

Appendix 1

Table WH1 - Risk Categories by Land Use

Table WH2 - Wellhead Protection Area Land Use Restrictions

Appendix 1

Land Use Groups by Risk to Groundwater

The following Table is to be used in conjunction with the policies and requirements of Section 18.1, Ground and Surface Water Resources.

Table WH1 - Risk Categories by Land Use

High Risk Land Uses and Activities

High Risk Land Uses and Activities are characterized by the following:

- Utilize or generate large volumes of potentially hazardous liquid or soluble chemicals and/or;
- Have no effective engineering measures to manage chemical usage and/or;
- Cannot reasonably implement hazard prevention measures and/or;
- Cannot be reasonably relocated.

Examples of High Risk land uses and activities could include:

- Auto wrecking and salvage yards
- Storage of construction vehicles and/or agricultural equipment
- Bulk road salt storage
- Bulk storage of chemicals or hazardous substances, including on-farm storage for agricultural production purposes
- Bulk storage of animal manure or inorganic fertilizer
- Bulk storage of tires
- Petroleum products refining and asphalt batching
- Winter snow storage and disposal facilities
- Sewage treatment lagoons
- Landfill sites and long term storage of waste materials
- Warehousing, bulk storage of oil, gasoline or petroleum products
- Warehousing, bulk storage of cleaning products, pesticides, herbicides, fungicides, chemicals and contaminants listed in Schedule 3 (Severely Toxic Contaminants) of Ontario Regulation 347 of the Environmental Protection Act.

Medium Risk Land Uses and Activities

Medium Risk Land Uses and Activities are characterized by the following:

- Use or generate lesser volumes of potentially hazardous liquid or soluble chemicals and;
- Have engineering measures to manage chemical usage (or could retroactively engineer systems) and;
- Can implement hazard prevention measures and;
- Can possibly be relocated.

Examples of Medium Risk Land Uses and Activities could include:

- Assembly of motor vehicles, truck, trailers, rail cars, mobile homes, ships and boats
- Automobile service stations and gas stations
- Commercial or industrial dry cleaning of textiles and textile products
- Leather tanning and finishing
- Manufacturing and dyeing of textiles
- Manufacturing of agricultural, commercial and industrial machinery
- Manufacturing of cable and wire
- Manufacturing of chemicals, resins, paints, varnish, printing inks, adhesives, plastics and reinforced fiberglass plastic
- Manufacturing of electronic components (e.g. semiconductors, printed circuit boards and cathode ray tubes)
- Manufacturing of automotive parts
- Manufacturing of pharmaceuticals and medicines
- Manufacturing of unfinished fabricated metal products and parts
- Manufacturing of wet electrical equipment and wet batteries
- Metal casting operations
- Metal finishing operation (electroplating, electro-coating, galvanizing, painting, application of baked enamel)
- Recycling facilities including short term outside storage, transfer and processing of waste
- Wood and wood product preservation and treatment

Low Risk Land Uses and Activities:

Low Risk Land Uses and Activities are characterized by the following:

- Use or generate small volumes, if any, of potentially liquid or soluble hazardous chemicals and;
- Have engineering measures to manage chemical usage (or could retroactively engineer systems) and;
- Can implement hazard prevention measures and;
- Can readily be relocated.

Examples of Low risk Land Uses and Activities could include:

- Airports, transit terminals
- Construction and paving contractor yards
- Automated manufacturing of soft drinks, distilleries, breweries and wine making
- Automated production of baked goods, dairy, canned goods, frozen foods, processed food and meat
- Cemeteries, funeral homes
- Furniture, casket, cabinet and other wood products manufacturing and assembly
- Glass and glass products manufacturing
- Golf courses
- Lawn care contractors
- Machinery equipment rental outlets
- Manufacturing electrical appliances, equipment, motors, lighting fixtures, lamps
- Manufacturing of paper, newsprint, boxes
- Manufacturing of soaps and toiletry preparations
- Medical health and other laboratories
- Photographic developing facilities
- Printing of newspaper, packaging and books
- Vehicle and equipment repair
- Retail sale of agricultural fertilizers and pesticides

Table WH2 - Wellhead Protection Area Land Use Restrictions

Land Use Type	Within WHPA-A 100 metre Fixed Radius Area Capture Zone	Within WHPA-B (0 - 2 Year Time of Travel)	Within WHPA-C (2 - 10 Year Time of Travel)	Within WHPA-D (10 - 25 Year Time of Travel)
High Risk	Prohibited	Prohibited	Prohibited	Prohibited
Medium Risk	Prohibited	Prohibited	Restricted	Restricted
Low Risk	Restricted	Restricted	Restricted	Permitted
Expansion of Existing Uses, Buildings and structures as permitted by the Official Plan	Restricted	Restricted	Restricted	Restricted
A change in use to a similar use, as permitted by the Official Plan	Restricted	Restricted	Restricted	Restricted

NOTE: In accordance with Section 18.1 of the Official Plan, Restricted Land Uses may only be permitted if the applicant submits an appropriate study demonstrating that any impacts on a municipal well will be within acceptable limits, to the satisfaction of the Town.