

CHAPTER 17 – SERVICES AND UTILITIES

410. Amend paragraph 17.2.2. i) (d) by adding “for a new development” after “system” in the fourth line.

411. Amend subsection 17.2.4. by adding the following at the beginning, before paragraph i):

“In general, the City of London does not support the use of temporary sanitary sewage systems and would like to discourage and restrict their usage in the City. However, it is possible that circumstances may occur in future where it may become a public benefit to consider temporary or interim sanitary sewerage systems. Examples include, but are not limited to, the replacement of existing on-site individual treatment systems which are failing on a widespread basis with new temporary services to address health concerns where the ultimate servicing for the area is not readily available or is not cost effective. These cases shall only be considered on a case-by-case basis subject to full evaluation, based on the following criteria:”

412. Amend subsection 17.2. by adding the following new subsection:

“17.2.5. Interim Sanitary Servicing” (in the sidebar)

“Interim services are defined as works or a phase of a work that provides a level of service or quantity of service that is adequate for the immediate future and that meets all City and Provincial standards, guidelines, objectives and targets, but is not the ultimate facility envisioned to be required in the future. The City may utilize interim servicing works to make efficient use of existing infrastructure or defer the cost of the future infrastructure where:

- i) the interim work does not detract from the viability of the servicing anticipated in the City’s Sanitary Sewage Servicing Study, Transportation Master Plan, Stormwater Drainage Plan or related Environmental Assessment; and
- ii) the interim solution is supported by an acceptable financial impact analysis having regard for the City’s growth financing strategy.”

413. Amend subsection 17.2.5. by renumbering it “17.2.6.; and in paragraph ii) by deleting “(a)” after paragraph ii) (a) 5. and replacing it with “(b)”.

414. Amend subsections “17.2.6., 17.2.7., 17.2.8., 17.2.9., 17.2.10.,” and “17.2.11.,” by renumbering them “17.2.7., 17.2.8., 17.2.9., 17.2.10, 17.2.11.” and “17.2.12.” respectively.

415. Amend subsection 17.2. by adding the following new subsection at the end:

“17.2.13. Partial Services” (in the sidebar)

- “i) Partial services are defined to include areas that are served by municipal sewage services and individual on-site water services; or, municipal water services and individual on-site sewage services.
- ii) Partial services shall only be permitted where they are necessary to address failed individual on-site sewage and individual on-site water services in existing developments where no other alternatives exist and where site conditions are suitable for the long-term provision of such services.

416. Amend subsection 17.6. as follows:

- in the first paragraph by adding “*proper conveyance of stormwater flows and*” after “*The*” at the end of the second line; by adding “*storm drainage and*” after “*Effective*” at the end of the fifth line.

- in the second paragraph by adding “*water resources management that includes storm drainage and*” after “*addressed*” in the first line and by adding “*storm drainage and*” after “*identified*” at the end of the third line.
 - in the third paragraph by adding “*storm drainage and*” after “*address*” in the first line; by adding “*Storm Drainage and*” after “*preparation of*” in the second line; by adding “*Storm Drainage and*” after “*Plans.*” in the second line”; by adding a “,” after “*subcatchment*” in the third line; by deleting “*or*” after “*subcatchment*” in the third line; by adding “*or drainage area*” after “*tributary*” in the third line; by adding “*in accordance with the requirements of the City*” after “*basis*” in the third line; by adding “*provide erosion*” between “*to*” and “*control*” in the fifth line; by deleting “*floodwaters to acceptable levels*” after “*control*” in the fifth line; and by adding “*storm drainage and*” after “*appropriate*” at the end of the seventh line.
417. Amend paragraph 17.6.1. i) by deleting it in its entirety and replacing it with:
- “i) The City will require proper conveyance of stormwater flows and stormwater quality, quantity/flood protection and erosion control management for all proposed developments in accordance with Provincial policies and guidelines, the City’s Subwatershed Studies, the City’s Design Standards and Requirements, and in accordance with the policies of this Plan.”
418. Amend paragraph 17.6.1. iii) by deleting it in its entirety.
419. Amend paragraph 17.6.1. iv) by deleting it in its entirety and replacing it with the following and by renumbering it “iii”:
- “iii) Stormwater management facilities may be permitted within or adjacent to the Natural Heritage System subject to the policies in Section 15.3.3. of this Plan;
420. Amend paragraph 17.6.1. v) by deleting it in its entirety and replacing it with the following:
- “iv) Best Management Practices may be permitted in floodplain areas where it can be demonstrated, through an Environmental Assessment and/or Environmental Impact Study approved by the City, that any negative impacts on natural features and ecological functions will be avoided, or mitigated and any hazard constraints will be addressed to the satisfaction of the City. Such Best Management Practices will also be subject to approval by the appropriate agencies.”
421. Amend subsection 17.6.2. by adding “storm drainage and” after “effective” in the first line; by adding “systems” after “management” in the first line; by adding “contaminant and sediment discharges into water courses” and by deleting “sedimentation” after “erosion” in the second line; and by adding “,” after “development” in the second line.
422. Amend paragraph 17.6.2. i) by adding “Storm Drainage and” after “of a” in the first line; by adding “in accordance with the City’s General Storm Drainage and Stormwater Management Master Plan” after “Plan” in the second line; and by adding “storm drainage and” after “addressing” in the second line.
423. Amend paragraph 17.6.2. ii) by adding “Storm Drainage and” at the beginning.
424. Amend paragraph 17.6.2. iii) by adding “and Municipal Class Environmental Assessment Study” after “Area Study” in the second line; by deleting “provide for the management of stormwater” after “would” in the third line and replacing it with “address storm drainage and stormwater management servicing,”; and by adding “Storm Drainage and” after “with the” in the fourth line.
425. Amend paragraph 17.6.2. iv) by adding “and a Municipal Class Environmental Assessment Study” after “Study” in the second line; by adding “Storm Drainage and” after “submit a” in the third line; by deleting “stormwater management plan” and replacing it with “Stormwater Management Plan,” in the third line; by adding

- “storm drainage conveyance and” after “management of” in the fifth line; and by adding “Storm Drainage and” after “with the” at the end of the fifth line.
426. Amend subsection 17.6.2. by adding the following new paragraph at the end:
- “Temporary Stormwater Management Facilities” (in the sidebar)
- “vi) In general, the City of London does not support the use of temporary stormwater management facilities and/or systems. However, future circumstances may demonstrate that a temporary stormwater facility or system will provide a public benefit. Examples include, but are not limited to, the creation of a new facility while an existing facility is being emptied, decontaminated or regraded due to service issues; or, to address health concerns. Ultimately, the permanent facility may be brought back into service. These cases shall only be considered on a case-by-case basis subject to a full evaluation of the proposed system, as identified under Section 17.6.2.”
427. Amend subsection 17.6.3. by adding “Storm Drainage and” at the beginning of the sidebar title; by adding “Storm Drainage and” after “where no” in the first line; by adding “storm drainage and” after “that” in the second line; by adding “Storm Drainage and Stormwater Management Report” and by deleting “stormwater management report” after “submit a” in the fourth line.
428. Amend paragraph 17.6.3. i) by deleting “the” and adding “water resource management issues including, but not limited to storm drainage and” after “address” in the first line; and by deleting “issues” after “management” in the second line and replacing it with “water balance,”.
429. Amend paragraph 17.6.3. iii) by deleting “and sedimentation” after “erosion” in the first line.
430. Amend subsection 17.6.3. by adding the following new clause after iii):
- “Erosion Sediment Control” (in the sidebar)
- “iv) an Erosion/Sediment Control Plan for the control of erosion and sedimentation during construction activities to minimize the impact of any proposed development on any watercourse;”
431. Amend paragraph 17.6.3. iv) by renumbering it “v” and by adding “complying with Provincial and Federal water quality objectives and fishery requirements and” after “for” in the first line.
432. Amend paragraph 17.6.3. “v)” by renumbering it “vi”.
433. Amend paragraph 17.6.4. iii) by deleting the period at the end of paragraph and adding “; and” at the end.
434. Amend subsection 17.6.4. by adding the following paragraph at the end:
- “Low Impact Development” (in the sidebar)
- “iv) methods to reduce volumes of stormwater such as low impact development.”
435. Amend subsection 17.6.6. by deleting the first paragraph and replacing it with the following:
- “Council has adopted erosion and sediment control requirements to minimize the sediment discharge during the various construction phases of new development, and to prevent or minimize the deposition of sediment in adjacent or downstream watercourses and/or drainage networks. These requirements have been designed to:”
436. Amend paragraph 17.6.6. ii) by deleting “so as” after “runoff” in the first line and replacing it with “discharge in order”.

437. Amend subsection 17.7.2. by adding “Private Wells” in the sidebar beside paragraph ii) and by adding the following new paragraph at the end:

“Emergency Municipal Wells” (in the sidebar)

- “iii) The City of London maintains a small number of stand-by municipal water wells for use during times of emergency. Emergency municipal well locations are identified on Schedule “B2”. Water quantity and quality will be protected by restricting or prohibiting high risk land use and development activity within the wellhead protection area of emergency municipal wells.”

438. Amend subsection 17.7. by adding the following new clause:

“**17.7.3. Well-Head Protection**” (in the sidebar)

- “i) Where a draft plan of subdivision, consent and/or Zoning By-law amendment is proposed in the vicinity of an existing well the applicant will be required to demonstrate, to the satisfaction of the City, that the proposed development will not have a negative impact on groundwater quantity and quality. It is the responsibility of the applicant to identify the location of wells in the vicinity of a development site.”

“Abandoned Wells” (in the sidebar)

- “ii) As a condition of development approval, the applicant will be required to decommission and permanently cap any abandoned wells, in accordance with current Provincial legislation, regulations and standards. It is the responsibility of the applicant to determine if any abandoned wells exist within a development site.”

439. Amend subsection 17.7.5. by adding the title “Extension of Water Services” in the sidebar.

440. Amend subsections “17.7.3., 17.7.4., 17.7.5.,” and “17.7.6.” by renumbering them to “17.7.4., 17.7.5., 17.7.6.” and “17.7.7.” respectively.