

Chapter/Policy/Section	
17.2.	<p>SANITARY SEWERAGE (Section 17.2 replaced by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p> <p><i>The provision of sanitary sewerage facilities, including sewer lines, pump stations, and sewage treatment plants, is essential for a healthy environment in the City and for the growth and development of the Municipality. The City has undertaken a Sanitary Sewerage Servicing Study to assess its 20 year and 50 year needs for sanitary sewage system improvements and expansions and options for meeting those needs.</i></p> <p><i>The Ministry of the Environment, through the Ontario Water Resources Act, Environmental Protection Act, the Municipal Engineer's Association Class Environmental Assessment for Municipal Water and Wastewater Projects, and the Provincial Policy Statements, is concerned with the development and operation of sewerage systems. Provincial approval is required for any proposed expansions to such systems.</i></p>
17.2.1. Sanitary Sewerage Service Study	<ul style="list-style-type: none"> i) The City has prepared a Sanitary Sewerage Servicing Study for input into the determination of how lands likely to be required for long term urban growth will be serviced. The Sanitary Sewerage Servicing Study projected a 50 year servicing boundary and identified the probable servicing solutions for these areas. The second phase of the Sanitary Sewerage Servicing Study provided a more detailed servicing plan and cost estimates for the identified Urban Growth Area. ii) The City will promote gravity based sewerage servicing and minimize the transfer of sewage flows across drainage areas by utilizing the existing and future sewershed and subsewershed drainage areas identified in the Sanitary Sewerage Servicing Study. (Ministry Modification No. 6 to OPA No. 88) iii) To provide a consistent basis for future planning of sanitary sewerage servicing, the City will utilize the recommended servicing strategy for each sewershed regardless of growth and development timing. iv) The Sanitary Sewerage Servicing Study will be monitored on an on-going basis and updated at appropriate intervals. (Clause iv) amended by OPA No. 298 - approved 05/01/31 v) The City will establish a program to implement recommendations of the Sanitary Sewerage Servicing Study. Identified priority works will be undertaken at the earliest opportunity, including: <ul style="list-style-type: none"> (a) Southside Sewage Treatment Plant environmental assessment; and (b) optimization studies to accommodate growth and address problems in existing systems. vi) The Sanitary Sewerage Servicing Study identifies systems with deficiencies which require flow capacity improvements to service new development. Where it is not practical to implement such improvements under an agreement, the City may establish an area rating charge to recover the growth-related capital costs of these works.
17.2.2. Servicing Hierarchy	<ul style="list-style-type: none"> i) The following hierarchy of sanitary sewerage servicing options will be used to evaluate any development applications in the City. The feasibility of options will be considered in the following priority: <ul style="list-style-type: none"> (a) the extension of servicing from one of the centralized municipal Sewage Treatment Plants; including the Adelaide, Greenway, Oxford, Pottersburg, Vauxhall or proposed (b) the extension of servicing from the Westminster and Southland Sanitary Sewage Treatment Plants and collection systems; (c) the development of a new temporary sanitary sewerage system; and (d) an individual on-site wastewater treatment system. For the purposes of this Plan an individual on-site wastewater treatment

	<p>system means an individual, autonomous sewage disposal system <u>for a new development</u> that is owned, operated and managed by the owner of the property upon which the system is located and which does not serve more than five residential units/lots.</p> <ul style="list-style-type: none"> ii) Where it is feasible to provide sanitary sewerage services from a higher priority option, no other option shall be permitted. iii) Notwithstanding the above provisions for the consideration of servicing options, the following limitations will apply: <ul style="list-style-type: none"> (a) The proposed development to be serviced by the temporary sanitary sewerage system represents a logical extension of the urban area, provides for an efficient utilization of land and does not set a precedent for or contribute to a new scattered or "leap-frog" development pattern. (b) Temporary systems for the treatment of industrial wastewater will not be permitted. (c) Residential subdivision development, residential development on more than five associated lots created through severance and multi-family residential development on individual wastewater treatment systems will be discouraged. iv) The evaluation of the feasibility of proposed servicing options shall have regard for the following: <ul style="list-style-type: none"> (a) the physical or environmental constraints to the provision of higher priority servicing options, in particular the servicing recommended in the Sanitary Sewerage Servicing Study; (b) the potential cumulative impacts on ground and surface water resources; (c) an analysis of the costs and benefits of the proposed servicing option in comparison to the higher priority servicing options including the costs associated with planning, construction, start-up, operation, maintenance, financing and replacement of the system or its components; (d) a financial impact analysis having regard for the City's growth financing strategy; and (e) an analysis of the implications for the physical and financial viability of the future provision of municipal services to the surrounding area in keeping with the Sanitary Sewerage Servicing Study. v) Where a private developer proposes a servicing option other than the extension of servicing from one of the municipal sewage treatment systems, the City shall require the submission of documentation and studies necessary for a complete analysis of the feasibility of the proposed servicing option.
<p>17.2.3. Municipal Sanitary Sewerage Services</p>	<p>The City will not extend municipal sanitary sewerage services beyond the limits of the Urban Growth Area except for:</p> <ul style="list-style-type: none"> i) the provision of services to areas of existing development that are experiencing health hazards related to their private wastewater treatment systems or significant environmental problems; or, ii) the provision of services to areas within an adjoining municipality as provided for under an agreement between the City and the benefiting municipality.
<p>17.2.4. Temporary Sanitary Sewerage Systems</p>	<p><u>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</u></p>

	<p><u>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:</u></p> <ul style="list-style-type: none"> i) Where a temporary sanitary sewerage system is proposed by a private developer, the cost related to the feasibility studies, environmental assessment, design, construction and start-up, operation and maintenance and the ultimate removal of the system and the eventual integration of the system with the permanent servicing system when it is extended to the area, will be the responsibility of the developer. The City has ultimate responsibility for the design, construction, ownership and operation of all temporary sanitary sewerage systems. (Ministry Modification No. 7 to OPA No. 88) ii) The City may permit temporary sanitary sewerage systems where the proponent can demonstrate, to the City's satisfaction, that: <ul style="list-style-type: none"> (a) The proposed development to be serviced by the temporary sanitary sewerage systems represents a logical extension of the urban area, provides for an efficient utilization of land and does not set a precedent for or contribute to a scattered or "leap-frog" development pattern. (b) The temporary alternative does not detract from the viability of the servicing anticipated in the City's Sanitary Sewerage Servicing Study. (c) The temporary system is designed to maximize its suitability for eventual integration into the municipal sanitary sewerage treatment system. (d) The developer will deposit sufficient securities to the satisfaction of the City to cover all the cost of the operation and maintenance of the facility for a period to be determined by the City and to cover all the costs of ultimate removal of the system and the integration of the system with the permanent servicing system, prior to developments being initiated. (e) The developer will contribute to the financing of the long term servicing solution through lawful municipal contribution schemes applicable to the development of sanitary sewage systems in the City. (f) Where the temporary use of an existing sewerage collection system is proposed by a developer, the existing system being utilized will not be adversely affected over the period of the temporary usage. The City may require the developer to provide improvements to the existing system if necessary. (g) The temporary system shall be integrated with the municipal sewerage system at such time as the municipal system becomes available.
<p>17.2.5. Interim Sanitary Servicing</p>	<p><u>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 future infrastructure where:</u></p> <ul style="list-style-type: none"> i) <u>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</u> ii) <u>the interim solution is supported by an acceptable financial impact analysis having regard for the City's growth financing strategy.</u>
<p>17.2.56. Individual Wastewater Treatment Systems</p>	<ul style="list-style-type: none"> i) Individual on-site wastewater treatment systems will continue to provide the primary means of sanitary sewerage treatment in the portions of the City outside of the Urban Growth Area.

	<p>ii) Within the Urban Growth Area, the City may permit individual on-site wastewater treatment systems in the following circumstances:</p> <p>(a) for commercial and industrial development on lands that were designated for commercial or industrial growth before they were annexed to the City on January 1, 1993, provided that:</p> <ol style="list-style-type: none"> 1. The development of individual, on-site services will not detract from the viability of providing municipal services in conformity with the City's long term servicing and financing strategies. 2. The proposed use is of a "dry" nature. Dry commercial and industrial uses do not involve significant number of employees, do not need significant amounts of water in their operations, and do not produce significant amounts of effluent. 3. There are no viable options for a connection to a municipal sanitary sewer and municipal services planned for the area will not be available within a reasonable time frame. 4. The proposed wastewater treatment system can meet all applicable requirements for approval. 5. The proponent agrees to connect the proposed use to the municipal sanitary sewerage system, at no cost to the municipality, at such time as sewers are extended to the area, and to contribute to the cost of the long term servicing. <p>(ab) Subject to policy 17.2.2 (iii) (b), for the development of a residential dwelling provided that:</p> <ol style="list-style-type: none"> 1. municipal servicing is not available within approximately 150 metres of the property; 2. there are no other viable options for a connection to a municipal sanitary sewer and municipal services for the area will not be available within a reasonable time frame; 3. the proposed wastewater treatment system can meet all applicable requirements for approval; and 4. the owner agrees to connect to a municipal sanitary sewer, if available, at no cost to the municipality, when replacement of the system becomes necessary. <p>iii) For any development applications proposing the use of individual on-site wastewater treatment systems, the proponent shall obtain the approval to the use of same from the authority having jurisdiction.</p> <p>iv) Development applications proposing the use of individual wastewater treatment systems for effluent in quantities greater than 4,500 litres per day must be supported by a hydrogeological study that demonstrates such system can operate satisfactorily on the site.</p> <p>v) The City will consider the use of innovative individual wastewater treatment systems as permitted in accordance with the other policies of this Plan, subject to the approval of the Ministry of the Environment.</p>
<p>17.2.67. Servicing Requirements</p>	<p>i) With respect to sanitary sewerage servicing, all new development in the City shall comply with the requirements of the Ministry of the Environment, the <i>Environmental Protection Act</i>, <i>Ontario Water Resources Act</i> and other provincial and municipal requirements as applicable.</p>
<p>Size of Sewers</p>	<p>ii) Sanitary and storm sewers will be sized according to the ultimate development anticipated by the City in respective drainage areas. In some cases, this will require the installation of sewer lines with capacity in excess of that required for the initial development.</p>

Combined Sewers	iii) Combined sanitary and storm sewers will not be permitted in any new development area.
Weeping Tile/Downspout Connections	iv) Weeping tile or downspout connections to the sanitary sewers will not be permitted in any new development area.
Design of System	v) The design of sanitary sewers should avoid the need for sewage pumping stations wherever possible.
17.2.78. Cost of Services	The development industry shall contribute to the cost of trunk sewer and treatment facilities. The cost of local services within a subdivision shall be borne entirely by the developer as part of the subdivision process.
17.2.89. Environmental Protection	Sewage treatment facilities will be provided to accommodate existing and future development contemplated by the City, having due regard for the need to protect and enhance water quality and hydrology.
Additional Treatment Capacity	i) Where additional treatment capacity is required or anticipated, studies will be undertaken to determine whether the additional capacity is best provided through upgrading or expanding existing facilities, or through the provision of new treatment facilities.
Water Quality	ii) Should the assimilative capacity of the receiving water body be at, or near, maximum levels, investigations may be undertaken to determine environmentally effective and cost efficient means of maintaining or improving water quality of the receiving waters.
17.2.910. Development Adjacent to Sewage Treatment Plants	To reduce the potential problems from development occurring in close proximity to sewage treatment plants, Council will prepare and adopt regulations to direct development in areas adjacent to sewage treatment facilities.
Separation Distances	i) Regulations may consist of minimum separation distances for residential and other sensitive uses from the perimeter of existing or anticipated future treatment facilities. Appropriate separation distances shall be determined in accordance with Provincial Policy.
Preferred Adjacent Land Uses	ii) Open space or recreational uses and industrial uses that predominantly involve large areas of open storage or similar types of low intensity activity, will be the preferred land uses within minimum separation distances around sewage treatment facilities.
Expansion of Adjacent Land Uses	iii) The expansion of existing uses within the minimum separation distances which are not compatible with a sewage treatment plant, will be discouraged.
17.2.4011. Older Services and Facilities	The City will continue an ongoing program for the upgrading, maintenance and/or replacement of older sanitary sewerage facilities as required. Where practical, existing combined sanitary and storm sewers shall be separated as a part of a redevelopment or upgrading of sanitary facilities.
17.2.4112. Sewer Use By-Law	Sanitary sewerage from non-residential sources may be regulated by the City through a Sewer Use By-law. (Section 17.2 replaced by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
17.2.13. Partial Services	<p>i) <u>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.</u></p> <p>ii) <u>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.</u></p>

17.6.

STORMWATER MANAGEMENT

Effective control of stormwater run-off is required to adequately protect property from flooding damage and to protect the environment. The proper conveyance of stormwater flows and reduction of peak stormwater flows through various measures provides considerable protection against such occurrences, and can reduce capital costs for trunk storm sewers and other flood control structures. Effective storm drainage and stormwater management should provide protection against surface flooding, basement flooding and erosion; sediment control during construction; and should provide for appropriately designed street systems and receiving watercourses capable of handling projected stormwater flows. Stormwater control requires the construction of works and facilities by both the Municipality and developers, and concerted efforts should be made to minimize the capital, operating, and maintenance expenditures required for such facilities. Successful and cost-effective management of stormwater can be best achieved through a co-ordinated approach to, and use of, different water control techniques.

The Subwatershed Planning Studies have addressed water resources management that includes storm drainage and stormwater management from an ecosystem perspective for ten subwatersheds and three sections of the Thames River valley in the City. They have identified storm drainage and stormwater management issues, development criteria and stormwater targets which should be addressed on a subcatchment or tributary basis.

To address storm drainage and stormwater management issues in more detail, the City will require the preparation of Storm Drainage and Stormwater Management Plans. Storm Drainage and Stormwater Management Plans will be prepared on a subcatchment, or tributary or drainage area basis in accordance with the requirements of the City, and will detail measures which can and should be undertaken, in conjunction with development, to provide erosion control floodwaters to acceptable levels while protecting baseflows and water quality. The Plans provide a comprehensive and co-ordinated strategy to determine appropriate storm drainage and stormwater management measures, and at the same time, provide opportunities for protecting and enhancing the Natural Heritage System, and for open space planning as a part of the stormwater management process.

(Section 17.6 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

- 17.6.1. General Provisions**
- ~~i) The City will require stormwater quality and quantity management control for all proposed developments in accordance with Provincial policies and guidelines, and in accordance with the policies of this Plan.~~
 - 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.
 - ii) The City shall encourage minimizing the number of stormwater management facilities. Where feasible, the City will encourage the use of regional stormwater management facilities.
 - ~~iii) Where feasible, stormwater management facilities shall be designed to provide a net benefit to the Natural Heritage System.~~
 - ~~iv) Stormwater management facilities may be permitted within Natural Heritage Areas designated as Open Space or in buffer areas if an Area Study or Environmental Impact Study demonstrates that the facility will provide a net environmental benefit and will enhance the natural features and ecological functions of the Natural Heritage System. Such facilities will also be subject to the approval of the appropriate agencies.~~
 - 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.
 - ~~iv) Stormwater management facilities of a non-structural nature that provide tertiary treatment may Best Management Practices may be permitted in floodplain areas where it can be demonstrated, through an~~

	<p><u>Environmental Assessment and/or Environmental Impact Study approved by the City, that the facility will provide a net environmental benefit 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, in terms of natural features and ecological functions.</u> Such facilities <u>Best Management Practices</u> will also be subject to the approval of <u>by</u> the appropriate agencies. (Subsection 17.6.1. added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p>
<p>17.6.2. Stormwater Management Plans</p>	<p>It is the intent of Council to require effective <u>storm drainage and stormwater management systems</u> to control flooding, erosion, <u>contaminant and sediment discharges into water courses</u> <u>sedimentation</u> from development, and to enhance the water quality and the environmental, aesthetic and recreational potential of the City's watercourses. (Subsection 17.6.2 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p>
<p>Area Studies</p>	<p>i) Area Studies shall include the preparation of a <u>Storm Drainage and Stormwater Management Plan in accordance with the City's General Storm Drainage and Stormwater Management Master Plan</u>, addressing <u>storm drainage and stormwater</u> management issues, best management practices and the applicable Subwatershed Planning Study and including, but not limited to: (Clause I) replaced by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p> <ul style="list-style-type: none"> (a) provisions to prevent loss of life and reduce property damage; (b) provisions to mitigate the impact of proposed development on the environment and on existing overland stormwater flows; (c) provisions to control erosion, sedimentation, and pollution likely to result from development projects; (d) provisions to reduce on-site and downstream surface ponding and flooding; (e) provisions to protect and enhance water quality and baseflow in receiving watercourses; (Subclause (e) replaced by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) (f) provisions to protect groundwater recharge/discharge areas; (Subclause (f) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) (g) provisions to reduce the total cost of a stormwater drainage system and its related works; (h) provisions to consider the integration of stormwater retention, detention or other management facilities into public park and open space areas, provided the overall function of the park or open space area is protected; and (i) any other criteria or guidelines which, in the opinion of Council, may be required to regulate development in order to achieve effective stormwater management in the subcatchment or tributary. (Subclause (i) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) <p>ii) <u>Storm Drainage and Stormwater Management Plans</u> shall be prepared on the basis of tributary areas identified in the Subwatershed Planning Studies or as determined by the City in consultation with the appropriate agencies. (Clause ii) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p>
<p>Subdivision Applications</p>	<p>iii) Applicants for approval of draft plans of subdivision within areas for which an Area Study <u>and Municipal Class Environmental Assessment Study</u> has been prepared, shall demonstrate how the proposed development would <u>address storm drainage and stormwater management servicing</u>, provide for the management of stormwater in accordance with the <u>Storm Drainage and Stormwater Management Plan</u>. (Clause iii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p>
<p>Zoning, Building Permit and Site Plan Applications</p>	<p>iv) Applicants for zoning, building permit and/or site plan approval within areas for which an Area Study <u>and a Municipal Class Environmental Assessment Study</u> has been prepared, may be required to prepare and submit a <u>Storm Drainage and Stormwater Management Plan</u>, which demonstrates how the proposed development would provide for the management of <u>storm drainage conveyance and</u> stormwater in accordance with the <u>Storm Drainage and Stormwater Management Plan</u>.</p>

	(Clause iv) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
Area Rating Surcharge	v) For areas where the City has determined that it is not practical to initially implement stormwater management measures due to constraints such as small lot sizes, small-scale developments, site conditions or fragmented land ownership, the City may undertake the development of stormwater management plans and/or facilitate establishment of an area rating charge to recover the costs of such works. (Clause v) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
<u>Temporary Stormwater Management Facilities</u>	vi) <u>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.</u>
17.6.3. Storm Drainage and Stormwater Management Report	For areas where no <u>Storm Drainage and Stormwater Management Plan</u> has been prepared but where the City has determined that <u>storm drainage and stormwater management measures</u> may be required, an applicant for a plan of subdivision or site plan approval, may be required to submit a <u>Storm Drainage and Stormwater Management Report</u> containing any or all of the following information in support of such application: (Subsection 17.6.3 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
Subwatershed Planning Studies	i) <u>an assessment of how the proposed development will address water resource management issues including, but not limited to the storm drainage and stormwater management issues, water balance, best management practices, development criteria and stormwater targets identified in the applicable Subwatershed Planning Study;</u> (Clause i) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
Storm Drainage	ii) a scheme for the provision of stormwater drainage facilities to accommodate the proposed development;
Erosion Control	iii) a plan for the control of erosion and sedimentation to minimize the impact of the proposed development on any watercourse;
<u>Erosion Sediment Control</u>	<u>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;</u>
Water Pollution	<u>iv) the applicant's proposals for complying with Provincial and Federal water quality objectives and fishery requirements and mitigating any water pollution likely to result from the proposed development; and</u>
Grading	vi) a grading plan for the proposed development.
17.6.4. Stormwater Management Technical Guidelines	The City may adopt technical guidelines to assist in the development of stormwater management plans or reports and the design of effective stormwater control measures. Such guideline documents may include, among other things:
Stormwater Runoff Methods	i) methods and standards for designing, accommodating and controlling stormwater runoff through the minor drainage systems, consisting of building drainage, street gutters and storm sewers, and major drainage systems, consisting of streams and valleys, drainage channels, streets, and man-made ponds; (Clause i) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
Site Plans	ii) information and details to be shown on site plans, including land uses and layouts, elevations and grades, system and facilities design, and overland flow routes;

<p>Anticipated Flow</p> <p><u>Low Impact Development</u></p>	<p>iii) tables to be used to illustrate anticipated water flows, pollutant levels, hydrographs and discharge rates for stormwater management facilities; <u>and</u></p> <p>iv) <u>methods to reduce volumes of stormwater such as low impact development.</u></p>
<p>17.6.5. Stormwater Facility Design Standards</p>	<p>The Site Plan Control By-law may contain standards and requirements for the provision of stormwater management measures and facilities as part of the site plan approval process.</p>
<p>17.6.6. Control of Erosion and Sedimentation</p>	<p>Council may adopt <u>has adopted</u> erosion and sediment control guidelines requirements to minimize the amount of erosion <u>sediment discharge</u> during the <u>various</u> construction phases of new development, and to prevent or minimize the deposition of eroded material <u>sediment</u> in adjacent or downstream watercourses and/or drainage networks. These <u>guidelines requirements will be have been</u> designed to:</p>
<p>Surface Protection</p>	<p>i) control erosion by protecting exposed surfaces through the use of such measures as seeding, mulching, sodding, rip-rap, aggregate cover, nets and matting, and other means; and</p>
<p>Sedimentation</p>	<p>ii) control runoff so as <u>discharge in order</u> to minimize sedimentation through the use of vegetative buffer strips, filters, dams and sediment traps.</p>
<p>17.7</p>	<p><u>WATER SERVICES</u></p> <p>(Section 17.7 replaced by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)</p> <p><i>The City is responsible for distribution of water services through much of the City; however, many rural residents are serviced by private wells. In urban areas of the City, water servicing is available through the municipal water distribution grid. Supply of water to the City is under the jurisdiction of the Joint Lake Huron and Joint Elgin Area Water Boards. The City of London is the administering municipality for each of these Joint Boards. The Joint Boards will, at five year intervals, review water supply needs and available supply in order to assess long term needs</i> (Section 17.7 amended by OPA No. 298 - approved 05/01/31)</p>
<p>17.7.1. Water Distribution System/Waterworks for Growth Update</p>	<p>The City has prepared a Distribution Master Plan which outlines the system requirements to service long term urban growth. The City will implement the recommended strategies in the Waterworks for Growth Master Plan to service the identified Urban Growth Area. The City will monitor on an on-going basis the Water Distribution Study and update it at appropriate intervals. The City will consider amendments to this Plan as required to establish appropriate policies resulting from updates to the Water Distribution Studies. (Section 17.7.1 amended by OPA No. 298 - approved 05/01/31)</p>
<p>17.7.2. Water Servicing</p> <p><u>Private Wells</u></p> <p><u>Emergency Municipal Wells</u></p>	<p>i) All the development within the Urban Growth Area shall be serviced by the City of London water supply system for its potable water supply and fire protection.</p> <p>ii) Prior to approving development applications serviced by private wells, the City may require the proponent to demonstrate that the site can provide a natural supply of water which meets or exceeds the Ontario Drinking Water Standards to the satisfaction of the Middlesex-London Medical Officer of Health without affecting the quality and quantity of water in active wells operating in the general vicinity. (Clause ii) amended by OPA No. 298 - approved 05/01/31)</p> <p>iii) <u>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.</u></p>

<p><u>17.7.3.</u> <u>Well-Head Protection</u></p> <p><u>Abandoned Wells</u></p>	<p>i) <u>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.</u></p> <p>ii) <u>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.</u></p>
<p><u>17.7.34.</u> <u>Servicing Requirements</u></p>	<p>With respect to water servicing, all new development in the City shall comply with the requirements of the Ministry of Environment, the <i>Environmental Protection Act</i> and other provincial and municipal requirements, as applicable. <small>(Section 17.7.3 amended by OPA No. 298 - OMB Order No. 0177 - approved 05/01/31)</small></p>
<p><u>17.7.45.</u> <u>Large Water Users</u> Location Water Efficiency</p>	<p>Industries requiring large volumes of water will be encouraged to:</p> <p>i) locate in areas of the City where there is sufficient capacity in the water distribution network to accommodate such uses; and</p> <p>ii) use water efficiency procedures to reduce the demand for water, and lower the volume of waste water discharges flowing to sewage treatment facilities.</p>
<p><u>17.7.56.</u> <u>Extension of Water Services</u></p>	<p>The City will not extend water services beyond the limits of the Urban Growth Area except for:</p> <p>i) the provision of services to areas of existing development that are experiencing health hazards related to their private water systems or significant environmental problems; or,</p> <p>ii) the provision of services to an area in an adjoining municipality as previously approved by the appropriate Joint Water Supply Board and provided for under an agreement between the City and the benefiting municipality. <small>(Section 17.7 replaced by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) (Section 17.7.5 amended by OPA No. 298 - OMB Order No. 0177 - approved 05/01/31)</small></p>
<p><u>17.7.67.</u> <u>Temporary Water Servicing</u></p>	<p>Where a temporary water servicing system is proposed by a private developer, such as a booster station or a pumping station, the cost related to the feasibility studies, environmental assessment, design, construction and start-up, operation and maintenance, removal and decommissioning, and integration of the system with the permanent servicing solution will be the responsibility of the developer.</p> <p>The City has ultimate responsibility for the design, construction, ownership and operation of all temporary water servicing systems. The standards to which temporary facilities are to be constructed must meet the requirements of and be approved by the City of London. <small>(Section 17.7.6 added by OPA No. 298 - OMB Order No. 0177 - approved 05/01/31)</small></p>