

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.

16.1 WATER

- 16.1.1 Water servicing for any development will be in accordance with the servicing hierarchy policies contained in Section 10.3 of the Regional Official Policies Plan and will be subject to the approval of the Region, where appropriate.
- 16.1.2 The Township will encourage and support water conservation practices.
- 16.1.3 The Township recognizes that the provision of an adequate and assured supply of potable water is a basic 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 assure that no such development is recommended for approval if such development would overtax the water supply or distribution system.

16.2 WASTEWATER SERVICING

- 16.2.1 Wastewater treatment for any development proposed within the Township will be in accordance with the servicing hierarchy policies contained in Section 10.2 of the Regional Official Policies Plan and will be subject to the approval of the Region, where appropriate.

- 16.2.2 The Township will assure prior to the approval of any new development that adequate and satisfactory sewage treatment is available and can be maintained.
- 16.2.3 The Township will control development within those areas presently served by municipally operated sewage treatment plants to assure that flows do not exceed the plant's capacity to treat.
- 16.2.4 The Township will consider the approval of developments on means of communal sewage treatment other than municipally operated sewage treatment plants where such development is considered desirable and where the proposed treatment is satisfactory to all authorities having jurisdiction including the Township.
- 16.2.5 The Township will consider the quantity and quality of sewage discharge and the adequacy of treatment facilities relative to new Industrial applications. In all cases, sewage treatment facilities will require approval from all authorities having jurisdiction, including the Ministry of the Environment, the Regional Municipality of Waterloo and the Township.
- 16.2.6 The Township or its delegate will assure through zoning control and approvals the continued satisfactory installation of septic tanks.

16.3 STORMWATER

- 16.3.1 The submission of stormwater management plans may be required as a condition of development or site plan approval. All stormwater management plans shall 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
- 16.3.2 In considering applications for future subdivision approvals or major development proposals, the Township shall require that a surface drainage scheme, which will consider the principals of storm water management, shall be prepared on behalf of the developer by a qualified professional engineer indicating the overall drainage scheme for the entire proposed development. This scheme shall be approved by the Township, the Grand River Conservation Authority and the Region (where required) prior to recommending approval.
- 16.3.3 The Township will ensure insofar as possible that 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. **Modification No. 112**

16.4 MAJOR UTILITIES CORRIDORS OR RIGHTS-OF-WAY

The Township adopts the following policies relative to the construction or creation of major utilities, communication or service corridors proposed to cross the Township:

- 16.4.1 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 considered to be in conformity therewith.
- 16.4.2 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 Planning Area 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.

Modification No. 113 – Deleted Paragraph

- 16.4.3 Disposal sites for liquid or solid wastes (but not including publicly owned and operated sewage treatment plants or sites for the land application of septic system wastes which have been approved by the Ministry of the Environment, major utilities corridors, major new road or rail rights-of-way and major water control structures will only be permitted in conformity with the policies of the Regional Official Policies Plan and the policies of this Plan. **Modification No. 114**