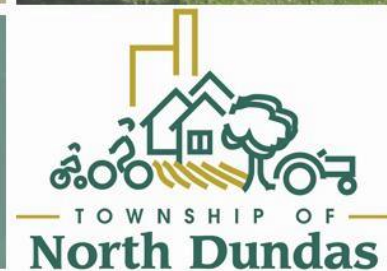


Walkerton to Winchester: Planning for Protection

OEMC 2015



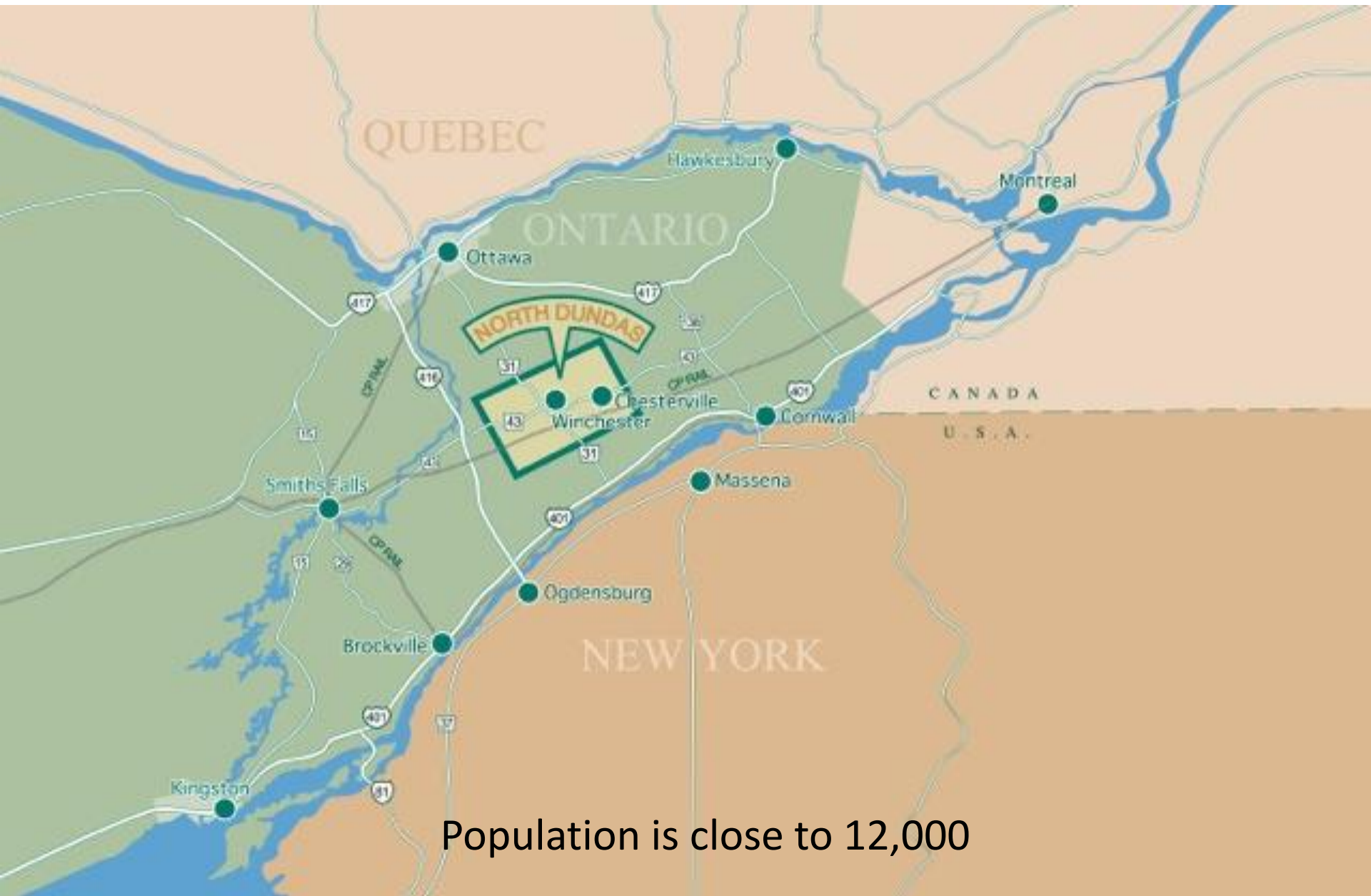
Calvin Pol, BES MCIP RPP
Director of Planning, Building & By-law Enforcement



Agenda

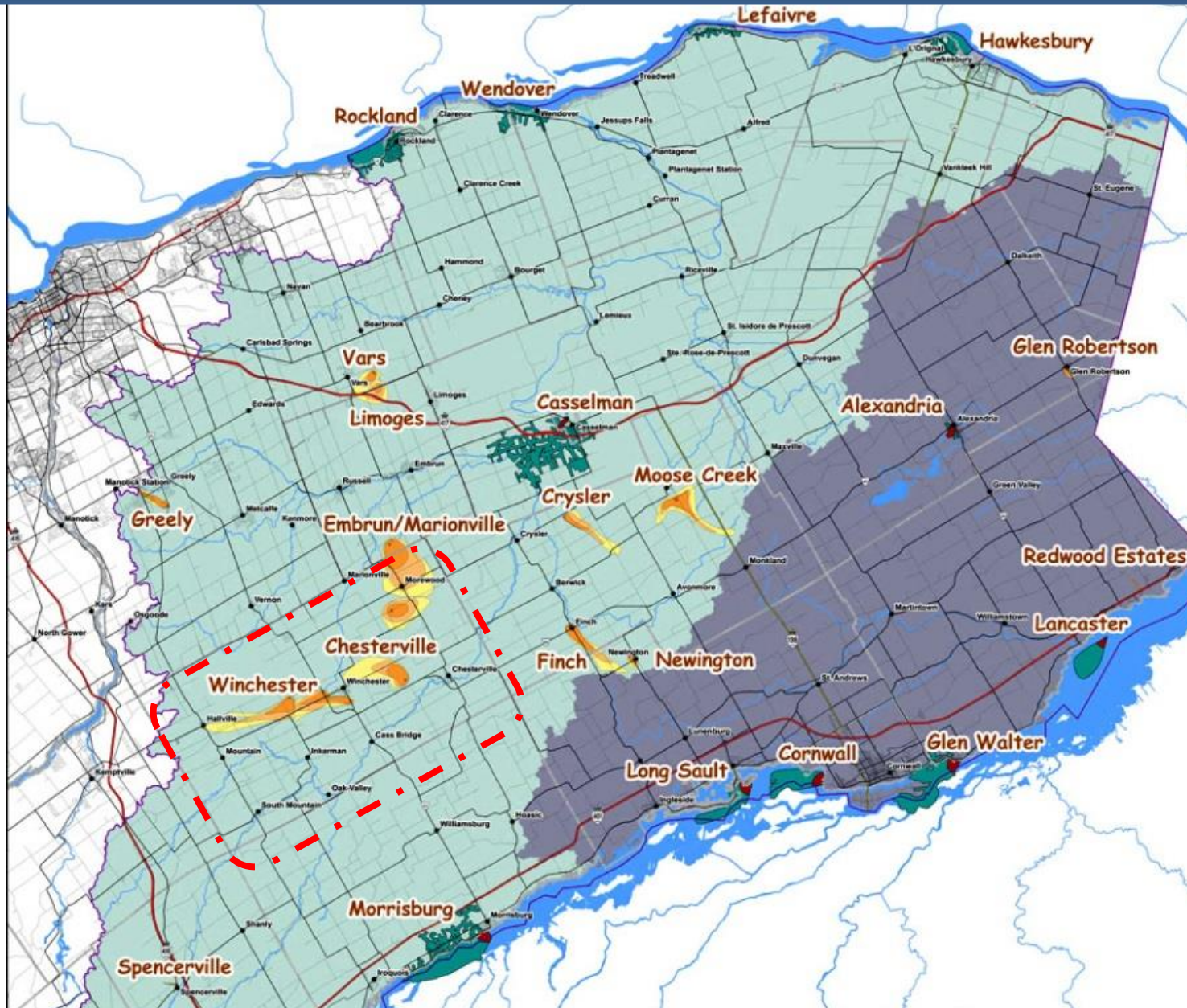
1. Wellhead Protection Areas
2. Implementation
3. Planning & Building Applications
4. Your turn: What would you Consider?
5. Questions & Exchange of Ideas

Township of North Dundas



Population is close to 12,000

Township of North Dundas



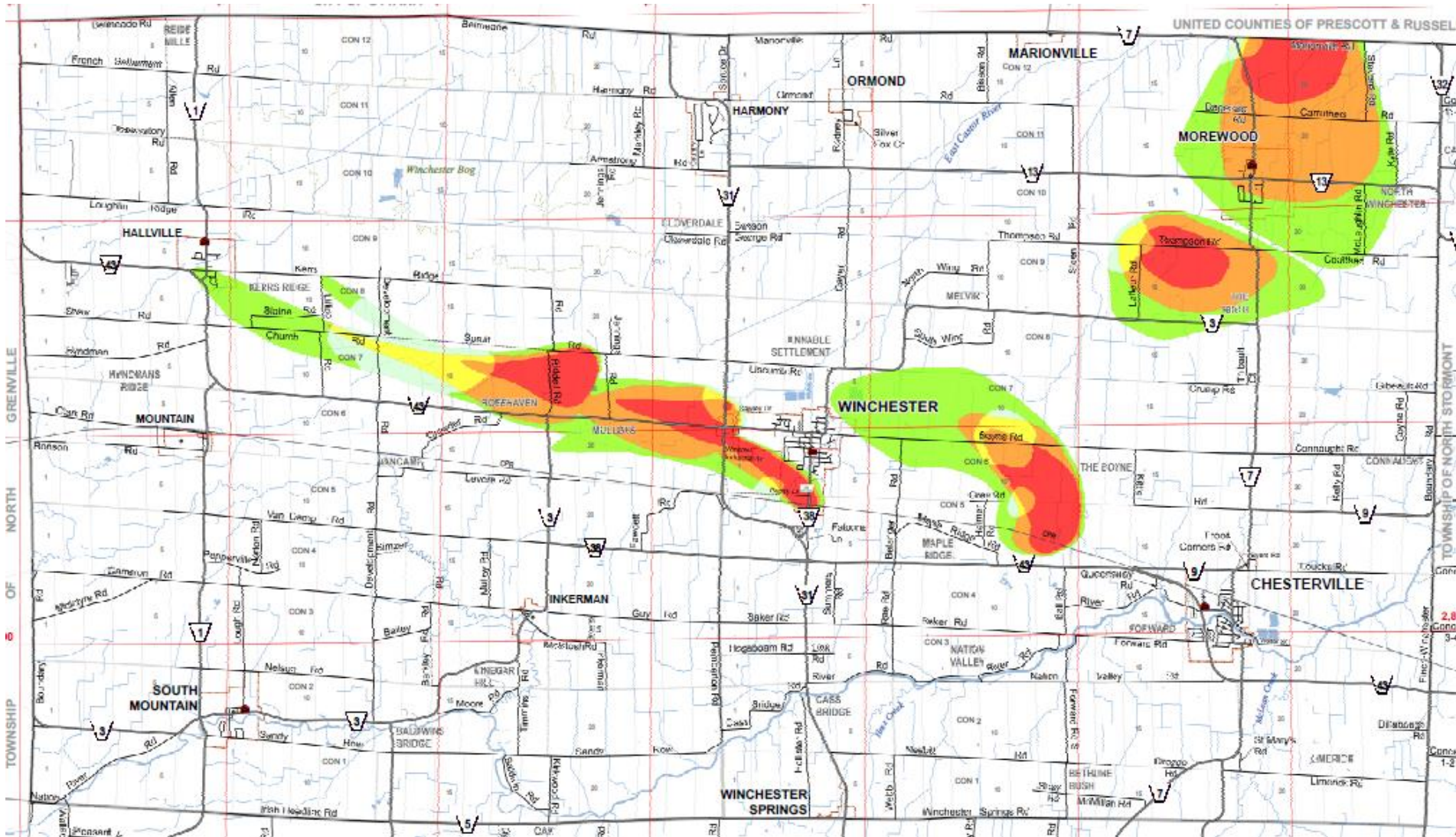
**Raison-
South
Nation
Source
Water
Protection
Region**

Wellhead Protection Area

1. North Dundas Township has 8 municipal wells, supplying two villages.
2. The neighbouring Township of Russell has one well, with a WHPA that extends south into North Dundas.



Township of North Dundas



Well Head Protection Areas (WHPA) = 15.5% of Twp.

Wellhead Protection Areas

North Dundas municipal wells are situated:

- Beside aggregate resource extraction (sand and gravel pits),
- Across from commercial business (including a gas station),
- Abutting cropland and active farming, and
- Within an industrial area.

“The goal of Source Protection is to ensure that drinking water sources are clean and safe.” (Source Protection Plan)

Township of North Dundas



Well



Township of North Dundas

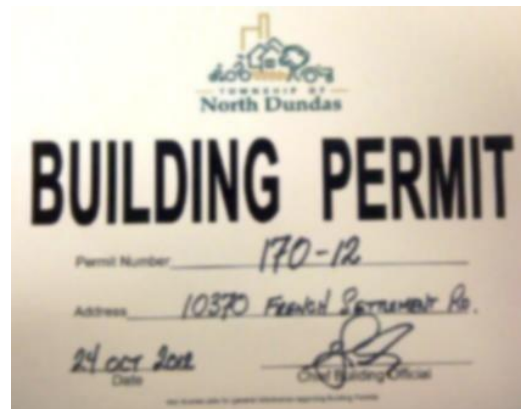


Township of North Dundas



As of April 1, 2015, all planning and building permit applications within a WHPA must be reviewed by the Source Water Protection team.

Implementation: How ? ?



1. Source Water Protection Team came to North Dundas
➔ provided staff in the Planning and Building department a half day training on Source Water Protection.
2. County GIS Department updated the GIS data base to include the Source Water Protection Areas.
3. Township Building Department amended checklist for permit applications.



Building Permit Application Checklist

COMMERCIAL / INDUSTRIAL Construction & Renovation



This checklist provides property owners with a summary of the Building Permit submission requirements for undertaking a commercial or industrial building project.

Requirements at time of submission:

- ☐ Application for a Permit to Construct or Demolish (2 Sides)
- ☐ Schedule 1: Designer Information
- ☐ Site Plan (showing distances to property lines, existing and proposed structures and any major land features such as rivers, ponds, etc.)
- ☐ Entrance Permit / Civic Number Application and/or County Setback Permit (if applicable)
- ☐ Two (2) copies of building drawings showing proposed construction and may include a written description detailing all work to be done (Architectural and/or Engineering plans and specifications where applicable) Letters of undertaking and Certificate of General Review (where applicable)
- ☐ Memorandum of Understanding (if value of construction is over \$50,000.00)
- ☐ Location of and modifications to: interior partition walls, fire separations, mechanical systems, sprinkler systems, cooking systems, etc.
- ☐ Site Plan Agreement (if applicable)
- ☐ Plumbing, Mechanical and Electrical plans
- ☐ Truss/Floor Layout
- ☐ All Applicable Fees
- ☐ Ministry of Labor Notice of Project form required when project value is over \$50,000.00 (<http://www.labour.gov.on.ca/english/hs/forms>)
- ☐ Source Water Protection Section 59 Clearance Notice (If within Well Head Protection area)

Office Use

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

****Please allow twenty (20) business days for the review of your application. If more information is required you will be contacted by the building department. A permit will not be issued until all relevant documentation is received.****

4. WHPA's review added to Building Permit software program (Require clearance letter before permit can be issued).
5. Will be providing WHPA information at the upcoming Building Permit Information Seminar on October 21, 2015.
6. Review Environmental Compliance Approval (E.C.A) Applications (stormwater and sanitary sewer extensions) to verify WHPA checkbox.

Implementation

7. Two large maps mounted on the walls at our service counter show WHPA's.

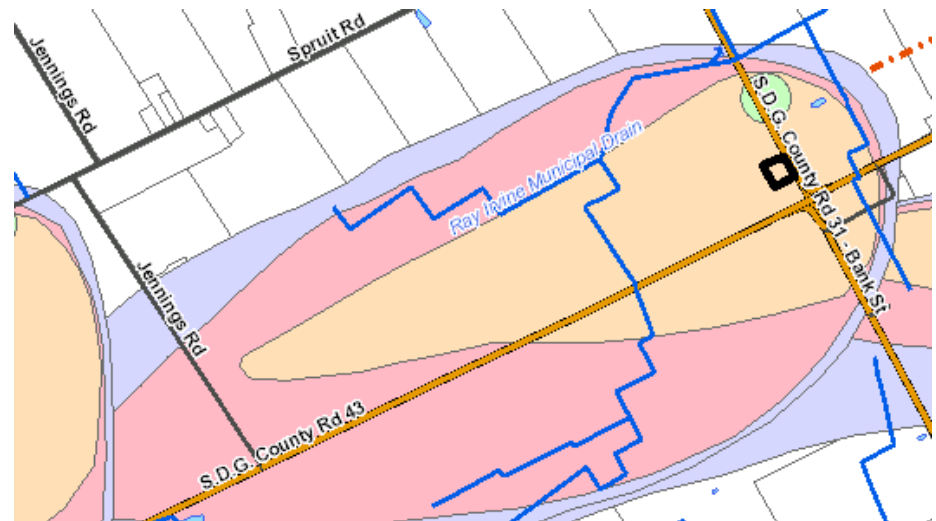


8. Added new paragraph to Compliance Reports.

Be advised that the subject property, as indicated by the black outline on the map, is located within Wellhead Protection Area B (Policies came into effect April 1, 2015). Please contact the Source Water Protection team at South Nation Conservation for details 1-877-984-2948. Information can also be found at

www.yourdrinkingwater.ca.

This property is within a Wellhead Protection Area (WHPA), specifically zone “8.”



1. All planning and building permit applications are now checked against the WHPA's (GIS) mapping.
2. Any application which falls within a WHPA's, the applicant is told to consult with the Source Water Protection team and obtain a Section 59 Clearance Notice.

3. Once a Section 59 Clearance Notice is provided, the planning decision can be granted or building permit can be issued.
4. A Section 59 Clearance Notice is required for each application, as uses and activities may differ between a planning application and a building permit.

Example:

A Section 59 Clearance Notice is provided for a minor variance allowing a house to be built closer to a lot line.

A separate Section 59 Clearance Notice is required for the Building Permit as the property is with a WHPA:

Considerations:

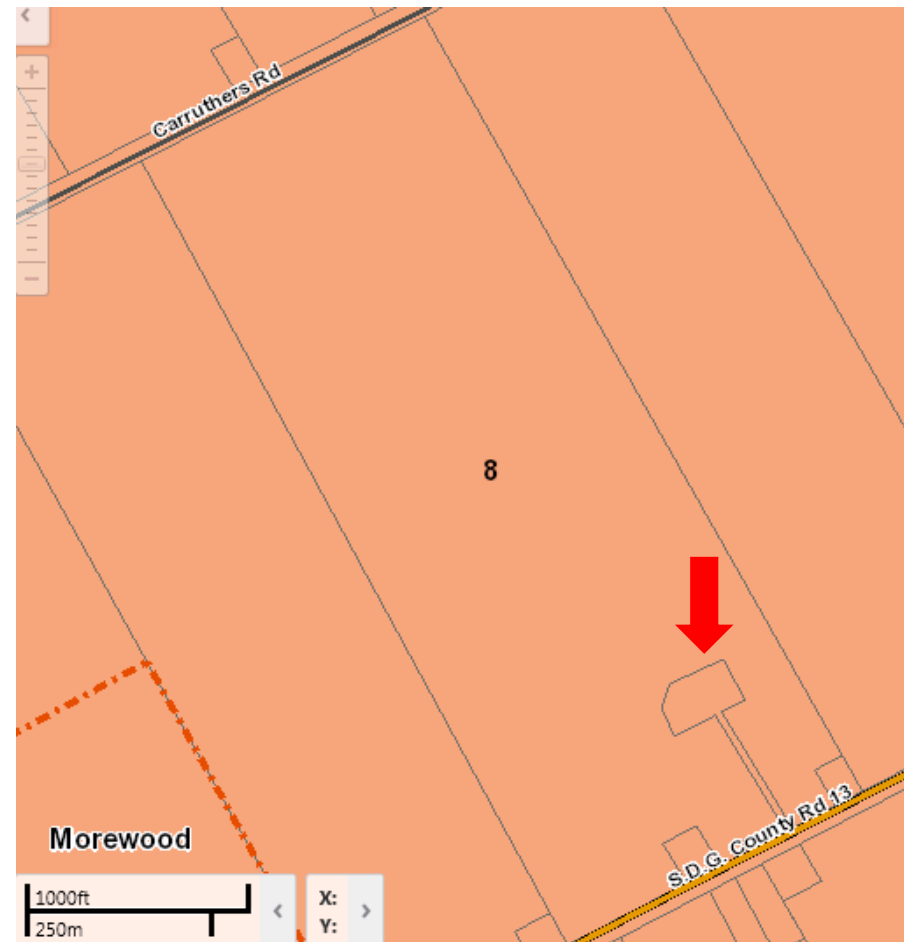
- the heating supply (oil) and
- the septic system.

Surplus Farm Dwelling

APPLICATIONS:

1. Consent/Severance
(Surplus Dwelling)
2. Minor Variance
(Frontage)

WHPA 8



Your Turn: What would you Consider?

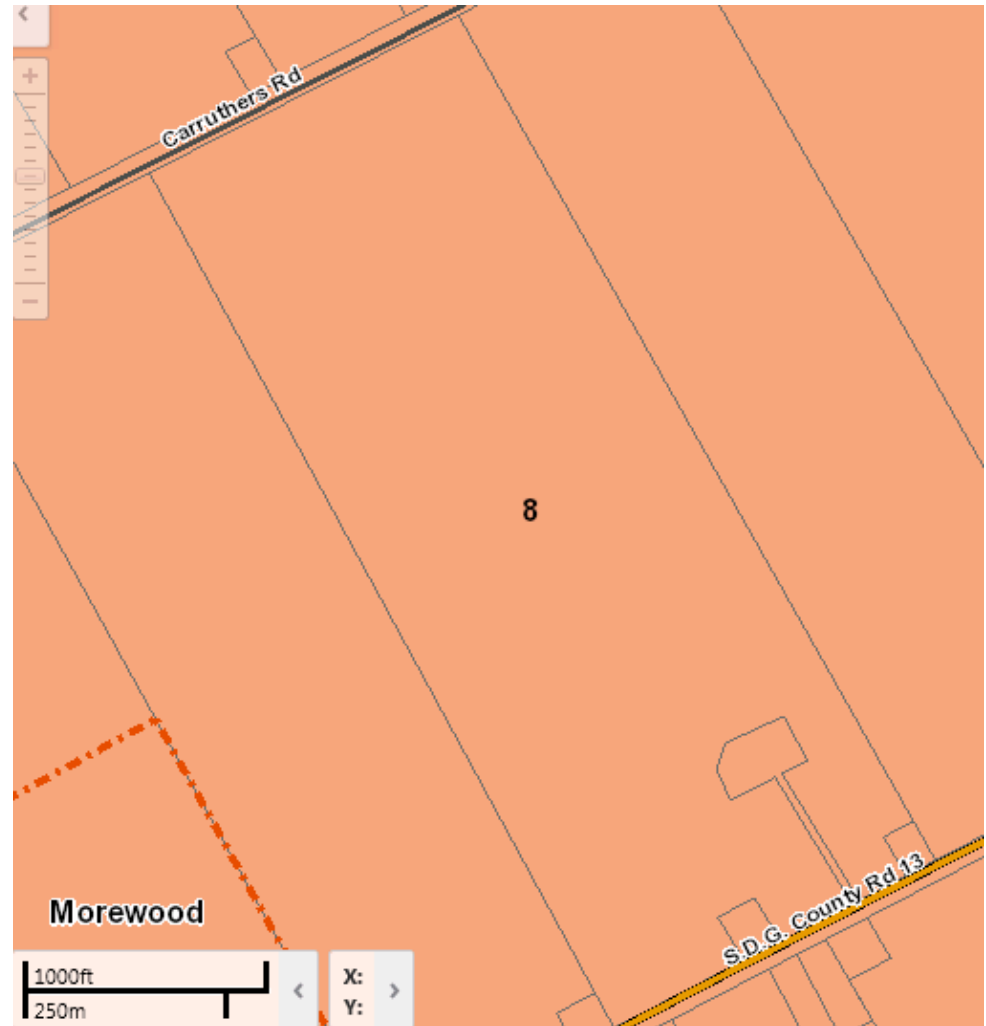
RISK MANAGEMENT CONSIDERATIONS

HOUSE

- Septic System
- Heating fuel type

FARMLAND

- Fertilizer
- Manure storage/spreading
- Fuel Storage



Fuel Supply Company - Addition to the Office

APPLICATIONS:

1. Minor Variance
(Side yard setback)
2. Building Permit

WHPA 10 & 8



Your Turn: What would you Consider?

RISK MANAGEMENT CONSIDERATIONS

OFFICE ADDITION:

- Heating fuel type
- What is stored in the new addition (fuels, solvents, supplies (quantities)).



Your Turn: What would you Consider?

New Industrial Storage Building (Fertilizer and Seed)

APPLICATIONS:

1. Site Plan Control
2. Building Permit

WHPA 10 , 8 & 4



Your Turn: What would you Consider?

RISK MANAGEMENT CONSIDERATIONS

INDUSTRIAL BUILDING:

- Heating fuel type
- Holding tank
- What coating is on the seeds (MSDS Sheets)
- What is stored in the new addition (DNAPL's, cleaners, chemicals, fuels, solvents, supplies (quantities))
- Stormwater ponds
- Snow storage



Demo 2 houses & put up a Parking Lot

APPLICATIONS:

1. Zoning Amendment
2. Site Plan Control
3. Demolition Permit

WHPA 8



Your Turn: What would you Consider?

RISK MANAGEMENT CONSIDERATIONS

PARKING LOT

- Decommission Septic Systems
- Decommission Wells
- Snow storage
- Stormwater Management



Your Turn: What would you Consider?

Manure Storage Tank

APPLICATIONS:

1. Building Permit (Minimum Distance Formulae)

WHPA 8 and 4



RISK MANAGEMENT CONSIDERATIONS

LIQUID MANURE TANK

- Manure
- Nutrient Management Plan
- Added Liner



Replace Existing Gas Station

APPLICATIONS:

1. Site Plan Control
2. Building Permit

WHPA 10
Within 100 m



Your Turn: What would you Consider?

RISK MANAGEMENT CONSIDERATIONS

REPLACEMENT GAS STATION

- Stormwater Management Pond (spills & runoff)
- Snow Storage
- Underground DNAPL's
- Heating Supply Type
- Decommission Septic
- Decommission Well
- Sanitary Sewer Pipes to be pressure tested



- We want to hear from you!
- How have you implemented Source Water Protection?
- Share your success stories.

Thank You!

- **Calvin Pol** BES, MCIP, RPP
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613-774-2105 Ext 234