

CHAPTER 16

UTILITIES

The Township will ensure that all new *development* is provided with adequate and effective water, wastewater, waste management and storm water facilities by promoting the use of servicing practices and technologies that aim to protect the air, water and soil quality.

Well planned *infrastructure* is essential to the viability of the Township and critical to its economic competitiveness and overall quality of life. This Plan provides the framework to guide and prioritize *infrastructure* planning and investments in the Township to support and accommodate forecasted growth to the horizon of this Plan and beyond.

The *infrastructure* policies of this Chapter support a more integrated approach to land use planning, *infrastructure* investments, and environmental protection to achieve the outcomes of this Plan. Co-ordination of these different dimensions of planning will allow the Township to identify the most cost-effective options for sustainably accommodating forecasted growth to the horizon of this Plan to support the achievement of a sustainable and liveable community.

16.1 WATER

16.1.1 The Township will evaluate water supply servicing options for *development applications*, based on the following order of priority:

- a) The extension of servicing from a *municipal drinking-water supply* system is the preferred form of servicing within settlement areas; and
- b) Where servicing from a *municipal drinking water supply* system is not available, planned or feasible new individual private wells may be used provided that the site conditions are suitable for the long-term provision of such service with no negative impacts, except where such wells are not permitted in accordance with Section 16.1.9 of this Plan. In settlement areas, individual private wells may be used for infilling or minor rounding out of existing development.

16.1.2 When reviewing *development applications* in the Breslau and Stockyards Urban Areas, and the Elmira and St. Jacobs Township Urban Areas, the Township will ensure that no such *development* is recommended for approval if the Region determines that there is insufficient reserve capacity in the *municipal drinking-water supply system* and/or the Township determines that there is insufficient reserve capacity in the distribution system, including fire protection.

16.1.3 The Township recognizes that the provision of an adequate and assured supply of potable water is a necessity to all residents of the Township and the Region and that although supply of water is a Regional responsibility, the Township will, through its representatives at the Regional level, strive to assure such supply.

- 16.1.4 The Township will do all that it can to assure that the taking of water from underground supply will not detrimentally affect the water supply for residents of the immediate area.
- 16.1.5 The Township will encourage Regional authorities to study and consider the possible effect of lowering water tables on the agricultural economy prior to developing new sources of underground water taking in the Township.
- 16.1.6 The Township will discourage future *development* (particularly industrial), which will require excessive amounts of water in its operation.
- 16.1.7 The Township will encourage and support water conservation practices particularly in the fields of reduction of consumption, avoidance of wasteful practices and water recycling.
- 16.1.8 The Township, when considering *development* proposals in areas where a municipal water supply is provided, will ensure that both the Regional supply and Township distribution system infrastructure can adequately support the proposed development.
- 16.1.9 Private Wells
- a) Notwithstanding Policy 16.1, *development applications* proposing the use of private wells will not be permitted within:
 - i) Wellhead Protection Sensitivity Area 1, High Microbial Risk Management Zones as identified by the Region and shown on Map 13.4 of this Plan;
 - ii) The Urban Area designation, except for the lands identified in Policy 2.D.29 of the Regional Official Plan, and the lands within the Township of Woolwich legally described as Part of Lots 105, 106, 107 and 108, Germany Company Tract, and located on the east side of Hopewell Creek, south of Victoria Street, which may be developed for dry industrial uses utilizing private wells where is not feasible to extend servicing from a *municipal water supply system*; and
 - iii) the Township *designated greenfield areas*;
 - b) Prior to the approval of any *development applications* that propose the use of private wells as a servicing option, studies undertaken in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies, must have demonstrated that such wells can operate satisfactorily on the site over the long-term and not negatively affect groundwater resources; and
 - c) Where a *development application* proposes the use of private wells to supply potable water, only drilled wells with appropriate surface casings will be permitted.

16.2 WASTEWATER TREATMENT

- 16.2.1 The Township will consider the approval of *development applications* with respect to wastewater servicing in accordance with the Regional Official Plan policies, based on the following order of priority:
- a) The extension of servicing from a *municipal wastewater system* is the preferred form of servicing within settlement areas; and
 - b) Where servicing from a *municipal wastewater system* is not available, planned or feasible new individual private wastewater treatment systems may be used provided that the site conditions are suitable for the long-term provision of such service with no negative impacts, except where such systems are not permitted in accordance with Section 16.2.4.1. In settlement areas, individual private wastewater treatment systems may be used for infilling or minor rounding out of existing development.
- 16.2.2 When reviewing *development applications* in the Urban Area or Township Urban Area designations, the Township shall confirm that the local wastewater collection system has sufficient capacity to accommodate the proposed development, and the Region shall confirm sufficient capacity in the wastewater treatment system.
- 16.2.3 The Township will control *development* within those areas presently served by a *municipal wastewater treatment system* to ensure that flows do not exceed the system's capacity.
- 16.2.4 Individual Wastewater Treatment Systems
- 16.2.4.1 Notwithstanding Policy 16.4.1, *development applications* proposing the use of new individual wastewater treatment systems will not be permitted:
- a) Wellhead Protection Sensitivity Area 1, High Microbial Risk Management Zones and Surface Water Intake Protection Zone 1 as shown on Map 13.3 of this Plan; Regional Official Plan;
 - b) The Urban Area designation, except for the lands identified in Policy 2.D.29 of the Regional Official Plan, and the lands within the Township of Woolwich legally described as Part of Lots 105, 106, 107 and 108, Germany Company Tract, and located on the east side of Hopewell Creek, south of Victoria Street, which may be developed for dry industrial uses utilizing individual wastewater treatment systems where is not feasible to extend servicing from a *municipal wastewater treatment system*; and
 - c) The Township *designated greenfield areas*.

16.2.4.2 Prior to the approval of any *development applications* proposing the use of individual wastewater treatment systems, studies prepared in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies and approved by the Region, must have demonstrated that such system(s) can operate satisfactorily on the site over the long-term and will not have a negative impact on groundwater resources. Any proposed individual wastewater treatment systems with a design capacity in excess of 10,000 litres per day must be designed in accordance with Section 22 of the Province's Design Guidelines for Sewage Works, 2008.

16.2.4.3 *Development applications* proposing alternative individual wastewater treatment systems will only be permitted where the proposed lot size would accommodate a conventional individual wastewater treatment system.

16.2.4.4 The Township will ensure that, where permitted, individual wastewater treatment systems are installed in accordance with the Ontario Building Code Act.

16.3 PARTIAL SERVICES

16.3.1 *Partial services* shall only be permitted in the following circumstances:

- a) To address failed individual private wastewater treatment systems and individual private wells in existing development; or
- b) Within settlement areas, to allow for infilling and minor rounding out of existing development on *partial services* provided that the site conditions are suitable for the long-term provision of such service with no negative impacts.

16.3.2 Where *partial services* have been provided in accordance with Section 16.3.1 a) above, infilling on existing lots of record within the *Countryside* may be permitted where this would represent a logical and financially viable connection of the existing *partial service* and provided that the site conditions are suitable for the long-term provision of such service with no negative impacts

16.3.3 In accordance with Section 16.3.1 a), the extension of *partial services* within the *Countryside* is only permitted to address failed individual private wastewater treatment systems and individual private wells in existing development.

16.4 STORMWATER MANAGEMENT

16.4.1 The Township will develop *stormwater master plans* or equivalent for the Breslau and Stockyards Urban Areas and the Elmira and St. Jacobs Township Urban Areas that:

- a) Are informed by *watershed planning*;
- b) Are integrated with planning for water supply and wastewater treatment systems in preparing for the *impacts of climate change* and to ensure that systems are optimized, feasible and financially viable over the long term;

- c) Protect the *quality and quantity* of water by assessing existing stormwater facilities and systems;
- d) Characterize existing environmental conditions;
- e) Examine the cumulative environmental impacts of stormwater from existing and planned development, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;
- f) Incorporate appropriate *low impact development* and *green infrastructure*;
- g) Identify the need for stormwater retrofits, where appropriate;
- h) Identify the full life cycle costs of the stormwater *infrastructure*, including maintenance costs, and develop options to pay for these costs over the long-term; and
- i) Include an implementation and maintenance plan.

16.4.2 Proposals for large-scale *development* proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a *stormwater management plan* or equivalent, that:

- a) Is informed by a *subwatershed plan* or equivalent;
- b) Incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate *low impact development* and *green infrastructure*;
- c) Establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and
- d) Aligns with the *stormwater master plan* for the *settlement area*, where applicable.

16.4.3 The submission of stormwater management plans may be required as a condition of approval of a *development application* or *site plan*. All stormwater management plans will be prepared by a qualified professional engineer and submitted to the Township, the Grand River Conservation Authority, and where lands drain to a Regional facility, the Region for approval.

16.4.4 The Township will ensure insofar as possible that the stormwater run-off from both urban and rural areas and the discharge from municipal drains, tile drains and joint farm drains will be so managed to reduce the possibility of downstream flooding or flooding of adjacent lands, and the discharge of stormwater into existing watercourses, streams or rivers will not add substantially to the pollution or channel degradation of these watercourses.

16.5 MAJOR UTILITIES CORRIDORS OR RIGHTS-OF-WAY

- 16.5.1 All public utility, road, communication or service corridors, rights-of-way or installations that legally exist at the time of the approval of this Official Plan shall be in conformity therewith.
- 16.5.2 The construction or creation of any new or additional major utility, road, communication or service corridors, rights-of-way or installations which include transforming distributing and regulatory facilities (with the exception of minor expansions) through, under or upon lands within the Township and the construction of major water control structures shall be considered to be in contravention of this Official Plan unless and until such project has been approved pursuant to the provisions of the Environmental Assessment Act.
- 16.5.3 The encroachment of abutting land uses onto Hydro One Networks Inc., Interprovincial Pipeline and other utility easements are subject to the approval of the respective agency and the Township.
- 16.5.4 Secondary uses, such as active and passive recreation, urban agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged to locate within the hydro corridors where appropriate, subject to the approval of Hydro One Networks Inc.
- 16.5.5 The Township will confirm, as part of the development review process, that utility providers are able to provide services to support the proposed *development* in a timely manner and that, if required, appropriate locations for large utility equipment and utility clusters sites have been determined.

16.6 WASTE MANAGEMENT

- 16.6.1 The Township will co-operate with the Region to co-ordinate the collection and haulage of waste and materials for recycling and composting to Regional waste management facilities and maximize opportunities for local composting and waste recycling.