

Where and when do the Recharge policies apply?

WHERE: Within the Recharge Management Area (WHPA-Q) map on previous page (if the criteria in 'WHEN' are met)

WHEN: New development applications (deemed complete after the effective date*) that could substantially reduce recharge (Proposal is Commercial, Industrial, Institutional, Multi-unit Residential, or a Subdivision)

**Effective dates are July 1, 2015 in SGBLS and Dec. 31, 2015 in CTC*

Where and when do the Demand policies apply?

WHERE: Within the WHPA-Q map above (if the criteria in 'WHEN' are met)

WHEN: New development applications (deemed complete after the effective date) that require a groundwater based Permit to Take Water (private water supply such as a golf course or substantial dewatering such as for underground parking)

What will happen at the Recharge pre-consultation?

In order to assist the applicant with scoping the water balance study the CA should be invited to the pre-con meeting and/or the CA's water balance requirements documents should be forwarded to the applicant. The meeting will include a review of the change in imperviousness (pre versus post development), the water balance study requirements, the methods proposed to maintain pre-development recharge (e.g. LIDs), and proposed course of action if recharge cannot be maintained onsite.

What will happen at the Demand pre-consultation?

MOECC should be invited to the pre-con meeting with the applicant to discuss the PTTW requirements at an early stage in process. Contact York Region RMO to assist with inviting the MOECC. The meeting will include a discussion of how to determine if the new or amended PTTW will or will not become a significant water quantity threat.

What is required under the Recharge policies?

Municipalities shall require best management practices to maintain recharge for 'non-major' developments (e.g. single family dwelling). For guidance on recharge best management plans refer to www.creditvalleyca.ca/lid-planning-design-guide.

For other developments (e.g. Commercial, Industrial, Institutional, Multi-unit Residential, or a Subdivision) recharge must also be maintained. The Conservation Authority will review the applicant's water balance study to ensure compliance with the Source Protection Plan policy. If all options have been explored and on-site recharge maintenance is impossible there is the option to transfer outstanding water balance requirements to an alternate site within WHPA-Q. Recharge maintenance is to be addressed between the CA and the applicant for the area municipality to ensure conformity with the Source Protection Plan recharge policy.

What is a Water Balance study?

A Water Balance study examines changes in the infiltration of water into the ground (i.e. recharge) that will occur due to the proposed development. It also details measures that are in place and/or will be put in place (post development) to prevent the land use activity from decreasing the amount of water that infiltrates into the ground at the site now (pre-development). Refer to the flow chart and questions above for information on when it is required.

What is required under the Demand policy?

A PTTW is required from MOECC for applications involving new significant water takings (development with private water supply such as a golf course, or significant/ permanent dewatering for high-rise residential with underground parking). They must be sustainable and protect municipal wells for the MOECC to approve them. You should invite the MOECC to a pre-con meeting with the proponent at an early stage in the process to address this requirement. York Region can help facilitate this meeting with MOECC. Final municipal planning approval cannot occur until the MOECC has granted a PTTW.

Which rules do I follow (Source Protection Plan or Zoning Bylaw/ Official Plan)?

You must conform to the Source Protection Plans since the Clean Water Act supercedes Municipal Official Plans and zoning bylaws.

Does development in York Region compromise water quantity?

If development is not properly planned and managed it can affect the quantity of our groundwater supplies. Development can impair the amount of groundwater we have in two ways: by inhibiting groundwater recharge when paving over land or erecting buildings without putting in mitigation measures to infiltrate runoff (such as Low Impact Development best management practices), and through the improper withdrawal of groundwater.

How is our water protected?

York Region has contributed to the preparation of Source Protection Plans that have been approved by the MOECC. York Region falls into two source protection regions and therefore will have two Source Protection Plans. The Source Protection Plan for the northern portion of York Region came into effect July 1, 2015. The Source Protection Plan for the southern portion of the Region came into effect on December 31, 2015. The plans build on the protective measures already required under the York Region Official Plan and Provincial regulations to generally manage existing activities, and prohibit some activities near production wells and lake intakes.

We work with businesses, farms, area municipalities, the provincial government, and residents to:

- Define wellhead protection areas for all municipal water supply wells
- Monitor the quality and quantity of groundwater
- Treat wastewater to make it safe for reintroduction into the environment
- Review development applications to make sure that drinking water sources are protected
- Negotiate risk management plans with business owners and farmers, which put measures in place to appropriately manage potential risks to drinking water from existing businesses and farms.

New Requirements for Development in York Region: What you need to know about Recharge Management in WHPA-Q

Source Protection Plans In Effect





New Requirements for Development in York Region: What you need to know about Recharge Management in WHPA-Q

Source Protection Plans in Effect

The South Georgian Bay Lake Simcoe (SGBLS) and Credit Valley, Toronto and Region, and Central Lake Ontario (CTC) Source Protection Plans are in effect, which means changes to the development requirements in York Region.

Current Official Plans and zoning bylaws for area municipalities may not have been updated to reflect these changes. However, planning and building permit applications must now comply with the Source Protection Plans. Area municipalities, as the planning approval authorities, are required to implement recharge policies from the Source Protection Plan. Conservation Authorities have expertise to assist with the review of water balance studies and have agreed to fulfill the role outlined below. In addition to the requirements for Wellhead Protection Area C, the following steps must also be followed.

Application steps:

- 1) If an applicant inquires about a development application:
 - Determine whether the property is located within the Recharge Management Area (also known as the Wellhead Protection Area Q or WHPA-Q)
 - Use your own GIS layers for wellhead protection areas (i.e. WHPA-Q) or the map on the next page
- 2) If it is in Recharge Management Area (WHPA-Q) and the

application requires a private water supply (e.g. golf course) or significant/ permanent dewatering (e.g. high-rise residential with underground parking or in areas with a high water table) and requires a Permit To Take Water (PTTW) from the Ministry of Environment and Climate Change (MOECC), then contact York Region to assist with inviting the MOECC to a pre-con meeting with the proponent at an early stage in process to address this requirement. Final planning approval is only permitted once MOECC has approved the PTTW.

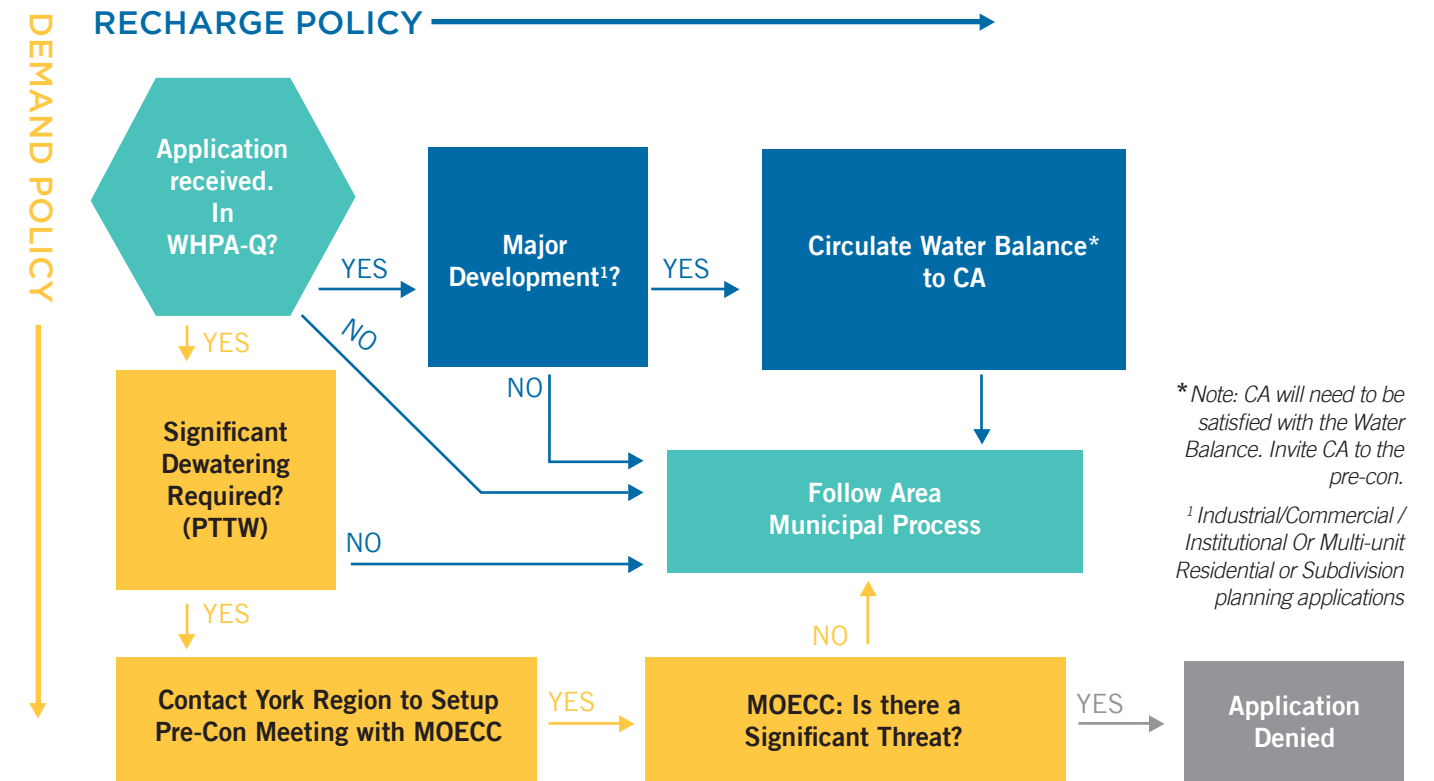
- 3) If it is a planning application, other than single family residential, and the applicant's location is within the Recharge Management Area (WHPA- Q), it will require a water balance study demonstrating recharge will be maintained and prepared to the Conservation Authority's (CA) satisfaction.

In order to assist the applicant with scoping the water balance study, the CA should be invited to the pre-con meeting and the CA's water balance requirements document should be forwarded to the applicant.

The planning process can continue concurrently with the water balance review process.

NOTE: See flow chart to the upper right for an illustration of this business process.

QUANTITY POLICY IMPLEMENTATION PROCESS



WHAT TRUMPS WHAT?

Impacts of Source Protection Plan Policies on Municipal Official Plans and Zoning Bylaws

- The Clean Water Act trumps Municipal Official Plan and zoning bylaws in terms of requirements; therefore some proposed uses will have requirements that are different from the Official Plan and zoning bylaw.
- Source Protection Plan policies will supercede Municipal Official Plans and zoning bylaws until they are updated to include Source Protection Plan policies.

