

PART C
WATER, ENVIRONMENTAL
AND HAZARD POLICIES

C1 OBJECTIVES

It is the objectives of this Plan to:

- a) recognize *watercourses* in the Town and protect them through the planning process from *development* that may have an impact on their function as an important component of the *natural heritage system*;
- b) ensure that *development* does not occur on lands that are unstable or susceptible to flooding;
- c) encourage improvements to air quality wherever possible, through facility management, land use planning, transportation management, roadway design, operation and maintenance, and other complementary programs;
- d) together with the Federal, Provincial and County governments, public interest groups and the private sector, work to reduce greenhouse gas emissions;
- e) ensure that land use change is managed on the basis of approved watershed and sub-watershed studies;
- f) achieve integrated watershed management through partnership with stakeholders within the watershed;
- g) ensure that *development* does not occur on or near hazardous slopes;
- h) protect the *quality and quantity of water* available for drinking water purposes;
- i) protect water resources as an integral component of the natural environment;
- j) ensure that the integrity of the Town's watersheds are maintained or *enhanced*;
- k) encourage the further study of natural heritage features and related *ecological functions* to provide information that may assist in determining appropriate measures to protect them;
- l) encourage the regeneration of natural areas near *watercourses*;
- m) preserve trees and wooded areas and facilitate the planting of trees, to the extent practicable, including through the *development* process;

- n) encourage energy efficiency in the design of public and private buildings;
- o) identify the tools that are required to evaluate an application for *development* in or adjacent to natural heritage features and related *ecological functions* that are considered to be an integral component of the *natural heritage system* of the Town;
- p) encourage the protection of water quality and quantity through stormwater management and sourcewater protection; and,
- q) identify what information is required to support an application that may have an impact on the hydrological features of the Town.

C2 WATERCOURSES

C2.1 FUNCTION OF WATERCOURSES

All of the *watercourses* in the Town as shown on the Constraints Mapping Appendix 1 to this Plan are considered to be environmentally *significant* since they:

- a) contain fish and *wildlife habitat* areas;
- b) function as corridors for migrating *wildlife habitat* movement and vegetation dispersal;
- c) serve to maintain the quality and quantity of surface and ground water resources;
- d) assist in the improvement of air quality;
- e) provide base flow and food supply to downstream areas; and,
- f) provide stormwater conveyance and control.

It is the intent of this Plan to protect all rivers and streams from incompatible *development* to minimize the impacts of such *development* on their function. In this regard, no *development* is permitted within 30 metres of any top of bank of any river, stream, lake or Georgian Bay unless authorized by the Conservation Authority. Water use for snow-making associated with a permitted major recreational use is permitted subject to the policies of this Plan and any applicable Conservation Authority regulations.

C2.2 IMPLEMENTATION

In order to implement the objectives of this Plan, the implementing Zoning By-law shall place all lands below the top of bank of any river or stream in a specific Environmental Protection Zone. Uses permitted in this Environmental Protection Zone shall be limited to *agricultural uses* that existed on the date the By-law is passed by *Council* and open space *conservation uses*, excluding those uses, such as golf courses, which necessitate tree cutting. No buildings or structures, with the exception of *essential* structural works required for flood and/or erosion or sediment control, will be permitted in this Zone.

The implementing Zoning By-law shall also specify that all buildings and structures be set back a minimum of 15 metres from the boundaries of the Environmental Protection Zone in appropriate designations and 30 metres in all other designations. The reduced 15 metres setback in appropriate designations will apply to developed areas only. The zoning by-law will provide regulations to permit limited expansion of existing buildings within these setbacks.

C3 FLOODPLAIN PLANNING

It is the intent of this Plan that no *development* or *site alteration* be permitted within the *floodplain* of a river or stream system in accordance with the one-zone concept. The intent of this policy is to minimize and eliminate any risks to life and property resulting from flooding.

The following policies shall apply to *development* proposed on lands susceptible to flooding under regulatory flood conditions:

- a) Additions to existing buildings may be permitted subject to the approval of the applicable Conservation Authority, provided the addition will not cause a measurable reduction in flood conveyance capability and/or storage capacity or cumulatively affect the control of flooding, pollution or conservation of land;
- b) The reconstruction of buildings or structures in areas of *significant* risk within a *floodplain* is not permitted; and,
- c) The construction of parking lots and access roads may be permitted, subject to the approval of the appropriate Conservation Authority, provided safe and reasonable alternative access is available in cases of flooding, as required.

In order to implement the objectives of this Plan, all lands within an identified *floodplain* shall be included within an Environmental Zone in the implementing Zoning By-law and an Environmental Impact Study is

required for any *development* proposal in the Environmental Protection Zone.

C4 GROUND AND SURFACE WATER RESOURCES (SOURCEWATER PROTECTION)

It is a policy of this Plan to protect the quality and quantity of ground water and surface water of the Town in order to ensure that existing and future water consumption needs of the Town's residents are met in a sustainable manner. Council considers sourcewater protection planning to be integral for the future health and well being of Town residents and visitors. Further, the Town considers groundwater to be a significant public resource, which should be protected, improved and restored where possible.

It is the intention of this Plan to protect the function of wellhead protection areas, significant ground water recharge/discharge areas, and highly vulnerable aquifer areas in the Town.

C4.1 GOALS

The Town's goals for sourcewater protection are to:

- a) provide for the sustainable use of groundwater resources;
- b) ensure the provision of safe and clean drinking water;
- c) sustain stream flows and valued ecosystem components where maintained by groundwater recharge;
- d) ensure that long-term municipal drinking water supplies are suitably protected from contamination from incompatible land uses thereby avoiding unexpected costs associated with the restoration of impacted water supplies; and
- e) promote and support water resource conservation and management initiatives.

C4.2 OBJECTIVES

In an effort to protect groundwater resources, steps should be made to achieve the following objectives:

- a) Identify and map sensitive groundwater areas;
- b) Identify high risk land use categories, based on the potential for groundwater impact that should be prohibited in sensitive areas;

- c) Apply land use restrictions through the Zoning By-law and the use of holding provisions to require risk assessment or hydrogeologic analysis where development may pose significant risk to groundwater resources, particularly in identified high risk areas;
- d) Require environmental impact review and site screening for development applications in sensitive areas;
- e) Support implementation of a protection program as further hydrogeological information is determined and as a Sourcewater Protection Plan is completed;
- f) Encourage voluntary measures to address risk associated with existing land uses;
- g) Avoid any public work, which would impair the quality of the groundwater;
- h) Establish an area wide monitoring program that includes the quality and quantity of surface water and groundwater;
- i) Develop an integrated information management system; and
- j) Implement programs of community awareness and educate residents about potential contamination sources and the risk associated with groundwater contamination.

C4.3 GENERAL POLICIES

The Town supports the preparation of a Sourcewater Protection Plan as mandated by the Clean Water Act, 2006, or its successor. Council recognizes that the Sourcewater Protection Plan may necessitate changes to the Official Plan in regard to risk management of significant drinking water threats, groundwater budgets, highly vulnerable aquifers, and significant groundwater recharge areas. Therefore, Council should consider updating wellhead studies and groundwater modeling every 5 years to refine the groundwater mapping, and the extent of Wellhead Protection Areas for all municipal wells. Changes to mapping or policy as a result of the Sourcewater Protection Plan will require an amendment to this Plan.

All development applications in sensitive areas, including Wellhead Protection Areas and Areas of High Aquifer Vulnerability should be accompanied by an environmental site screening questionnaire to assess the potential risk involved with a new use and to better understand the history of past land uses on the site. The site screening questionnaire will assist the Town in determining the requirement for an Environmental Site Assessment to support a development application. Where lands have been occupied by a previous use, which may have caused soil or

groundwater contamination, any development application should be accompanied by an environmental site assessment and/or a Record of Site Condition.

The Town may develop and implement a community awareness and education program concerning development in sensitive areas, water conservation, sustainable use of aquifers, and associated best practices in regard to water use and protection.

C5 STORMWATER MANAGEMENT

All proposals for major commercial, industrial, institutional and residential *development* (five lots or more) shall be supported by a Stormwater Management (SWM) Report. The content and scope of the SWM Report shall be determined when the *development* is proposed.

The SWM Report shall be prepared by a qualified professional to the satisfaction of the Town, applicable Conservation Authorities, *County* of Grey and appropriate agencies, and be prepared in accordance with the more restrictive of Stormwater Management Practices Planning and Design Manual (2003) or its successor and/or the Town's Engineering Standards and shall:

- a) provide recommendations on a stormwater quantity system, which ensures that post-*development* run-off rates will not be greater than the pre-*development* run-off rates for storms up to and including the 1:100 year flood and the regional storm flood;
- b) document the possible impacts of *development* on watershed flow regimes including their interconnection with *groundwater resources*;
- c) provide recommendations on how to maintain pre-*development* water quality and improve run-off where appropriate;
- d) document the means by which stormwater volume control will be provided;
- e) provide a design that considers recreational amenity opportunities; and,
- f) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of *development*.

All stormwater management facilities in a Plan of Subdivision shall be placed in the Environmental Protection Zone in the implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure

that their intended use is recognized. Stormwater management facilities for condominium *developments* and other large single uses may be privately owned and maintained. Agreements with the Town may be required as a condition of approval, to provide for their continued maintenance.

C6 HAZARDOUS SLOPES

The following policies shall apply to *development* proposed in association with steep slopes and ravines.

- a) *Development* of buildings or structures, except for recreational structures or equipment that rely on the slopes will not be permitted on slopes that are subject to active erosion or historic slope failure.
- b) *Development* shall be sufficiently setback from the top of bank of slopes greater than 1 in 3. The *development* setback distance shall be determined in consultation with the Town and the applicable Conservation Authorities and be subject to the following criteria:
 - i) soil type and groundwater patterns;
 - ii) vegetation type and cover;
 - iii) severity of slope; and,
 - iv) nature of *development*.
- c) In some instances, where a sufficient *development* setback cannot be achieved, the proponent shall be required to provide a slope stability report as a prerequisite to any *development*. A natural hazards assessment may also be required. Where applicable, the report shall be prepared to the satisfaction of the Town, the County and the applicable Conservation Authorities.

C7 WATER TAKING

In order to establish a commercial water taking operation proposing to take water in excess of 50,000 litres per day for commercial sale, a *County* Official Plan Amendment, an Amendment to this Plan and a Zoning By-law Amendment will be required. Application for the amendments noted above must be accompanied by the following information:

- a) A planning justification report prepared by a qualified individual indicating whether or not the proposed water taking operation is

consistent with the Provincial Policy Statement and conforms to the policies of the *County* of Grey Official Plan.

- b) A hydrogeological study prepared by a qualified individual demonstrating that the quality and quantity of ground and surface water will not be negatively impacted by the proposed operation.
- c) Any other study that may be required by the Town or the *County*. Preconsultation with the Town and the *County* is required prior to submitting any application to determine the studies/reports that are required.
- d) In assessing applications haulage routes for the transporting of the water to processing and/or bottling plants, and the subsequent distribution must be appropriate for the proposed use. A Traffic Impact Study prepared by a qualified individual may be required.
- e) The effect of land use proposals on the groundwater aquifer utilized by approved water taking operations will be considered before *development* is permitted so as to maintain the quality and quantity of the *groundwater resource* within the aquifer.
- f) If permits for the commercial taking of water currently exist at the date of adoption of the Official Plan and remain in place, the above subsections do not apply.

C8 WATERSHED PLANNING

C8.1 OBJECTIVES

It is the objective of this Plan to:

- a) support the preparation and implementation of Watershed and Subwatershed Plans within the Town and the surrounding area;
- b) ensure that there is an appropriate balance between the objectives of water supply management, habitat protection, flood management and land use to protect and *enhance* water quality and quantity for future generations;
- c) protect and/or restore streams, *groundwater discharge* and recharge areas and *wetlands* for the benefit of fish, wildlife and human uses;
- d) promote best management practices regarding fertilizer and pesticide application;

- e) ensure that any Watershed and Subwatershed planning process is open and transparent and includes opportunities for public input;
- f) ensure that necessary resources are provided for the implementation of Watershed and Subwatershed Plans;
- g) ensure that Watershed and Subwatershed Plans contain goals and objectives that are appropriate for the Watershed and Subwatershed and can be implemented by the Town, agencies and landowners; and,
- h) ensure that Watershed and Subwatershed Plans are scientifically defensible and designed to be continuously improved as new information and science becomes available.

C8.2 THE INTENT OF WATERSHED PLANS AND SUBWATERSHED PLANS

A Watershed is an area of land that drains into a *watercourse* or body of water. Unlike municipal boundaries, watershed boundaries are defined by nature and, as a result, watersheds often overlap a number of jurisdictions. A Subwatershed is an area of land that drains into a tributary of a larger *watercourse* or body of water. The intent of Watershed and Subwatershed Plans is to provide direction and target resources for the better and effective management and restoration of a given Watershed and Subwatershed. Such plans are intended to:

- a) serve as a guide for improving water quality, reducing flood damage and protecting natural resources in a watershed;
- b) prevent existing watershed problems from worsening as a result of future land *development*, public work activities and agricultural and other activities; and,
- c) provide an opportunity for multiple jurisdictions with varying priorities to coordinate their efforts and accept their responsibility for the impact their actions have both on upstream and downstream areas.

Council shall have regard to the above when making decisions or commenting on the preparation of Watershed and Subwatershed Plans.

C8.3 CONTENT OF WATERSHED PLANS

All Watershed Plans should contain the following:

- a) a detailed assessment and integrated analysis of the natural heritage features and functions and linkages on a watershed basis for incorporation into the natural heritage system;

- b) an assessment of the opportunities for and constraints to *development*;
- c) an estimate of the *development* capacity of the watershed based on defined water quality objectives;
- d) a water budget analysis;
- e) a description of the tools that are available to improve conditions in the Watershed and address the cumulative impacts of *development*;
- f) an action plan that contains a series of recommended programs and projects for improving the Watershed;

It is the intent of the action plan to set out the responsibilities of the various jurisdictions within the Watershed so that each can contribute to the prevention and remediation of Watershed problems and opportunities.

C8.4 CONTENT OF SUBWATERSHED PLANS

All Subwatershed Plans shall contain the following:

- a) a detailed assessment and integrated analysis of the natural heritage features and functions and linkages on a subwatershed basis for incorporation into the natural heritage system;
- b) a characterization of the Subwatershed in terms of its environmental resources;
- c) a summary of the existing environmental issues;
- d) preparation and testing of a predictive impact assessment model to assess the potential impacts from stressors within the Subwatershed;
- e) the identification of alternative management solutions for the Subwatershed; and,
- f) detailed management strategies for the implementation of the Subwatershed Plan that incorporate guidelines for *development*, Terms of Reference for the preparation of Environmental Implementation Reports, including storm water management strategies, and ongoing monitoring programs for the Subwatershed Plan.

C8.5 IMPLEMENTATION

Relevant recommendations contained in Watershed and Subwatershed Plans shall be incorporated by Amendment into this Plan. A Subwatershed Plan shall be in place prior to the approval of a Secondary Plan that implements a settlement area expansion. In addition, all applications for *development* shall conform with the recommendations made in an approved Watershed or Subwatershed Plan that have been incorporated by Amendment into this Plan.

C9 REQUIREMENTS FOR AN ENVIRONMENTAL IMPACT STUDY

Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section.

C9.1 PURPOSE OF AN EIS

The purpose of an EIS is to:

- a) collect and evaluate all the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of relevant environmental feature(s); and,
- b) make an informed decision as to whether or not a proposed use will have a negative impact on the critical natural features and *ecological functions* of the Town.

Any EIS required by this Plan must describe the site's natural features and *ecological functions*, identify their significance and sensitivities and describe how they could be affected by a proposed *development*. The EIS should give consideration to the relevant aspects and inter-relationships of various components of the *natural heritage system* on and off the site. In addition, the EIS must address how the proposed *development* will protect, maintain or restore the critical natural features and *ecological functions* of the *natural heritage system*.

Prior to approval of associated proposed development, Council and appropriate agencies must be satisfied with the findings and recommendations in the EIS.

C9.2 CONTENTS OF AN EIS

The EIS should include a description of:

- a) the proposed undertaking;

- b) the natural features and *ecological functions* of the area potentially affected directly and indirectly by the undertaking, and an assessment of their sensitivity to *development*;
- c) any lands that support environmental attributes and/or functions that may qualify the lands for designation within the *Wetlands* and *Hazard Lands* designations, and Special Constraints Areas;
- d) the direct and indirect effects to the ecosystem that might be caused by the undertaking;
- e) any environmental hazards (i.e. slope, flooding contaminants) that need to be addressed as part of the design and how they will be addressed;
- f) any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;
- g) how the proposed use affects the possibility of linking core areas of the *natural heritage system* by natural corridors that may or may not be identified on the schedules to this Plan; and,
- h) a Management Plan identifying how the *adverse effects* will be avoided or minimized over the construction period and the life of the undertaking and how environmental features and functions will be *enhanced* where appropriate and describing the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also establish the limits of buffers and setbacks adjacent to *watercourses*, *waterbodies*, *valleys*, *significant wetlands* and vegetation to protect the natural feature and its attributes and/or function from the effects of *development*.

C9.3 WHAT AN EIS SHOULD DEMONSTRATE

The EIS should demonstrate, where applicable, that the proposed use will:

- a) not have a negative impact on significant natural heritage features and related ecological functions;
- b) not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;
- c) be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies, surface water features and associated plant and animal life;

- d) not cause erosion or siltation of *watercourses* or changes to *watercourse* morphology;
- e) not interfere with *groundwater recharge* to the extent that it would adversely affect groundwater supply for any use;
- f) not cause an increase in flood potential on or off the site;
- g) maintain/*enhance*/restore/rehabilitate the natural condition of affected *watercourses*, and protect/*enhance*/restore/rehabilitate aquatic habitat;
- h) not encourage the demand for further *development* that would negatively affect *wetland* function or contiguous *wetland* areas;
- i) *enhance* and restore endangered terrestrial and aquatic habitat where appropriate and feasible;
- j) not interfere with the function of existing or potential natural corridors;
- k) not lead to a *significant* reduction in the forest resource or interior forest habitat in an area; and,
- l) not lead to species loss or *negative impacts* on endangered, threatened or vulnerable species and/or their habitat.

In addition, the EIS shall demonstrate that there will be no *negative impacts* resulting from the proposed use on the natural features that are identified on Schedule A and Constraints Appendix 1 to this Plan or the *ecological functions* for which the area is identified.

C9.4 SCOPED EIS

A reduction in the scope and/or content of the EIS may be authorized by the Town, where the impacts of a development application are expected to be limited in area and/or scope, or where a Comprehensive Environmental Impact Study or Subwatershed Master Plan has previously been prepared.

C10 SOLID WASTE DISPOSAL AREAS

Closed and open *waste disposal sites* in the Town are shown on the Schedule A to the Plan. The *development* of new uses or new or enlarged buildings or structures within an assessment area 500 metres from the fill area of sites, may be permitted provided an assessment is completed to determine:

- a) the impact of any potential methane gas migration;
- b) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the *waste disposal site*;
- c) potential traffic impacts;
- d) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the *waste disposal site*; and,
- e) the impact of the proposed use on leachate migration from the *landfill site*.

The assessment is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other. Notwithstanding the above referenced buffer, if an approved Landfill Closure Plan exists, the requirements of that plan shall prevail.

The studies required to support a *development* application within the assessment area shall be based on the type and/or scale of the *development* proposed or the studies may be waived as appropriate. The nature of the required studies and their scope shall be determined by the Town in consultation with the *County* of Grey at the time the *development* is proposed.

All lands within the assessment area shall be subject to a Holding provision in the implementing Zoning By-law. The lifting of a Holding provision permitting the *development* of any new use or new or enlarged buildings or structures within the assessment area shall not occur until *Council* is satisfied that all of the studies required by the Town and *County* have been completed.

In cases where an Amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted for *Councils'* consideration.

An amendment to this Plan will be required for a new *waste disposal site*.

It is a policy of *Council* to encourage the reduction, reuse and recycling of solid waste to ensure that the amount of waste required to be stored in landfills is minimized.

C11 SEWAGE TREATMENT PLANT AREAS

Land uses and development which may be sensitive to the effects of odour, noise, and other contaminants including residences, day care centres, or commercial, industrial and health facilities shall generally not be permitted within 100 metres of a municipal sewage treatment plant property line. This buffer area for the Thornbury and Craigeith sewage treatment plant is shown on the Constraint Mapping.

All land uses and development within the buffer setback shall be subject to a relevant study submitted for review by the County of Grey and Town of The Blue Mountains to address the current and future impacts, and to assess appropriate design, buffering and separation distances in conformity with Ministry of Environment and Climate Change guidelines and information requirements. Implementation of the study's recommendations may be required under an agreement between the proponent and the municipality.

C12 SHORELINE OF GEORGIAN BAY

The shoreline flood prone area of Georgian Bay is defined by the 100-year flood line plus an allowance for wave uprush and other water related hazards. This is a 30-metre setback but can vary depending on site-specific features and conditions. The area within the 30-metre setback is regulated for the construction of buildings under Ontario Regulation 151/06 administered by the Grey Sauble Conservation Authority. (Note: A permit from the *Conservation Authority* is required prior to the construction of buildings in the regulated area).

The shoreline *erosion hazard* is determined using a stable slope allowance plus an erosion allowance of at least 30 metres. The dynamic beach hazard is defined by the *flooding hazard* plus an additional 30 metres if required.

The shoreline also provides habitat for fish and other wildlife species. In keeping with the 'environment first' approach, this Plan encourages the maintenance of vegetative buffers, migratory bird stopovers/roosts/nesting grounds and fish spawning areas along the shoreline. Any alteration to the shoreline below the 100-year flood elevation should be completed with the appropriate approvals from the Ministry of Natural Resources and/or the Federal Department of Fisheries and Oceans.

C13 LAND USE COMPATIBILITY

It is recognized that some uses may be sensitive to the odour, noise, vibration or other emissions associated with highways, and various type of industries. It is a policy of this Plan that incompatible land uses be separated or otherwise buffered from each other. Where a proposed *development* is located adjacent to a potentially incompatible land use, an assessment of the compatibility of the proposal in accordance with Ministry of Environment Guidelines may be required by *Council*.

Such a study shall be prepared to the satisfaction of *Council* and the appropriate agencies and shall include recommendations on how the impacts can be mitigated. The approval of *development* proposals shall be based upon the achievement of adequate distances and the recommendations of the required studies.

The implementing Zoning By-law may utilize a Holding provision on certain properties where incompatible land uses are located in close proximity to each other to ensure that the intent of this section is met before *development* occurs.

C13.1 NOISE AND VIBRATION

It is a policy of this Plan to minimize any adverse noise and vibration impacts from highways and arterial roads on *sensitive land uses*. To this end, a Noise Impact Study in accordance with Ministry of Environment guidelines shall be undertaken for proposed *development* involving *sensitive land uses* (with the exception of normal farm practices) that are adjacent to or in proximity to a highway, arterial road or *industrial use* to the satisfaction of *Council* and the County. The approval of *development* applications shall be based on the implementations of the required study, such as the restriction of new residential and other *sensitive land uses* and the provision of appropriate safety and mitigating measures and notices on title.

C14 POTENTIALLY CONTAMINATED SITES

C14.1 PURPOSE

- a) Potentially *contaminated sites* are sites where the environmental condition of the property or properties may have potential for *adverse effects* on human health, ecological health or the natural environment. In order to prevent these *adverse effects*, prior to permitting *development* on these properties, it is important to identify these properties and ensure that they are suitable or have been made suitable for the proposed land use(s) in accordance with provincial legislation, regulations and standards.

- b) While the identification of potentially *contaminated sites* is important in the planning application review process, the policies in this section should not be interpreted as a commitment on the part of the Town to identify all *contaminated sites*. Rather, these policies should be regarded as an effort by the municipality to responsibly utilize available information in the planning application review process to help ensure that *development* takes place only on sites where the environmental conditions are suitable for the proposed use of the site.

C14.2 POLICIES

- a) The following list of general uses represents current or past activities on a property that may be causing or may have caused environmental contamination:
 - i) activities involved with the elimination of waste and other residues, including, but not limited to *landfill sites* and waste disposal areas;
 - ii) industrial and commercial activities involving the storage and/or use of hazardous substances, including but not limited to fuels, oils, chemicals, paints or solvents; and,
 - iii) railway lands.
- b) The Town will utilize available information in the planning application review process to help ensure that *development* takes place only on sites where the environmental conditions are suitable for the proposed use of the site.
- c) The Town will require *development* proponents to document previous uses of a property or properties that are subject of a planning application and/or properties that may be adversely impacting a property or properties that are subject of a planning application in order to assist in the determination of the potential for site contamination.
- d) Where the Town determines that there is a proposed change in land use to a more sensitive use on a property or properties that have been identified through the Town's planning application review process as "potentially contaminated", the Town will:
 - i) require as a condition of planning approval, written verification to the satisfaction of the Town from a Qualified Person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in

accordance with provincial legislation, regulations and standards, including where required by the Town or provincial legislation and/or regulations, filing by the property owner of a Record of Site Condition (RSC) signed by a Qualified Person in the Environmental Site Registry, and submission to the Town of written acknowledgement from the Ministry of Environment specifying the date that the RSC was filed in the Environmental Site Registry;

- ii) establish conditions of approval for planning applications to ensure that satisfactory verification of suitable environmental site condition is received as per (d)(i);
 - iii) where applicable, utilize the holding provisions of the *Planning Act* to ensure that satisfactory verification of suitable environmental site condition is received as per (d)(i).
- e) Where the Town is deeded land for public highways, road widenings, parks, stormwater management, easements, or for any other purpose, the Town may require, as a condition of transfer, satisfactory verification of environmental site condition as per (d)(i).