



June 2018

Template Municipal Policies

Parking Lot Design to Reduce Salt Application

1.0 Introduction and Background

Chloride levels in Lake Simcoe and its tributaries have been steadily increasing in recent decades. Elevated chloride levels can negatively affect aquatic ecosystems and drinking water resources. A major source of this chloride is the application of winter salt to manage ice and snow on paved surfaces, including parking lots.

Designing parking lots while considering winter maintenance requirements allows them to be built using features that intrinsically require less salt application to maintain the same level of service without increasing liability. A reduction in winter salt application is required to mitigate anticipated chloride increases in local watercourses as urban development continues.

The following template policies were created for incorporation into municipal planning tools upon the next scheduled update. Implementation of these policies will help to achieve the goal of mitigating increased chloride levels in our water resources.

2.0 Official Plan and Secondary Plan Policies

- 2.1 The application of winter salt to manage ice and snow on paved surfaces, including parking lots, is a major contributor to increasing chloride levels in our watercourses. The Municipality supports the design of parking lots to minimize salt application through the development process as part of achieving environmental sustainability and protecting our water resources.
- 2.2 It is the policy of the Municipality to require a Salt Reduction Design Plan as a prerequisite to draft approval of a plan of subdivision or condominium and site plan approval. The detailed Salt Reduction Design Plan will be required as a condition of draft plan and site plan approval.
- 2.3 The detailed Salt Reduction Design Plan shall incorporate the design criteria outlined in *Parking Lot Design Guidelines to Promote Salt Reduction* (LSRCA, 2017), or other current applicable best management practices.
- 2.4 The detailed Salt Reduction Design Plan shall be prepared by a qualified professional, to the satisfaction of the Municipality in consultation with the LSRCA. The Salt Reduction Design Plan shall have regard for other development programs and policies including the LSRCA's Phosphorous Offset Policy.

3.0 Design Guidelines

3.1 Engineering Design Standards

Parking Area Design

- 3.1.1 The design of new or retrofitted parking lots shall consider winter maintenance and shall incorporate the design criteria outlined in *Parking Lot Design Guidelines to Promote Salt Reduction* (LSRCA, 2017), or other current applicable best management practices.

3.2 Urban Design Guidelines

Parking Area Design

- 3.2.1 The design of new or retrofitted parking lots shall consider winter maintenance and shall incorporate the design criteria outlined in *Parking Lot Design Guidelines to Promote Salt Reduction* (LSRCA, 2017), or other current applicable best management practices.

4.0 Recommended Conditions of Approval

4.1 Plan of Subdivision

- 4.1.1 That prior to final plan approval, a detailed Salt Reduction Design Plan shall be prepared to the satisfaction of the LSRCA and the Municipality, demonstrating that the design of all parking lots satisfies the criteria outlined in the *Parking Lot Design Guidelines to Promote Salt Reduction* (LSRCA, 2017), or other current applicable best management practices.
- 4.1.2 That the owner shall agree in the Subdivision Agreement to ensure that proper salt reduction measures will be in place in accordance with the approved Salt Reduction Design Plan and Landscape Plan prior to any site alteration or grading.

4.2 Site Plan Agreements

- 4.2.1 That prior to execution of a Site Plan Agreement, a Salt Reduction Design Plan shall be prepared to the satisfaction of the LSRCA and the Municipality, demonstrating that the design of all parking lots satisfies the criteria outlined in the *Parking Lot Design Guidelines to Promote Salt Reduction* (LSRCA, 2017), or other current applicable best management practices.
- 4.2.2 That prior to execution of a Site Plan Agreement, a Salt Management Plan shall be prepared by a qualified professional to the satisfaction of the LSRCA and the Municipality.
- 4.2.3 That the Owner shall agree in the Site Plan Agreement to ensure that proper salt reduction measures will be in place.