Amendments to the Grand River Source Protection Plan in the Regional Municipality of Waterloo

What is happening?

The Grand River Source Protection Plan is being updated! Amendments to the plan will come into effect on October 1, 2020. On this date, development applications and building permits will be subject to the updated vulnerable area mapping and Source Protection Plan policies.

How will the updated plan impact development applications and building permits?

A Notice of Source Protection Plan Compliance or S.59 Notice (Notice) is required for applications where the property is in a vulnerable area for source protection and policies from the Source Protection Plan apply. Vulnerable areas are delineated around municipal drinking water wells and intakes to protect the quality and quantity of source water from threats identified in the Clean Water Act, 2006.

In Waterloo Region, the Threats and Policy System or TAPS is used to generate Notices to be included with development applications and building permits. An applicant applies for a Notice by providing the property location and completing a questionnaire about possible threats to source water posed by the application. Threats include constructing a septic system, salt application from new or altered parking lots, storing large quantities of de-icing salt, storm water management that proposes engineered infiltration of storm water, etc.

TAPS uses the property and threat information to determine the vulnerable area and policies that are applicable to the application. Any prohibition or Risk Management Plan policies that apply to the property must be resolved before a valid Notice can be generated.

For applications submitted after October 1, 2020 a Notice should be generated after the effective date to ensure that TAPS applies the appropriate policies and vulnerable area mapping to the property.
How do you know if updated policies were applied to an application?

The Notice date in the upper left hand corner is the day the Notice was downloaded. If an application is submitted after September 30, 2020 check the date to make sure the Notice was downloaded after September 30th.

Each Notice includes a date it is valid until. This date is usually one year after the Notice is generated. In preparation for implementing the updated Source Protection Plan the valid date for applications submitted before the effective date has been changed to September 30, 2020.

On October 1, 2020 it will be important to begin checking the date the Notice was downloaded and when it is valid to ensure appropriate mapping and policy information was applied to the application. If the Notice is no longer valid a new Notice will need to be downloaded from TAPS.

TAPS has messaging to inform applicants about updates to vulnerability mapping and policies, and the need to submit a Notice before September 30, 2020 or download a new Notice if submitting an application on or after October 1, 2020.

What can I do to prepare for the updated Source Protection Plan coming into effect?

Planners

- Applications in progress should be informed that a new Notice will need to be downloaded from TAPS that is dated October 1 or later if they submit after September 30, 2020. Applicants can be directed to the Region of Waterloo Source Protection website at www.regionofwaterloo.ca/sourceprotection for more information.
- Update ArcGIS mapping layers to reflect new vulnerable area delineations, which include new areas where a Notice is required (Part IV area).
- After September 30, 2020 review the date Notices were downloaded for validity.

Developers, consultants, and building permit applicants

- Be prepared to download a new Notice after September 30, 2020 for applications that are in progress or for applications that have not been submitted.
- The updated vulnerable areas and policies may require a Risk Management Plan to be negotiated for a property that previously did not need a Risk Management Plan. Allow time between downloading a Notice and submitting an application to ensure actions resulting from policies can be completed. A Risk Management Plan, if required, will need to be completed before a valid Notice can be generated.

For additional information or to discuss how updated policies and vulnerable area mapping may impact an application contact the Risk Management Official at rmo@regionofwaterloo.ca

For more information about source protection in general see the following resources from the Region of Waterloo, Lake Erie Source Protection Region, and Province of Ontario.