

**Screening of Development Applications for Source Protection Plan Requirements
City of Markham
April 2016**

The *Clean Water Act, 2006* mandated the development of the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Plan (Plan) which contains a series of policies to protect our drinking water sources from potential drinking water threats. The CTC Plan came into effective on December 31, 2015 and applies immediately to all threat activities located within Highly Vulnerable Aquifer (HVA) Areas and Well Head Protection Area Water Quality (WHPA-Q) areas.

The City of Markham (City) is now required to screen all development applications such as Official Plan Amendments, Zoning By-Law Amendments, Plans of Subdivision, Plans of Condominium, Site Plan Applications and Building Permits.

The specific use may not be determined at the Official Plan Amendments and Zoning By-Law Amendments stage therefore, City staff (Engineering/Planner) are only responsible for advising the applicant that their property is within HVA and/or WHPA-Q areas (pre-consultation stage), and additional technical requirements would be required during the development approvals process. Screening process for Plans of Subdivision, Plans of Condominium, Site Plan Applications and Building Permits are identified below.

The HVA and WHAP-Q layers have been integrated into Geologics and can be found under the “environmental tab”. Development Counter staff and Engineers/Planners should inform the applicant at the pre-consultation stage of the development review process, if their specific site is located within any of these two areas.

These layers are also available at the Regional Municipality of York (Region) website at www.york.ca/SPMap

For any questions regarding SWP, please contact

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For further information regarding SWP, please visit the sites below:

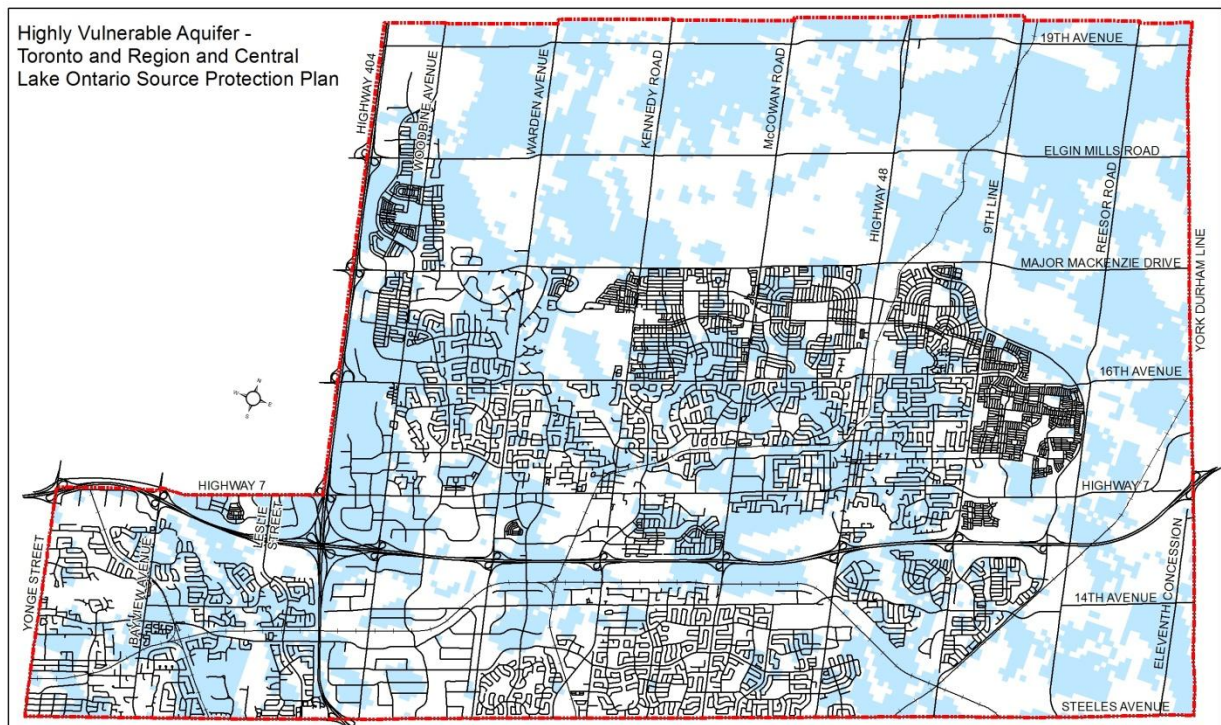
<http://www.conservation-ontario.on.ca/what-we-do/source-water-protection>
<http://www.ctcswp.ca/ctc-source-protection-plan/>

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Highly Vulnerable Aquifers - Areas Susceptible to Groundwater Contamination

The City contains HVA areas which are at higher risk of to contamination due to the groundwater's location near the ground's surface or where the soil layer above the aquifer is highly permeable. The City's 2014 Official Plan (as partially approved on October 30, 2015) contains policies to protect the quality of our water resources. Refer to Appendix J of the 2014 Official Plan with identified HVA areas in Markham (see map below).

All Industrial, Commercial and Institutional (ICI) development planning and building permit applications dealing with bulk fuel and/or chemical handling/storage located as listed below located within the HVA must be circulated to the York Region's Community Planning and Development Services Group c/o York Region's Water Resources Group for review and comment. Depending on the proposed activities, York Region staff may require a Contamination Management Plan for their review/approval. City staff can request York Region Water Resources staff to attend pre-consultations/meetings if needed.



ICI applications subject to circulation may include:

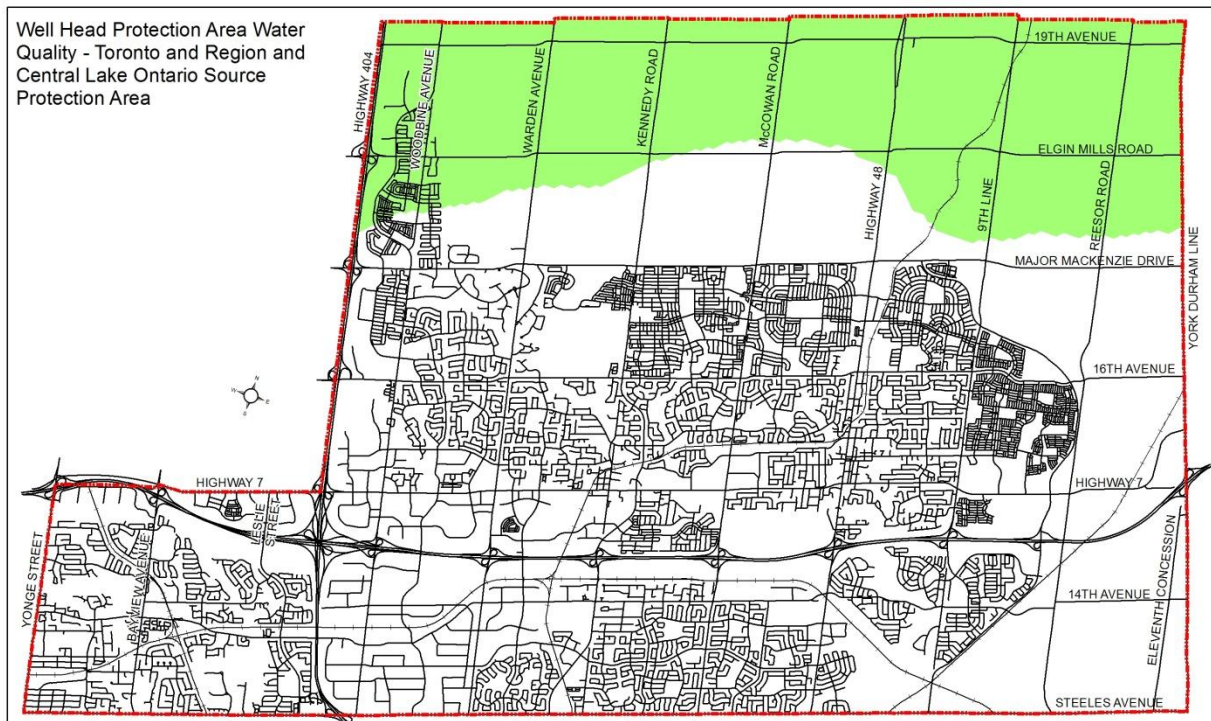
- Handling and Storage of Road Salt
- Chemicals Handling and Storage – organic solvents, DNAPLs
 - Used in dry cleaning businesses as cleaners/degreasers
 - Metal degreasing (automotive body or repair shop, industrial manufacturing and processing)
 - Pharmaceutical production
 - Disinfectants
 - Adhesives
 - Pesticides
 - Furniture strippers, paints
 - Industrial strength cleaning agents
 - Chloroform found in fuel oil, diesel
 - Other chemicals are used in de-icing of aircraft

CITY OF MARKHAM
SOURCE PROTECTION PLAN IMPLEMENTATION
Screening for all Development Applications

- Bulk Fuels – gas station, refueling station

Well Head Protection Area Water Quantity - Water Quantity Control (Groundwater Recharge & Water Balance)

The northern areas of the City are partially located within the WHPA-Q, refer to WHPA-Q map below. Sustainable groundwater management, based on directions from the Source Protection Plan, is required for these lands. City and TRCA will review water balance studies to ensure compliance with the Source Protection Plan policies in the CTC Source Protection Plan. WHPA-Q requires all land development activities within the WHPA-Q area to maintain pre development recharge which is demonstrated through the completion of a water balance study. Low Development Impact (LID) measures are strongly encouraged, where possible to meet pre development recharge targets. Developers and consultants are strongly advised to consult with City staff at early stages of their applications to ensure that proposed LID measures are acceptable to the City.



All development planning and building permit applications located within the WHPA-Q (including lands outside areas regulated by TRCA) must be circulated to Quentin Hanchard, Planning and Development at the Toronto and Region Conservation Authority c/o Don Ford at Water Resources Group.