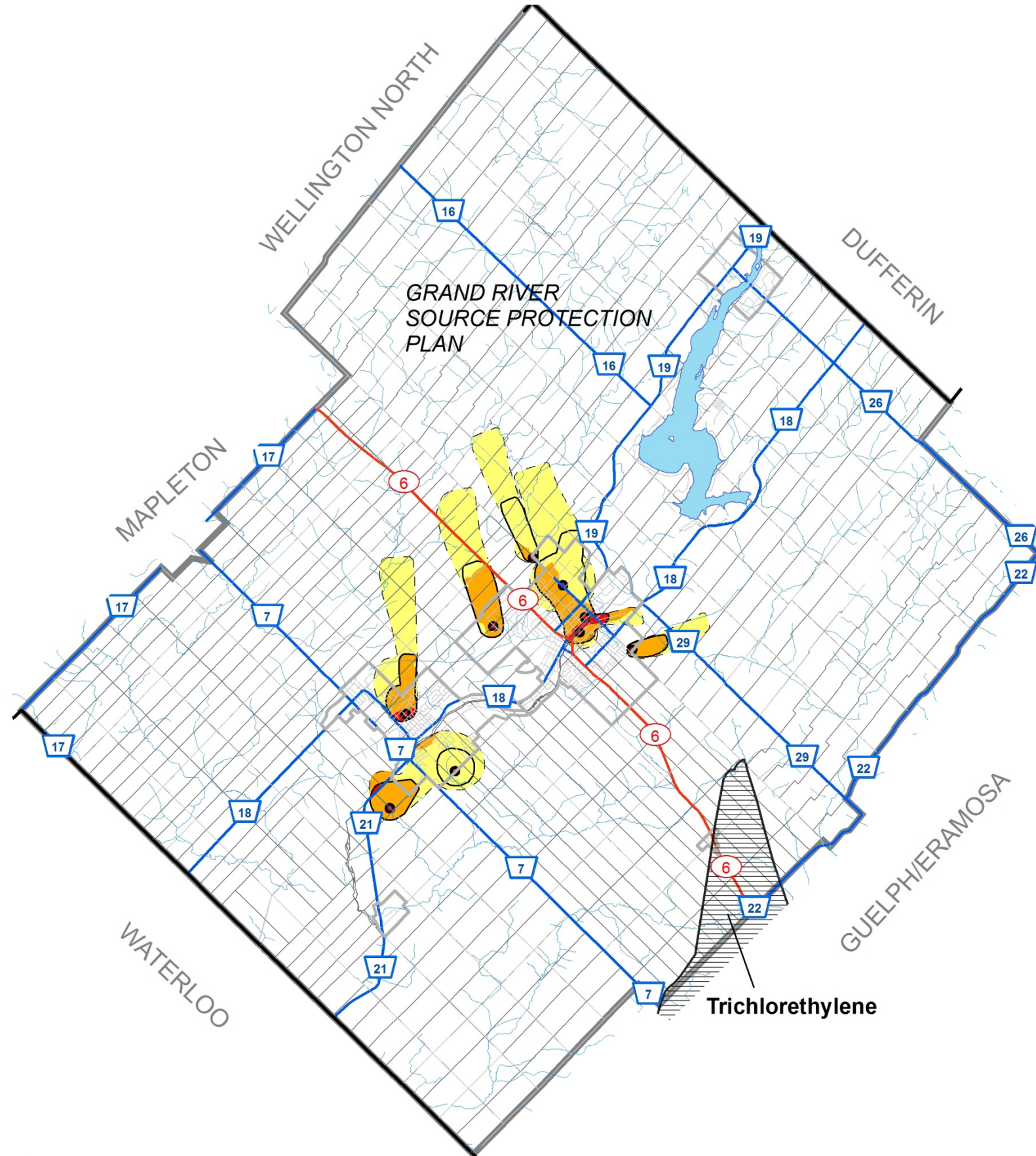
Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT) in the Issues Contributing Area(s) shown on this map. For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

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Sources:
County of Wellington, 2016.
Ministry of Natural Resources, 2016.

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Document Path: F:\GIS\Projects\Official Plan\Official Plan Schedules and Mapping\Schedule B-1_Centre Wellington_DRAFT.mxd



VULNERABLE AREAS

Schedule B1

Centre Wellington Township



Legend

Source Protection Plan Boundary

Well Head Protection Area

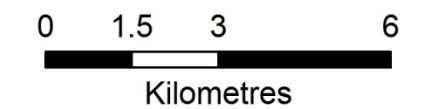
- A
- B
- - - C

Vulnerability Score

- 10
- 8
- 2,4,6

Issues Contributing Area

NOTE: These areas can be viewed in greater detail at: <http://www.wellington.ca/en/discover/maps.asp> Click on the "Sourcewater Protection" button.



CIRCULATION DRAFT

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Where Significant Drinking Water Threat Policies Apply

Significant Drinking Water Threat Policy Categories	Vulnerability Scores on Map		
	10	8	2,4,6
1. Waste Disposal			
2. Sewage Systems			
3, 4. Agricultural Source Material			
6, 7. Non-Agricultural Source Material*			
8, 9. Commercial Fertilizer*			
10, 11. Pesticide			
12, 13. Road Salt*			
14. Storage of Snow			
15. Fuel			
16. DNAPLs			
17. Organic Solvents			
18. Aircraft De-icing			
21. Livestock Area			
Local Oil Pipelines Threat			
Water Quantity Threats	Q1 / Q2		
19. An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body.			✓
20. An activity that reduces the recharge of an aquifer.			✓

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

*Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.

Significant Drinking Water Threat Policy Categories	Identified Issue			
	Chloride	Nitrate	Sodium	TCE
1. Waste Disposal		✓		✓
2. Sewage Systems	✓	✓	✓	✓
3, 4. Agricultural Source Material		✓		
6, 7. Non-Agricultural Source Material		✓		
8, 9. Commercial Fertilizer		✓		
12, 13. Road Salt	✓		✓	
14. Storage of Snow	✓	✓	✓	
15. DNAPLs				✓
21. Livestock Area		✓		

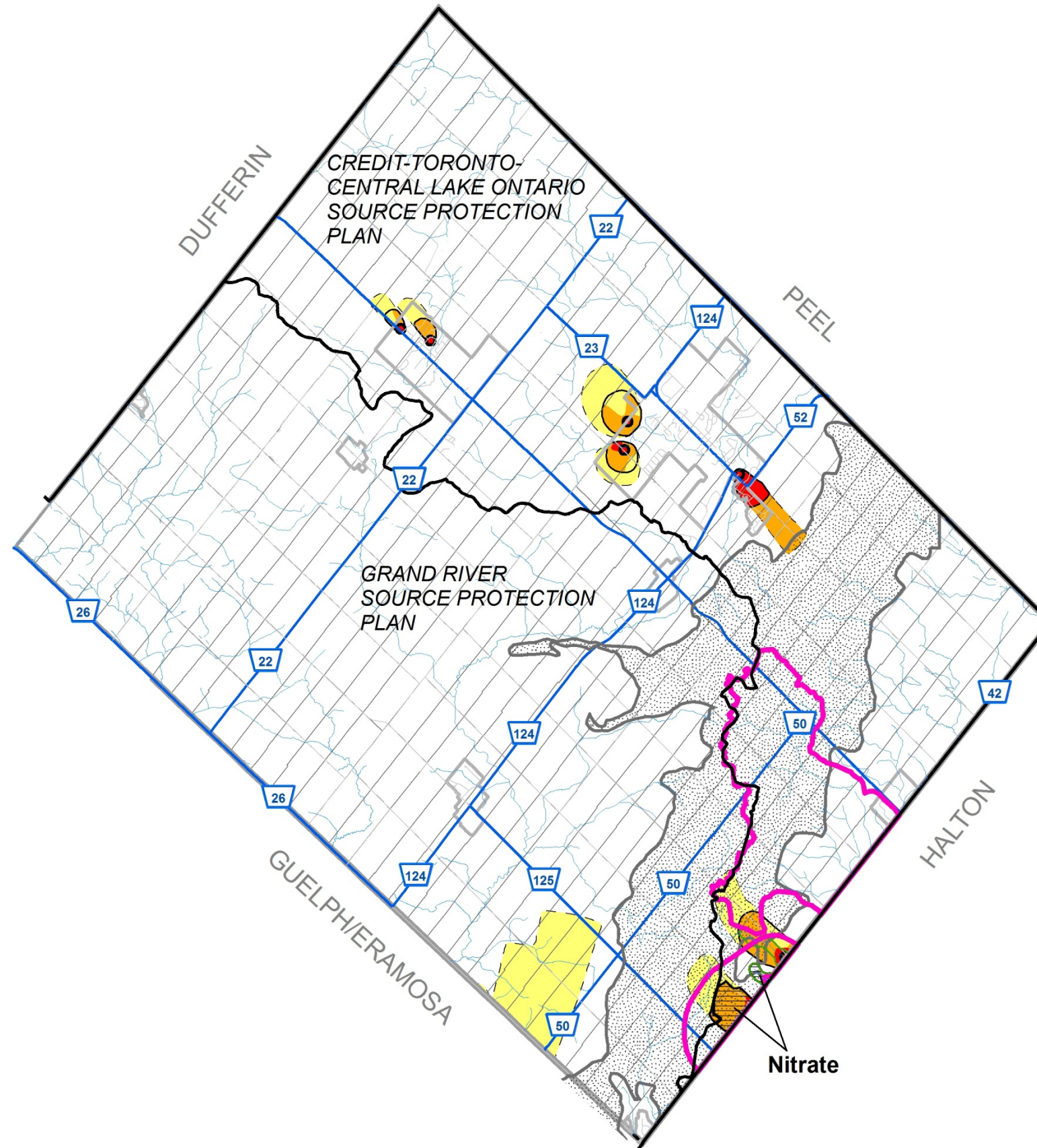
Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT) in the Issues Contributing Area(s) shown on this map. For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

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VULNERABLE AREAS

**Schedule B2
Town of Erin**



Legend

- Source Protection Plan Boundary
- Paris Galt Moraine Policy Area

Well Head Protection Area

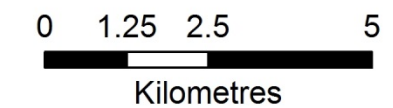
- A
- B
- C
- E
- Q1 & Q2

Vulnerability Score

- 10
- 8
- 2,4,6

- Issues Contributing Area

NOTE: These areas can be viewed in greater detail at: <http://www.wellington.ca/en/discover/maps.asp> Click on the "Sourcewater Protection" button.



CIRCULATION DRAFT

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Where Significant Drinking Water Threat Policies Apply

Significant Drinking Water Threat Policy Categories	Vulnerability Scores on Map		
	10	8	2,4,6
1. Waste Disposal	█	█	█
2. Sewage Systems	█	█	█
3, 4. Agricultural Source Material	█	█	█
6, 7. Non-Agricultural Source Material*	█	█	█
8, 9. Commercial Fertilizer*	█	█	█
10, 11. Pesticide	█	█	█
12, 13. Road Salt*	█	█	█
14. Storage of Snow	█	█	█
15. Fuel	█	█	█
16. DNAPLs	█	█	█
17. Organic Solvents	█	█	█
18. Aircraft De-icing	█	█	█
21. Livestock Area	█	█	█
Local Oil Pipelines Threat	█	█	█

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

*Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.

Significant Drinking Water Threat Policy Categories	Identified Issue			
	Chloride	Nitrate	Sodium	TCE
1. Waste Disposal		✓		✓
2. Sewage Systems	✓	✓	✓	✓
3, 4. Agricultural Source Material		✓		
6, 7. Non-Agricultural Source Material		✓		
8, 9. Commercial Fertilizer		✓		
12, 13. Road Salt	✓		✓	
14. Storage of Snow	✓	✓	✓	
16. DNAPLs				✓
21. Livestock Area		✓		

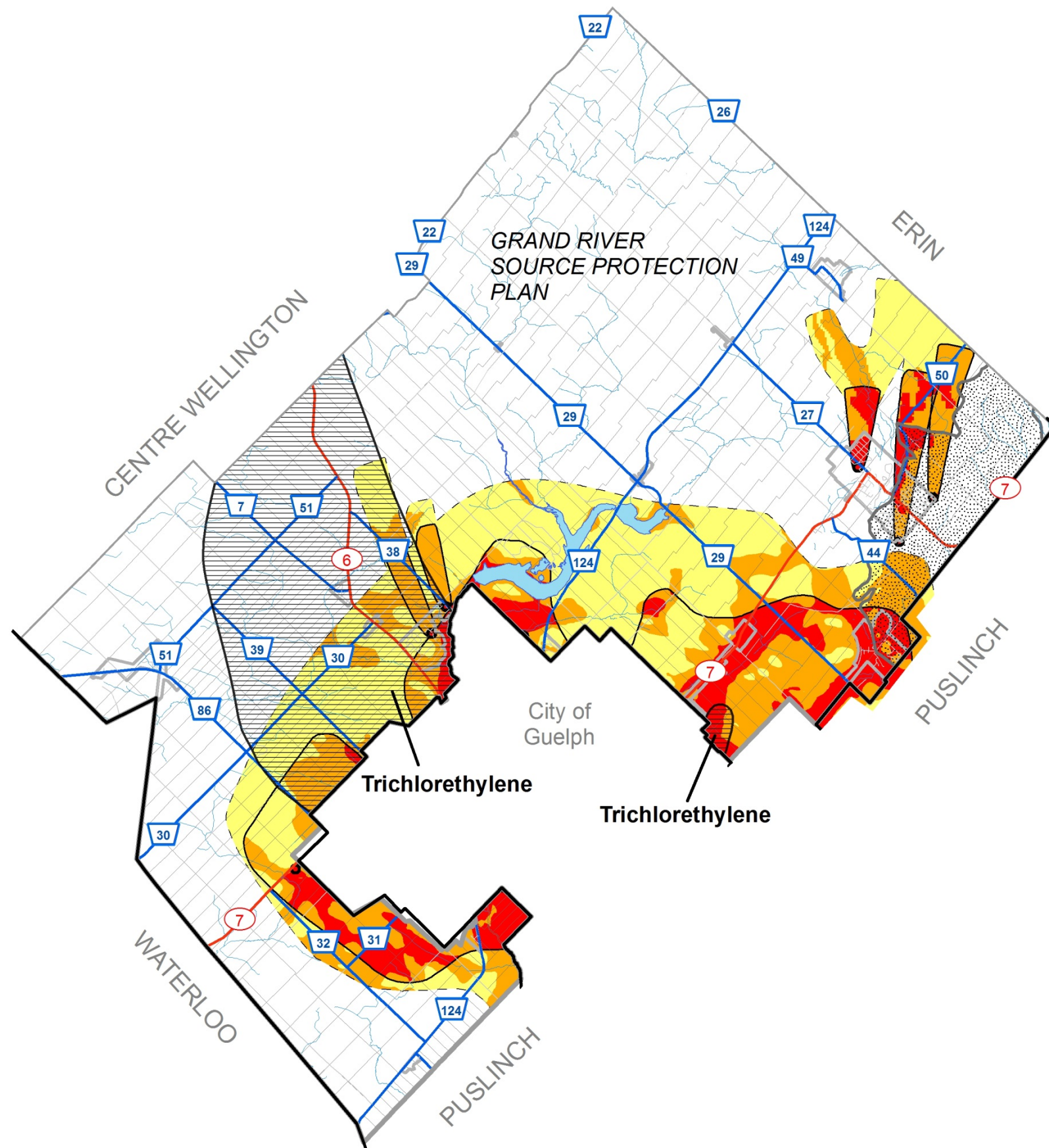
Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT) in the Issues Contributing Area(s) shown on this map. For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

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VULNERABLE AREAS

Schedule B3

Guelph-Eramosa Township



Legend

- Source Protection Plan Boundary
- Paris Galt Moraine Policy Area

Well Head Protection Area

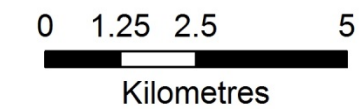
- A
- B
- C

Vulnerability Score

- 10
- 8
- 2,4,6

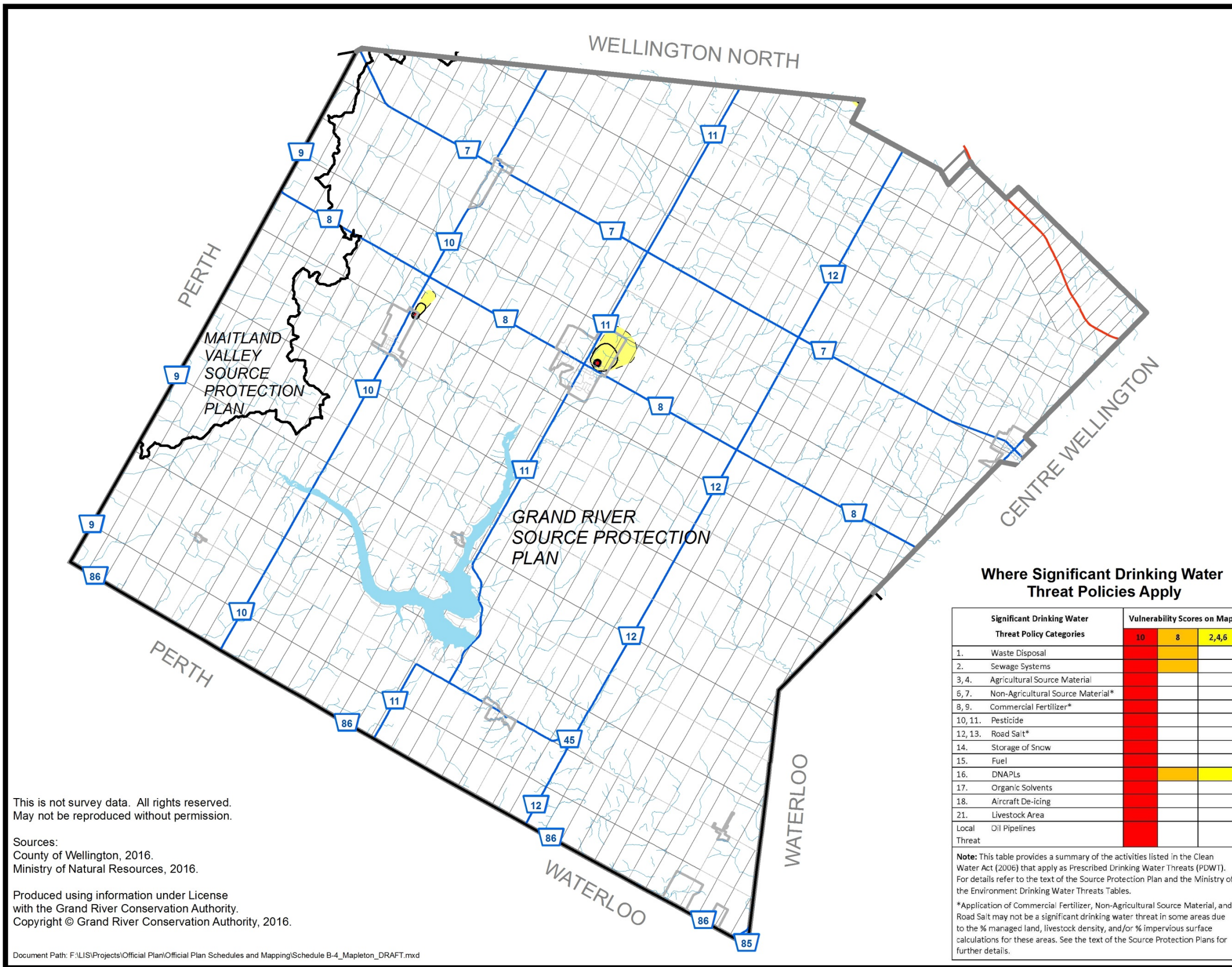
- Issues Contributing Area

NOTE: These areas can be viewed in greater detail at: <http://www.wellington.ca/en/discover/maps.asp> Click on the "Sourcewater Protection" button.



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VULNERABLE AREAS

Schedule B4

Mapleton Township



Legend

Source Protection Plan Boundary

Well Head Protection Area

- A
- B
- - - C

Vulnerability Score

- 10
- 8
- 2,4,6

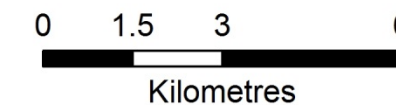
Where Significant Drinking Water Threat Policies Apply

Significant Drinking Water Threat Policy Categories	Vulnerability Scores on Map		
	10	8	2,4,6
1. Waste Disposal	█		
2. Sewage Systems	█		
3,4. Agricultural Source Material		█	
6,7. Non-Agricultural Source Material*			
8,9. Commercial Fertilizer*			
10,11. Pesticide			
12,13. Road Salt*	█		
14. Storage of Snow			
15. Fuel			
16. DNAPLs		█	█
17. Organic Solvents			
18. Aircraft De-icing			
21. Livestock Area			
Local Oil Pipelines Threat	█		

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

*Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.

NOTE: These areas can be viewed in greater detail at: <http://www.wellington.ca/en/discover/maps.asp> Click on the "Sourcewater Protection" button.



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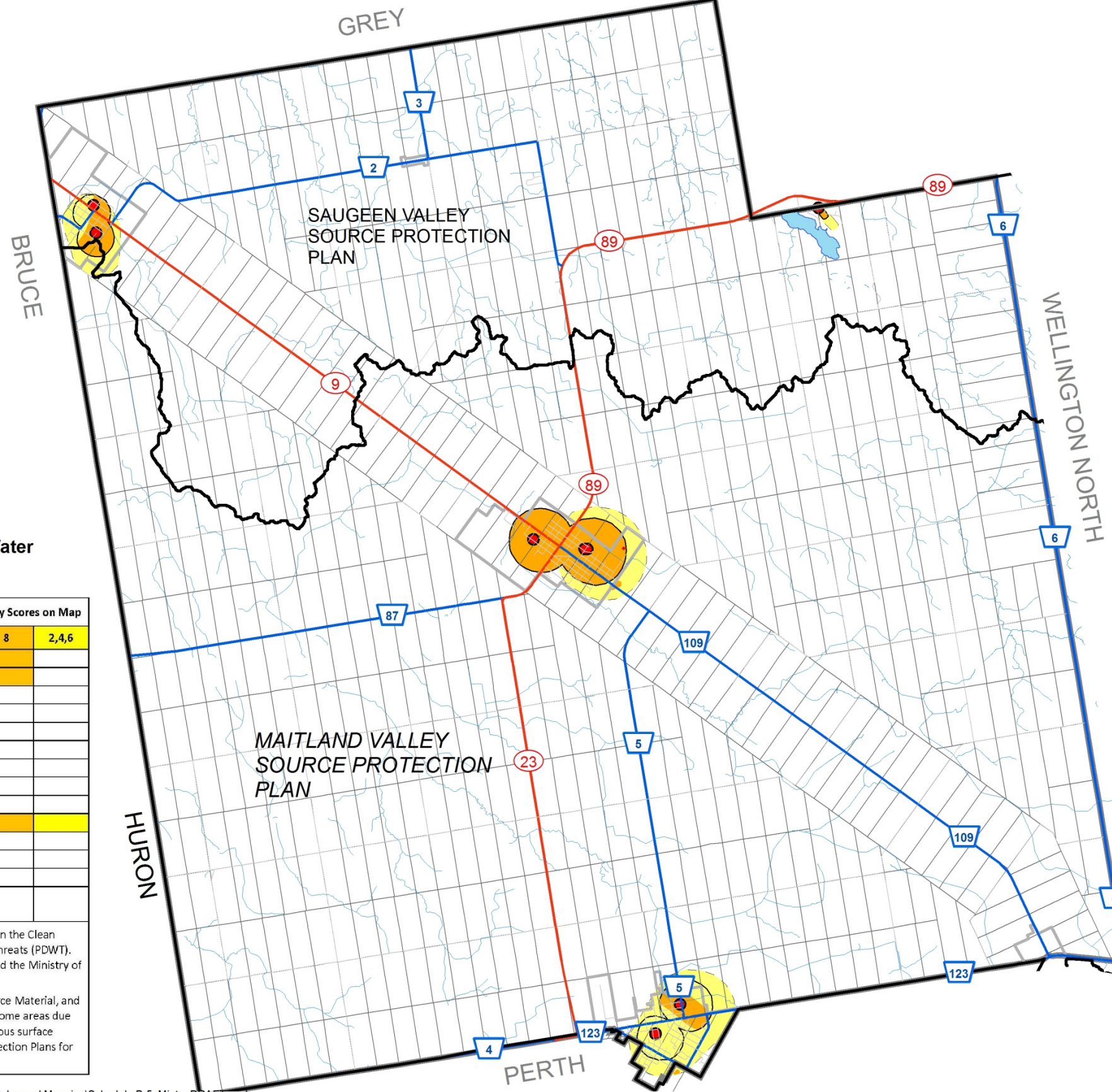
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Where Significant Drinking Water Threat Policies Apply

Significant Drinking Water Threat Policy Categories	Vulnerability Scores on Map		
	10	8	2,4,6
1. Waste Disposal	Red	Yellow	
2. Sewage Systems	Red	Yellow	
3, 4. Agricultural Source Material	Red		
6, 7. Non-Agricultural Source Material*	Red		
8, 9. Commercial Fertilizer*	Red		
10, 11. Pesticide	Red		
12, 13. Road Salt*	Red		
14. Storage of Snow	Red		
15. Fuel	Red		
16. DNAPLs	Red	Yellow	
17. Organic Solvents	Red		
18. Aircraft De-icing	Red		
21. Livestock Area	Red		
Local Oil Pipelines Threat	Red		

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

*Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.

VULNERABLE AREAS

Schedule B5

Town of Minto



Legend

□ Source Protection Plan Boundary

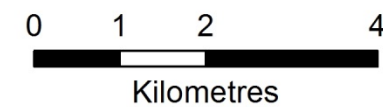
Well Head Protection Area

- A
- B
- - - C

Vulnerability Score

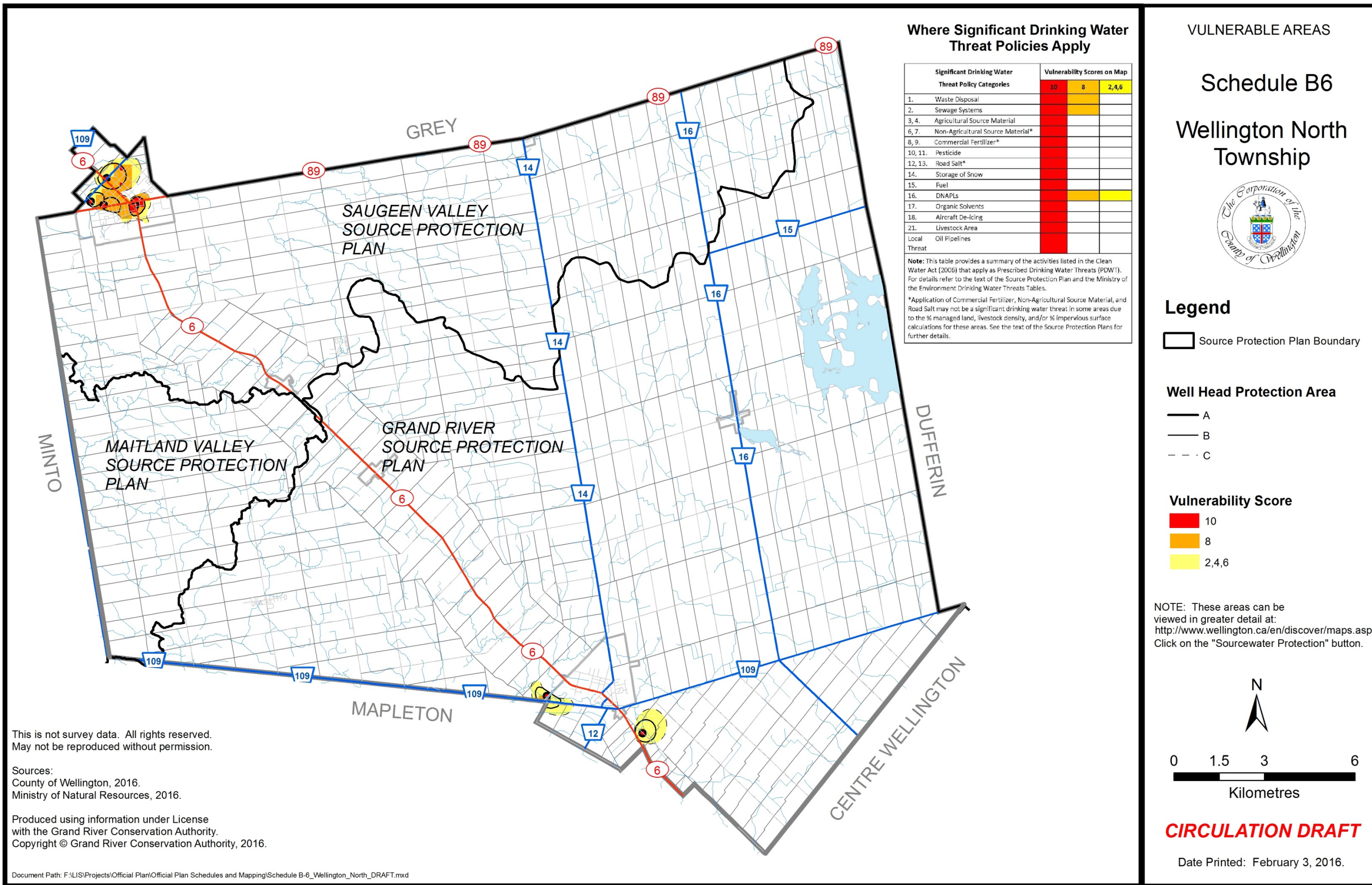
- Red 10
- Yellow 8
- Light Yellow 2,4,6

NOTE: These areas can be viewed in greater detail at:
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Click on the "Sourcewater Protection" button.



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Where Significant Drinking Water Threat Policies Apply

Significant Drinking Water Threat Policy Categories	Vulnerability Scores on Map		
	10	8	2,4,6
1. Waste Disposal	Red	Yellow	
2. Sewage Systems	Red	Yellow	
3, 4. Agricultural Source Material	Red	Yellow	
6, 7. Non-Agricultural Source Material*	Red	Yellow	
8, 9. Commercial Fertilizer*	Red	Yellow	
10, 11. Pesticide	Red	Yellow	
12, 13. Road Salt*	Red	Yellow	
14. Storage of Snow	Red	Yellow	
15. Fuel	Red	Yellow	
16. DNAPLs	Red	Yellow	Yellow
17. Organic Solvents	Red	Yellow	
18. Aircraft De-icing	Red	Yellow	
21. Livestock Area	Red	Yellow	
Local Threat	Red	Yellow	

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT). For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

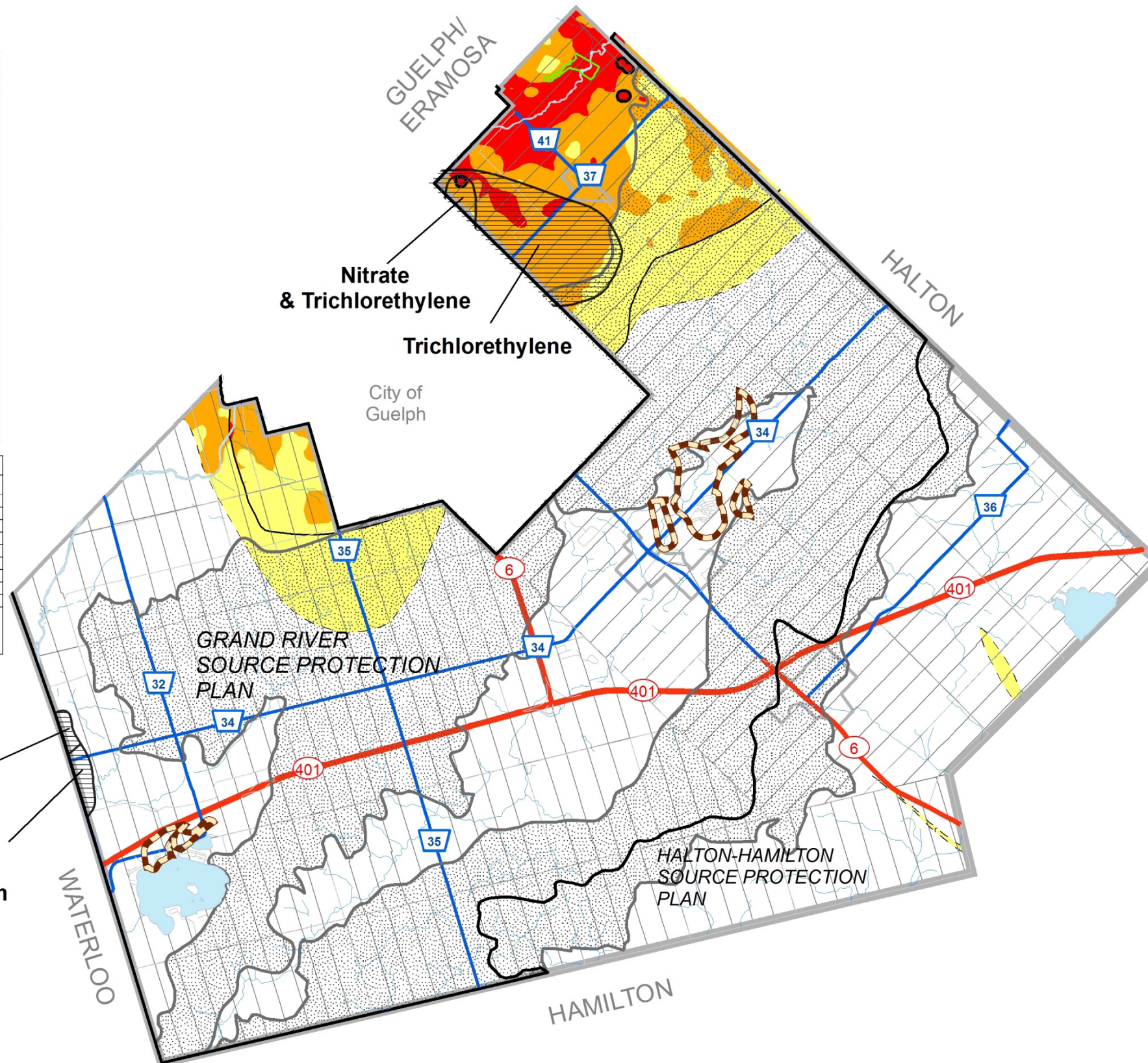
*Application of Commercial Fertilizer, Non-Agricultural Source Material, and Road Salt may not be a significant drinking water threat in some areas due to the % managed land, livestock density, and/or % impervious surface calculations for these areas. See the text of the Source Protection Plans for further details.

Significant Drinking Water Threat Policy Categories	Identified Issue			
	Chloride	Nitrate	Sodium	TCE
1. Waste Disposal	✓	✓	✓	✓
2. Sewage Systems	✓	✓	✓	✓
3, 4. Agricultural Source Material	✓	✓	✓	✓
6, 7. Non-Agricultural Source Material	✓	✓	✓	✓
8, 9. Commercial Fertilizer	✓	✓	✓	✓
12, 13. Road Salt	✓	✓	✓	✓
14. Storage of Snow	✓	✓	✓	✓
15. DNAPLs	✓	✓	✓	✓
21. Livestock Area	✓	✓	✓	✓

Note: This table provides a summary of the activities listed in the Clean Water Act (2006) that apply as Prescribed Drinking Water Threats (PDWT) in the Issues Contributing Area(s) shown on this map. For details refer to the text of the Source Protection Plan and the Ministry of the Environment Drinking Water Threats Tables.

Chloride

Chloride Nitrate & Sodium



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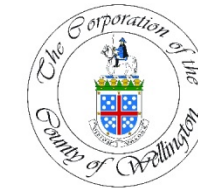
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VULNERABLE AREAS

Schedule B7

Puslinch Township



Legend

- Source Protection Plan Boundary
- Paris Galt Moraine Policy Area

Well Head Protection Area

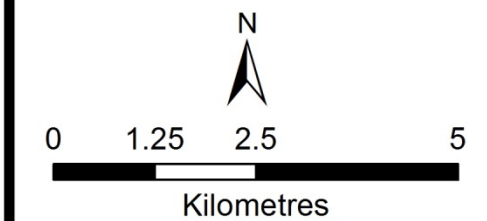
- A
- B
- C

Vulnerability Score

- 10
- 8
- 2,4,6

- Issues Contributing Area
- Paris Galt Moraine Policy Area
- Intake Protection Zone
- Private Communal System Policy Area

NOTE: These areas can be viewed in greater detail at:
<http://www.wellington.ca/en/discover/maps.asp>
Click on the "Sourcewater Protection" button.



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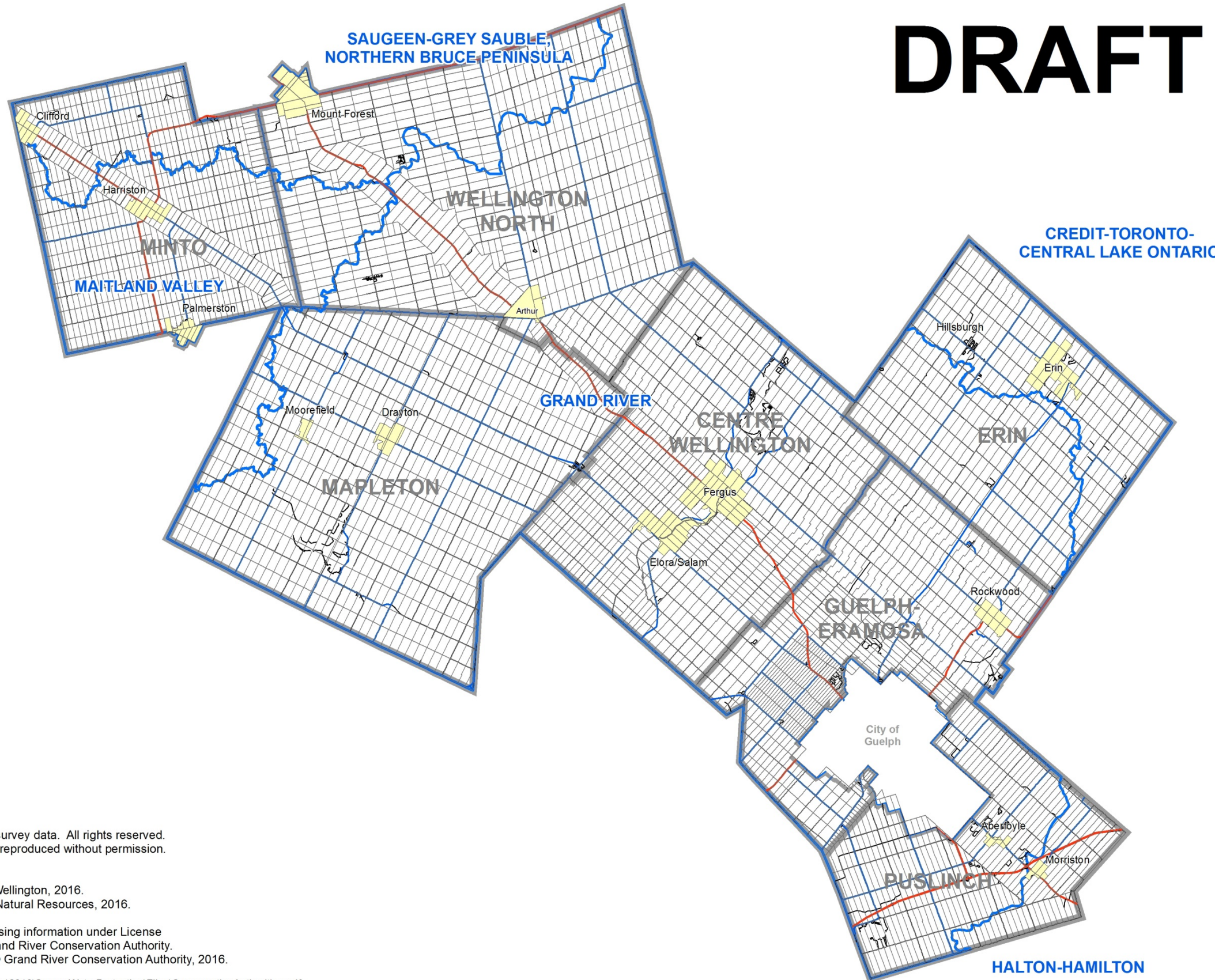
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APPENDIX 4

COUNTY OF WELLINGTON



Source Protection Plan Areas

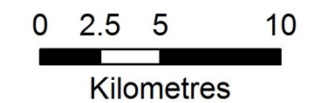


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Date Created: February 3, 2016.



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Mark Paoli, Manager of Policy Planning
Date: Thursday, February 11, 2016
Subject: **Public Meetings for Official Plan Amendments**

1.0 Background:

The three main ongoing Official Plan policy development projects are: drinking water source protection; growth forecasts; and second residential units.

For drinking water source protection, through a separate report on this agenda, we recommended that Council authorize staff to circulate an Official Plan Amendment and hold a public meeting.

For the growth forecasts, Council authorized the circulation of the Background Report to local municipalities last summer. A number of comments were received through this circulation that can be accommodated through minor changes. A draft Official Plan Amendment can be prepared soon.

At its November meeting, Council authorized staff to prepare and circulate an amendment to address changes in the *Planning Act* relating to second units and garden suites and hold a public meeting.

2.0 Discussion:

With three ongoing projects, staff considered the most efficient way to gather public and agency input. A related point was that the second unit policies are, to some degree, a tool for managing growth, and it would make sense to combine the second unit policies with the growth forecasts. This would reduce the number of Official Plan Amendments to two. At this time, and taking into account *Planning Act* notice requirements, it appears that public meetings on these amendments could be held this spring.

Recommendation:

That County Council adopt the following resolution:

THAT staff prepare and circulate an amendment to update the County Official Plan to address long term growth forecasts and second unit policies, and hold a public meeting at the appropriate time.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Paoli'.

Mark Paoli
Manager of Policy Planning



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Linda Redmond, Senior Planner
Date: Wednesday, February 03, 2016
Subject: Canadian Tire OFFICIAL PLAN AMENDMENT Preview – Wellington North
PD2016-06

Purpose:

The proposed Official Plan Amendment will redesignate the subject property from Industrial to Highway Commercial. The applicant is proposing to develop the lands with a commercial retail store. The amendment affects Schedule A6-1 – Mount Forest and there are no proposed textual changes to the policies of the Official Plan.

Location:

The subject property fronts on Main Street and Mount Forest Drive (Mount Forest) and is legally described as Lot 32 and Part of Lot 33, Concession 1, Part of Division 3 (geographic township of Egremont). The property is located in the northerly part of Mount Forest Urban Centre and is approximately 1.28 ha (3.18 ac) in size.

Basis

The development concept for this site includes the creation of one new lot, which will be developed with a 2664 m² (28,675 ft²) commercial retail establishment (Canadian Tire). In addition to the retail component a four bay auto service and seasonal garden centre will also be included. The Wellington County Official Plan provides consideration for the establishment of new commercial areas within the Urban Area of the County.



Status

This application was circulated by the County to agencies on January 4, 2016. The Township of Wellington North will hold the statutory public meeting on February 8, 2016. In addition to the Official Plan amendment application, a separate zoning amendment has been submitted to the Township of Wellington North for the purpose of rezoning the parcel of land from Industrial to Commercial – C2 Zone. Consent application B119/15 has also been submitted concurrently to sever a 1.28 ha (3.18 ac.) parcel to accommodate the proposed retail use. The County has received correspondence from MMAH, SVCA, Canada Post, School Board and MTO indicating that they have no objections or concerns. One neighbor raised a concern with the existing traffic.



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Planning Committee
From: Donna Bryce, County Clerk
Mark Van Patter, Manager of Planning and Environment
Date: Thursday, February 11, 2016
Subject: **Green Legacy Committee Membership**

Background:

The Green Legacy Committee is a diverse group charged with the responsibility of guiding Wellington County's Green Legacy Programme. The programme's day to day activities are managed by the Nursery Manager and staff, with assistance as needed from the Director of Planning, and the Manager of Planning and Environment. The County Roads Superintendent is a key staff partner for mulch supply, living snow fences and other matters.

The Warden, County CAO, and Chair of Planning Committee may attend Committee from time to time as they are able.

In addition to County staff, a forester from the Grand River Conservation Authority provides technical expertise and is a link to ongoing partnership activities (living snow fences, Rural Water Quality Programme). Consideration is being given to adding a local Wellington forester to the Committee.

All member municipalities were invited to provide representation this past October, either a local councillor or citizen to provide a valued local perspective. Currently there are local councillors from three member municipalities:

John Brennan – Erin
Matthew Bulmer – Puslinch
Steve McCabe – Wellington North

Two members of the general public also sit on the Committee:

Paul Day - farmer and founder of Trees for Mapleton
Walter Trachsel - former Chair of Wellington's Planning Committee.

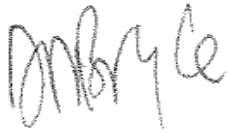
The Committee meets approximately 4 times per year, as needed.

Staff are recommending that the local councillors and the members of the general public be provided a per diem and mileage (2016 rates are \$160.08 and .54) similar to the non-county councillor members of the Police Services Board, Library Board and Accessibility Committee.

Recommendation:

That the local councillors and the members of the general public that provide representation on the Wellington County Green Legacy Committee be provided a per diem and mileage (2016 rates are \$160.08 and .54) similar to the non-county councillor members of the Police Services Board, Library Board and Accessibility Committee.

Respectfully submitted,



Donna Bryce
County Clerk



Mark Van Patter
Manager of Planning and Environment