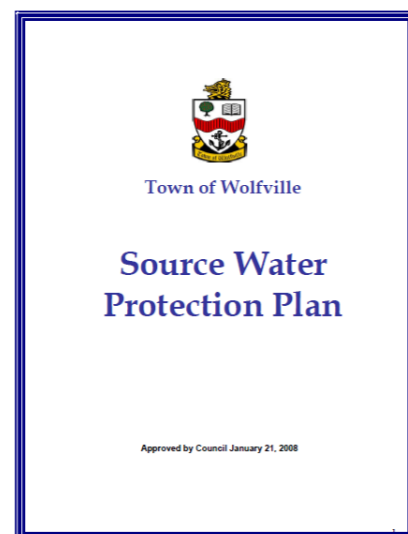




Source Water Protection – Draft 3 Planning Documents

2019-10-16

- Have been reviewing planning documents since 2015 (all documents being replaced). Final stages now. <https://www.wolfville.ca/draft-documents.html>
- PAC recommendation October 24th, Council to provide direction on final changes in November, adopted early 2020.
- This Committee Review part of information going to Council in November.
- Incorporated land use prohibitions as recommended by SWPP (and mapping) + aligned with Kings 2050
 - Meeting held with King's County – they will amend once we adopt our documents



7.1 Water supply

A safe and reliable water supply is essential to public health and community stability. Water is the foundation of a viable social and economic community structure. In fact, the abundance and quality of a community's water supply is a definitive indicator of sustainable development. Council wishes to help protect this vital resource and the public investment in the central water supply and distribution services owned and operated by The Town of Wolfville. The Town has ensured the continued availability of the historic watershed lands, in perpetuity, which are protected by a conservation easement between the Nova Scotia Nature Trust and the Town. Wolfville's current water supply consists of two wells constructed in the surficial sand and gravel glacial deposits in the area of West Main Street. The groundwater from these two wells is abundant in supply and of good quality. Protection of the well head areas and controls on the types of land use that occur in close proximity to these well heads is provided in this Municipal Planning Strategy and the Land Use By-law. The

Town's Source Water Protection Plan has been integrated into this document and is the first step in better managing and protecting this vital resource.

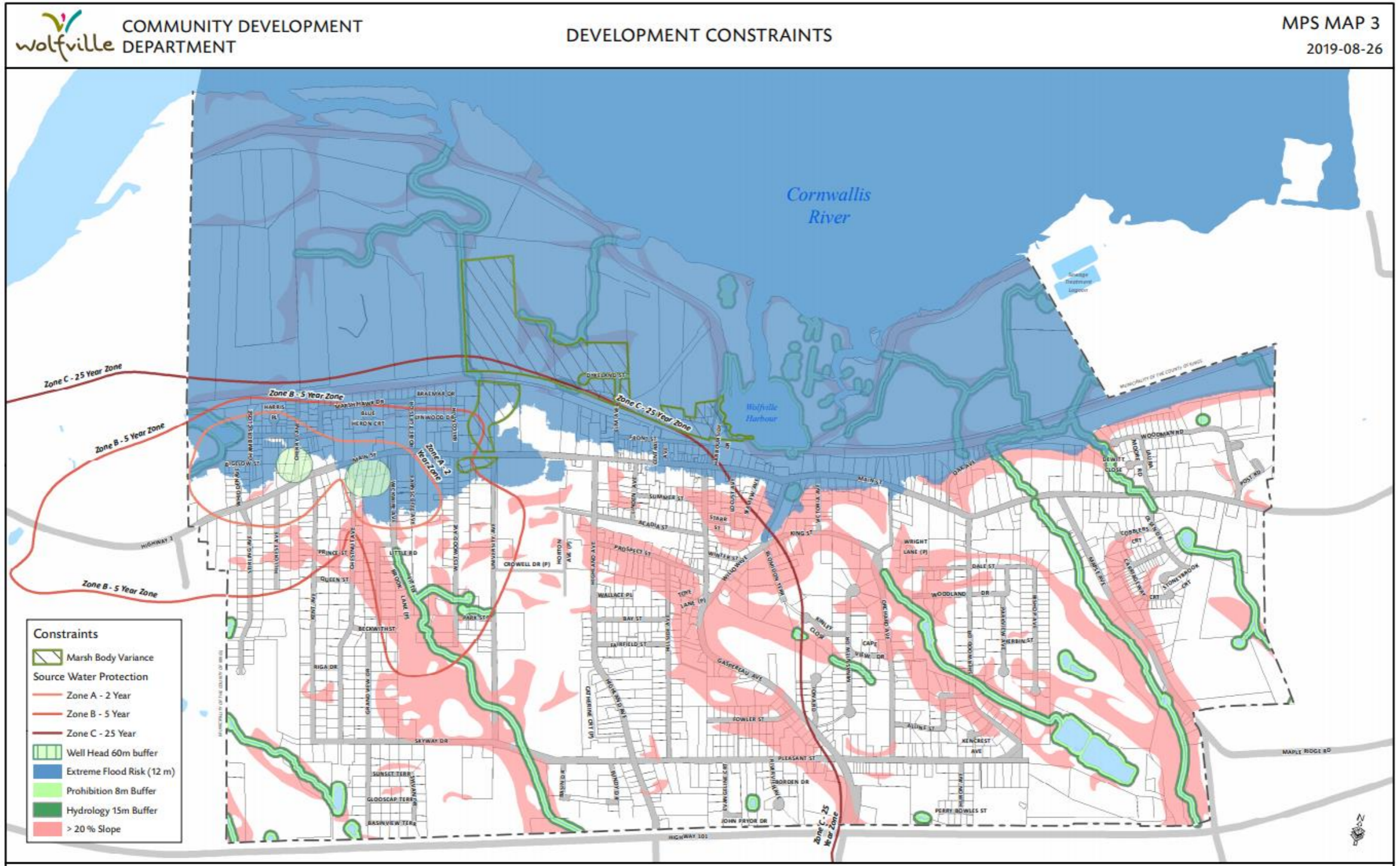
The water utility is a separate corporation from the Town and is funded through water rates. There are approximately 41 kilometres of water distribution lines throughout Town that supply potable water daily to residents and customers. Water that originates in the aquifer is pumped to a 12 million litre concrete storage reservoir located just beyond Town boundaries on the Ridge Road. It is then fed by gravity to the water distribution lines throughout Town. In order to ensure that the water supply is safe and potable it must meet rigorous standards and guidelines. The water treatment facility uses chlorination to ensure that the water is safe from bacterial contamination. Regular testing and monitoring occur in order to ensure that Wolfville's drinking water meets or exceeds the required government standards with respect to water quality.



IT SHALL BE THE POLICY OF COUNCIL:

1. To identify areas in proximity of the wellheads as development constraint areas and restrict land use activities in these areas in the Land Use By-law;
2. To require a developer to design and install water distribution lines in accordance with appropriate municipal standards as provided for in the Subdivision By-law and/or servicing agreement;
3. To recognize the role of the Source Water Protection Advisory Committee in advising on the management and protection of the Town's water source.

Mapping



5.2 SOURCE WATER PROTECTION

There are three sub-zones in the Source Water Protection area as shown on Schedule “B”, Source Water Protection Area – Wellhead Constraint Area, Source Water Protection Area – Zone A and B, and Source Water Protection Area – Zone C. Development within these areas may require the completion of an environmental impact assessment, as determined by the Development Officer, and shall be subject to the following:

- (1) **Source Water Protection Area - Wellhead Zone:**
Development within the Wellhead Constraint Area as identified on Schedule “B” of the Bylaw is limited to:
 - (a) Existing residential uses
 - (b) Public parkland
 - (c) Uses relating to the operation of the Town of Wolfville’s water supply
 - (d) Existing furnace oil storage

(2) **Source Water Protection Area – Zone A and B:**

Certain land uses which present a significant risk to the groundwater contamination will be prohibited, including:

- (a) Automotive painting, engine and auto body repair shops
- (b) Bulk chemical storage
- (c) Bulk storage of salt
- (d) Commercial nurseries
- (e) Commercial storage and/or distribution of chlorinated solvents
- (f) Commercial storage and/or distribution of fertilizers
- (g) Commercial storage and/or distribution of pesticides and herbicides
- (h) Commercial storage and/or distribution of petroleum fuel
- (i) Commercial storage and/or distribution of petroleum solvents
- (j) Dry cleaners
- (k) Gas station or accessory gas bars
- (l) Manure storage facility
- (m) Scrap metal and salvage yards and/or processing

(3) **Source Water Protection Area – Zone C:** Similar to 5.2.2, uses that present an identified risk to groundwater contamination will be prohibited, including:

- (a) Automotive painting, engine and auto body repair shops
 - (b) Bulk storage of salt in excess of 100 tonnes
 - (c) Commercial storage and/or distribution of chlorinated solvents
 - (d) Commercial storage and/or distribution of pesticides and herbicides
 - (e) Commercial storage and/or distribution of petroleum fuel
 - (f) Commercial storage and/or distribution of petroleum solvents
 - (g) Dry cleaners
 - (h) Gas station or accessory gas bars
 - (i) Scrap metal and salvage yards and/or processing
- (4) Expansion or redevelopment of existing uses within the Source Water Protection Area Wellhead zone, zone A and B, and C may be considered by development agreement. See Municipal Planning Strategy, Part 7.3.3(8).

- Did we hit the mark on the MPS/LUB provisions and mapping?
What's missing?
- After seeing our flood-plain (based on 2100 estimates of sea level rise + existing risk), what should we be considering for the future of Source Water in Wolfville?
- Is Public Works yard and the salt storage something that is of concern?
- We should deal with existing known issues – e.g. incentivize removal of Oil Tanks within the Well-Head buffer? Other measures from SWPP?

Discussion

Map 2 - Home Heating Oil Tank Locations

