

PART 7
MUNICIPAL SERVICING

7.1. SERVICING AND INFRASTRUCTURE

7.1.1. Introduction

It is the intent of the Town to ensure the provision and improvement of municipal services including municipal water supply, storm and sanitary sewers as required to effectively meet the current and projected needs of the Town's Urban Areas. *Development* in areas beyond established Urban Area boundaries shall be serviced by *sustainable private services* in accordance with the requirements of the Region.

7.1.2. Objectives

- (a) To co-operate with the Region concerning provision of municipal water and sanitary sewers.
- (b) To direct and accommodate expected growth or *development* in a manner that promotes the efficient use and optimization of municipal water and sanitary and storm sewers.
- (c) To ensure the efficient use and optimization of *sustainable private services* for *development* outside of the *Urban Area Boundary*.
- (d) To ensure that municipal water and sanitary and storm sewer services can be sustained by the water resources upon which the services rely.
- (e) To ensure that municipal water and sanitary and storm sewer services are financially viable and comply with all regulatory requirements and protect human health and the natural environment.
- (f) To promote water conservation and efficient water use.
- (g) To integrate servicing and land use considerations at all stages of the planning process.
- (h) To support optimizing the long-term availability and use of land, resources, *infrastructure*, electricity generation facilities and transmission and distribution systems, and public service facilities.

7.1.3. Urban Settlement Areas

All *development* within the Urban Settlement Area Boundaries shall be provided with municipal water supply and storm and sanitary sewers. Municipal water supply and storm and sanitary sewers shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle as demonstrated through Town asset

management planning. *Development* within the urban area shall only be permitted in a well-planned and progressive manner subject to the policies of this Plan.

The Campden Urban Area is shown on Schedule 'B2' and is serviced with municipal sanitary sewers.

7.1.4. Water Supply and Sanitary Sewers

- (a) The Region will provide and maintain an adequate water supply and sewage treatment system for designated urban areas.
- (b) All *development* in the urban area shall be provided with a municipal water supply and sanitary sewers.
- (c) *Partial services* shall only be permitted in the following circumstances:
 - (i) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing *development*; or
 - (ii) Within *settlement areas*, to allow for infilling and minor rounding out of existing *development* on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.
- (d) Private *development* in the urban area that is created through condominium process shall be adequately serviced with water and sanitary sewer.
- (e) The Town shall co-operate with the Region to identify and correct deficiencies within the municipal water supply and sewage collection system.
- (f) Municipal water supplies which have been extended beyond the urban area shall only be made available to existing uses beyond the *Urban Area Boundary* in the case of existing health hazards and environmental degradation or where connection is permitted under the policies of the Regional Official Plan.
- (g) *Development* shall only be permitted in areas beyond the *Urban Area Boundary* on sustainable private water services and sewage disposal systems that meet the requirements of the Region and/or the Ministry of the Environment. Connection to municipal water and/or sanitary services that are readily available across the frontage of the lands may be permitted, subject to the policies of the Regional Official Plan. Subdivision *development* in *Rural Settlement* areas shall only be permitted based on studies by a qualified practitioner to determine the availability of ground water and the suitability of soils for private sewage disposal systems.
- (h) Planning for sewage services shall direct and accommodate expected growth or *development* in a manner that promotes the efficient use and optimization of existing municipal sewage services.

- (i) The Town and the Region, through the establishment of the 5 year Regional Capital Works Budget, shall attempt to ensure that water and sewage facilities within the Town are adequate to achieve:
 - (i) A continuous three year supply of a combination of draft approved and/or registered lots and blocks on plans of subdivision;
 - (ii) At least a twenty-year capability to accommodate the residential needs of the Town.
- (j) Prior to any planning approvals, new *development* applications requiring a Provincial Permit to Take Water shall satisfy the Region that the water taking will not have *negative impacts* on natural *ecosystems* or the quality and quantity of water to meet existing and planned uses.

7.1.5. Storm Drainage

- (a) Planning for stormwater management shall:
 - (i) Minimize, or, where possible, prevent increases in contaminant loads;
 - (ii) Minimize changes in water balance and erosion;
 - (iii) Not increase risks to human health and safety and property damage;
 - (iv) Maximize the extent and function of vegetative and previous surfaces; and
 - (v) Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact *development*.
- (b) All new *development* and *redevelopment* within the Town. Including *development* through the condominium process shall be served by a suitable storm drainage system that is satisfactory to the Town and the Niagara Peninsula Conservation Authority.
- (c) The Town shall ensure that storm drainage works installed to serve new *development* are in conformance with the existing Master Drainage Plans.
- (d) The Town shall develop and implement stormwater management plans that will establish storm drainage requirements for ultimate *development* within the Urban Area. Temporary stormwater management facilities will not be provided.
- (e) The design of individual stormwater management plans for isolated *development* proposals shall incorporate on-site control techniques to minimize peak stormwater flows in the receiving *watercourse*, and to ensure adequate water quality treatment.
- (f) Sediment retention basins may be required to control quantities of suspended materials washed from sites during *development* activities.
- (g) Stormwater quality control shall be achieved by the use of ponds and/or lot level controls. Underground tanks will only be considered for isolated site *developments* or exceptional circumstances.

- (h) The Town shall promote the use of naturalized methods of stormwater management.
- (i) All commercial, industrial, institutional and residential *development* proposals of five lots or more shall be supported by a Stormwater Management Plan. The content and depth of the Stormwater Management Plan shall be determined through pre-consultation prior to a *development* proposal being considered.
- (j) All Stormwater Management Plans shall be prepared by a qualified professional to the satisfaction of the Town, the Niagara Peninsula Conservation Authority and the Region and shall be prepared in accordance with the following documents:
 - Ministry of Environment and Climate Change Stormwater Management Practices Planning and Design Manual (2003);
 - Niagara Peninsula Conservation Authority *Stormwater Management Policies* (2010), as amended, or its successor; and
 - Greater Golden Horseshoe Conservation Authorities Erosion and Sediment Control Guidelines for Urban Construction (2006) as amended, or its successor.
- (k) All Stormwater Management Plans shall:
 - Provide recommendations on a stormwater quantity system which ensures that post-*development* run-off rates will not be greater than the pre-*development* run-off rates for storms up to and including the 1:100 year flood;
 - Document the possible impacts of *development* on *watershed* flow regimes including their interconnection with groundwater resources;
 - Provide recommendations on how to maintain pre-*development* water quality and improve run-off where appropriate;
 - Document the means by which stormwater volume control will be provided; and
 - Determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of *development*.
- (l) All stormwater management facilities in a plan of subdivision shall be placed in an appropriate Open Space or Environmental Zone in the Implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Stormwater facilities for condominium *developments* and other large single uses may be privately owned and maintained. Agreements with the Town may be required as a condition of approval, to provide for their continued maintenance.

7.1.6. Waste Management

- (a) The Town shall encourage the Region to maintain and improve the regular collection of municipal waste in residential and commercial areas.
- (b) The Region shall continue to monitor leachate seepage and methane gas conditions at any former waste management sites within the Town.

- (c) The Town encourages new *development* to provide for collection and storage of recyclable wastes on site.
- (d) Waste management sites for putrescible wastes shall not be permitted.
- (e) Waste disposal sites and transfer stations and automotive recycling uses, including tire storage and recycling uses, are not permitted in the Specialty Agricultural or Prime Agricultural designations. Other uses including: compost facilities; soil manufacturing; storage or processing of treated solid material that is leftover from the municipal waste water treatment process; and storage or processing of other non-agriculture source material, are also prohibited in the Specialty Agricultural or Prime Agricultural designations if the use is not primarily related to the farm operation on the lands.

7.1.7. Utility Services

It is the intent of The Town to ensure that all *development* in the Town is serviced by utility services such as hydro, telecommunications *infrastructure* and, where feasible, natural gas. The Town intends to co-operate with the public and private utility companies to ensure that the siting and location of utilities is achieved with minimal impact to the Town residents and natural environment.

7.1.8. Emergency Management Facilities

Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management facilities. Emergency Management will continue to be coordinated with the Region.

7.1.9. Phasing of Development

- (a) It is the intent of The Town to direct *development*, within the Urban Area, in an orderly and efficient manner through the phasing of *development*. The phasing of *development* will largely be regulated by the availability of municipal services and the capability of the municipality, the Region and the development industry to fund necessary capital improvements. Where off-site servicing upgrades are required, *development* shall not be permitted until those improvements are made.
- (b) *Development* shall be contiguous with existing urban *development*. In no case shall *development* be permitted that requires or causes the undue extension of urban services or financial hardship for the Town.
- (c) The provision of municipal services for the various urban *settlement areas* of the Town as identified as Urban on Schedule 'A' shall be guided by the 10 Year Capital Budget.
- (d) Trunk services will only be extended when it is economically feasible to do so.

- (e) Priority will be given to *intensification* opportunities, infilling and completion of existing neighbourhoods and communities.
- (f) The phasing policies of this Plan will be updated to align with the Regional Phasing Strategy once it has been approved by the Region.
- (g) Before consideration is given to developing new *infrastructure* and public service facilities:
 - (i) The use of existing *infrastructure* and public service facilities should be optimized; and
 - (ii) Opportunities for *adaptive re-use* should be considered, wherever feasible.

7.1.10. Development Charges

It is the principle of this Plan that the cost of servicing new *development* or *redevelopment* shall be borne by that *development* or *redevelopment*. To finance costs of satisfying the service demands and burdens resulting from growth, the Town may impose a development charge under the Development Charges Act and Regulations with respect to new growth through *development* and *redevelopment* of land.

7.1.11. Greenhouse Municipal Water Supply Policies

Connections for greenhouses to the municipal water supply shall be subject to the following criteria:

- (a) Each request should be dealt with and assessed on its own merits with the Town Official Plan policies in mind;
- (b) Each proposal must not in any way jeopardize the capacity or integrity of the service to *development* in *Settlement Areas* and the existing services to existing residents;
- (c) Each proposal should bring economic benefit to the Town and shall be financed entirely from private funds;
- (d) Any service connection must be constructed to Town standards to the satisfaction of the Town and with guarantees and securities to ensure that no risk is being assumed by the municipality; and
- (e) In consideration of clauses (a), (b), (c) and (d) above, the following criteria must be met in order to be eligible to tap into a municipal water supply:
 - (i) The property on which the greenhouse operation is located must have frontage on a municipal watermain;
 - (ii) The greenhouse operation must be independently serviced with only one connection permitted;
 - (iii) The greenhouse must already provide the equivalent of one gallon per square foot of storage to reduce the demand for water from the municipal

supply. Reduction of water storage may be reduced where demonstrated by a water conservation plan. The water service shall also contain:

- Main shutoff valve;
 - Water metre owned by the Town;
 - A solenoid valve;
 - Water level control shutoff;
 - A 24-hour time clock;
 - A backflow preventer; and
 - Overflow measures.
- (iv) The maximum size service to any greenhouse operation regardless of the storage requirements will be 1" in diameter;
- (v) The water supply can only be accessed after 7:00 p.m. and before 7:00 a.m. the next morning; and
- (vi) The connection complies with the criteria in the Regional Official Plan.