### 3.10.1 Policies

i) Council shall encourage the proponents of future development and/or redevelopment to adopt energy efficient designs which will result in energy savings and the optimum use of energy sources;

ii) Council shall, in reviewing development and/or redevelopment applications, have regard for energy conservation, wherever practicable and feasible, by promoting a compact urban settlement pattern which minimizes transportation related costs;

iii) In accordance with the land use designations and related policies of this Plan, Council shall encourage mixed use development and/or redevelopment proposals within the Core Area;

iv) Council shall co-operate with the appropriate public and private agencies to inform the public of the energy concerns and promote energy conservation; and,

v) Council shall encourage the development of a contiguous urban structure where the concentration of activities results in fewer and shorter trips and a greater frequency of pedestrian movements.

## 3.11 WATER

The Council of the Municipality recognizes the importance of protecting surface water and groundwater resources, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watersheds within the Municipality (Butler Creek, Marsh Creek), and the long-term benefits of its residents.

Development of land can affect the quantity and quality of ground and surface water resources, which can, in turn have impacts on the land resources on which these water resources depend. There are also direct inter-relationships between surface and ground water features and areas. Many surface-water features are supplied, at least in part, by groundwater which is being discharged from below the surface, through springs and seeps. In other instances surface-water features may act as recharge areas for ground-water aquifers. Withdrawal of water from

streams can deplete ground water or conversely, groundwater takings can deplete water levels in streams, lakes, or wetlands.

Development can also adversely affect the quality of water resources in our watersheds. Pollution of surface water can cause degradation of ground-water quality and conversely pollution of ground water can degrade surface water. Thus, effective land and water management requires a clear understanding of the linkages between ground water and surface water as it applies to any given hydrologic setting. A definition of Hydrologic Function, as established by the PPS, is included in Section 3.9.6.2 of this Plan.

### 3.11.1 Surface Water Protection

The term surface water features include lakes, rivers and streams, wetlands, surface areas which function as discharge (springs and seeps) and recharge areas for groundwater, together with the headwater areas and the associated shoreline (riparian) lands of the surface water features.

Sensitive surface water features are those which are particularly susceptible to impacts from activities or events occurring on the surface. Examples of impacts include:

i) Dewatering of wetland areas;

ii) Disruption of the supply of water through channelization or damming of water courses;

iii) Placement of fill in wetland areas;

iv) Addition of pollutants, such as:

   a) Urban runoff from streets and sidewalks (oil, salt, pesticides, pet droppings, chemicals, litter);

   b) Inappropriate application of lawn and garden fertilizers, herbicides and pesticides;

   c) Agricultural runoff (manure, pesticides and fertilizers);

   d) Household hazardous waste (paints and paint thinners, household cleaners, batteries, pharmaceuticals, pet wastes, etc );

e) Wastewater discharges from municipal sewage treatment plants and septic systems, or leaking storage tanks;

f) Industrial discharges.

Council recognises the importance of restricting development and site alteration in or near sensitive surface water features, such that these features and their related hydrologic functions are protected and where possible improved or restored. In some cases, Council may require that mitigative measures and or alternative development approaches be introduced to protect, improve or restore sensitive surface water features.

Council also recognises the importance of water conservation practices and promotes efficient and sustainable use of surface water resources, throughout the Municipality.

### 3.11.2 Groundwater Protection

Ground water features and areas include water-related features which are found beneath the earth's surface including recharge/discharge areas, water tables, aquifers and unsaturated zones.

Sensitive or vulnerable ground water features are those which are particularly susceptible to impacts from activities or events occurring on the surface. Ground water resources can be vulnerable to change or impacts by virtue of their vicinity to activities and events or because of pathways or conduits which provide a link between the activities and the resource. Examples of impacts include:

i) Withdrawal of water at rates above the carrying capacity of the aquifer

ii) Contamination by surface water which gains access to an aquifer via poorly constructed or abandoned wells, mine shafts or other breaks in a protective aquitard

iii) Point source pollution from oil and chemical spills of pollutants

iv) Contaminant leachate plumes from waste disposal sites and industrial facilities.

#### *3.11.2.1 Municipal Wellhead Protection*

At the time of approval of this Plan, a Source Protection Plan prepared by Trent Conservation Coalition Source Water Protection Committee, is under review by the Ministry of Environment.

Once approved, the Source Protection Plan will further refine the limits of the wellhead protection area delineated on Schedule "C" and provide policy direction to guide development within this area. Policies developed through the creation of the Source Water Protection Plan shall be incorporated into this Official Plan by way of amendment.

### 3.11.3 Identification of New Groundwater Information

If new information becomes available concerning the identification of groundwater features and related surface water features and areas which are necessary for the ecological and hydrological integrity of watersheds, the Municipality will work with the appropriate provincial ministries and the local Conservation Authority to prepare more detailed policies and mapping and incorporate such policies and mapping into the Official Plan by amendment.

## 3.12 SCHOOLS

The Municipality recognizes the importance of community schools to residential neighbourhoods and to the community as a whole.

### 3.12.1 Accommodation Planning

The school boards having jurisdiction in the Municipality of Brighton shall determine, in conjunction with the Ministry of Education and the Municipality, the size and timing of new required educational facilities. At such time as the school boards have completed long-range accommodation planning, the proposals may be added to this Plan by amendment.

### 3.12.2 Requirements for Development

Before any development that will generate additional pupils is approved, the Municipality shall be assured that the necessary pupil accommodation and any required school bussing will be provided.

## 3.13 RENEWABLE ENERGY GENERATION FACILITIES

All renewable energy systems are regulated by the Province of Ontario in accordance with the Green Energy Act, S.O. 2009, as amended from time to time, and its implementing regulations.