

### **3.3.3.3 Development Area Three**

Development Area Three includes lands where municipal water and sewage services are not available, or lands that may have significant servicing and/or planning constraints. The extension of municipal water and sewage services to these lands would be considered premature until such time as new development can proceed in accordance with the goals, objectives and policies of this Plan and the policies within Section 3.4. Development Area Three lands are designated as Deferred Growth Areas on Schedule “A” to this Plan.

## **3.4 WATER SUPPLY AND SEWAGE DISPOSAL**

It is an objective of this Plan to promote environmental protection and to provide an adequate supply of potable water through ensuring that appropriate servicing is available for new development or redevelopment within the Municipality. Planning for sewage and water systems will recognize that within the Brighton Urban Area, development will take place on municipal sewage services and municipal water services only.

- i) Communal sewage and water services may be considered by the Municipality as a means of servicing multiple lots/units in areas only where full municipal sewage and water services are not or cannot be provided, and where the Municipality is fully satisfied that such a development will provide a long term benefit to the municipality as a whole.
- ii) Individual on-site sewage and water services (e.g., septic systems and wells) shall be used for new development where municipal sewage and water services cannot be provided. Individual on-site sewage services and individual on-site water services may be used to service more than five lots or private residences in rural areas that are permitted by this Plan, provided that these services are solely for the following uses and site conditions are suitable for the long-term provision of such services:
  - a) Uses related to the management or use of resources;
  - b) Resource-based recreational activities;
  - c) Limited residential development as permitted by the policies of this Plan; and
  - d) Other rural land uses that are permitted by this Plan. **Rural areas** means lands which are located outside of designated Hamlets and the Brighton

Urban Area and which are outside of the Agricultural designation as defined in Section 4.1 of this Plan.

Where full municipal services are not available, an investigation of servicing options shall accompany all development and redevelopment proposals involving multi-lot/unit residential development to determine the most appropriate form of servicing to promote environmental protection. The investigation of servicing options shall address the assimilative capacity of the ground water or surface water to absorb effluent without adversely impacting the natural environment.

For the purposes of this policy, “**multi-lot/unit residential development**” shall mean six or more residential lots or dwelling units where residences may be permanent homes or primary places of residence.

Unless on full municipal sewage and water services or approved private communal services, industrial and commercial uses will be restricted to those of a dry nature only and will be permitted on individual on-site sewage and water services on lands designated to permit those uses.

For the purposes of this Plan, a use of a “dry nature” shall mean one in which water is not required in the processing, assembling, fabricating, manufacturing, washing or cooling, or similar function of the establishment, and which requires water and sewage disposal facilities only for domestic uses, i.e., for employees and visitors to the establishment.

Large subsurface sewage disposal systems with a capacity greater than 10,000 litres per day shall require approval under the Ontario Water Resources Act, and are subject to the Ministry of the Environment’s Reasonable Use Guideline.

Consideration may be given to the use of other proven servicing systems subject to the approval of the Ministry of the Environment and the Municipal Council.

### **3.4.1 Municipal Sewage and Water Services**

A municipal piped water supply service and a municipal sewage collection and treatment service are available within the Brighton Urban Area. Development proposals within the Brighton Urban Area are required connect to the municipal water supply and sewage treatment

systems. It is the intent of this Plan that new development in the Brighton urban area and the provision and extension of municipal services shall occur in an orderly sequence, with the objective of promoting an efficient, convenient and economical form of urban structure and growth.

Development applications within the Brighton Urban Area will be reviewed in the context of the proximity to the existing infrastructure and capacity of that infrastructure to accommodate the projected demands. Phasing of development approvals will reflect opportunities for the logical extension of existing municipal service infrastructure and where there is confirmation of sufficient reserve water system capacity and sewage treatment capacity within the existing municipal systems to accommodate those developments. The establishment of a municipal drinking water system requires approval under the Safe Drinking Water Act (SDWA).

Except where specifically permitted by this Plan, development shall take place on full municipal sewage and water services. It is the policy of this plan that the extension of municipal water and/or sewage services will not be extended beyond the Brighton Urban Area, as shown on Schedule “A”. Development on partial services shall not be permitted.

### **3.4.2 Municipal Servicing Capacity Allocation**

Council shall ensure that servicing capacity, once allocated, is not indefinitely committed to an individual development proposal that does not proceed within a reasonable period of time, and that final approval of the proposal occurs in an expeditious manner. This policy shall be implemented in the following ways:

- i) Council may require that plans of subdivision/condominium or other large developments proceed in phases.
- ii) Lot creation will only be permitted if sufficient uncommitted reserve water and sewage plant capacity is available to accommodate the development. Council shall recommend the approval of only the number of lots or dwelling units for which Council is prepared to allocate servicing capacity, taking into account the uncommitted reserve capacity of the sewage and water treatment plants and the policies of this Plan.

- iii) Servicing allocation for subsequent phases of a plan of development or other development shall only be considered when the preceding phase has been registered and a substantial number of the lots or units have been developed.
- iv) Council shall require that the approval of a draft plan of subdivision or condominium be subject to a condition that provides for the lapsing of approval after an allotted period of time, typically being three years, in accordance with Section 51(32) of the Planning Act.
- v) Where a subdivision or condominium proposal has been allocated water and/or sewage capacity and has not proceeded to final approval within the time period set out in the conditions of approval, Council may recommend to the approval authority that draft approval not be extended for a further period of time.
- vi) Before recommending that draft plan approval not be extended, Council will provide the applicant with an opportunity to explain why the plan has not proceeded and the possible need for an extension of draft plan approval beyond the original allotted time period.
- vii) Provided that Council is satisfied with the merits of an extension to draft approval, Council may recommend to the approval authority that an extension of draft approval be granted.
- viii) Upon the lapsing of approval of a draft plan of subdivision or condominium, Council may re-allocate the servicing capacity to another development proposal when Council is satisfied that the new proposal complies with the applicable policies of this Plan, or, Council may hold the capacity in reserve.
- ix) When unallocated servicing capacity does not exist for a proposed development, Council shall refuse or defer the processing of the planning application until such capacity is available, or until a servicing agreement is in place to ensure that such capacity will be available to service the development within one year of the granting of the preliminary planning approval.
- x) The phasing of a plan of subdivision or other major development shall be in accordance with the policies of the land use designations of this Plan, and shall be based on the progressive and sequential extension of services.

- xi) Council will monitor the status of uncommitted reserve water and sewage capacity on an ongoing basis. Council shall attempt to maintain a reasonable amount of uncommitted reserve of water and sewage capacity to provide for the on-going development of the Brighton Urban Area.

#### **3.4.2.1 Servicing Options Investigation**

Where full municipal services are not available, an investigation of servicing options shall accompany all development and redevelopment proposals involving multi-lot/unit residential development to determine the most appropriate form of servicing to promote environmental protection. The investigation of servicing options shall address the assimilative capacity of the ground water or surface water to absorb effluent without adversely impacting the natural environment.

#### **3.4.2.2 Hydrogeologic Assessment**

Where the servicing options investigation deems that the use of private water and sewage systems is appropriate, a hydrogeological assessment prepared by a qualified professional shall be required. The hydrogeological assessment shall investigate whether an adequate supply of potable water is available for each new lot, and that the site can assimilate wastes from the proposed sewage disposal systems without exceeding Ministry of the Environment (MOE) guidelines for groundwater impact. Such study must accompany the development application. Where individual services are appropriate, individual lot sizes shall be determined by the greater of the results of the hydrogeological assessment or the minimum lot sizes in the development policies contained in the appropriate sections of this Plan.

In all cases, the proposed servicing shall be approved by the appropriate approval authority.

#### **3.4.3 Private Communal Sewage and Water Systems**

Where communal water services are proposed for residential development in hamlets, such as plans of subdivision or condominium, Council will determine if they will allow the establishment of a communal well that is subject to the Safe Drinking Water Act (SDWA).

The establishment of non-municipal drinking water systems that are subject to the SDWA for the purposes of servicing residential development requires written consent of the Municipality if the drinking water system serves six or more private residences. Large subsurface sewage

disposal systems with a capacity greater than 10,000 litres per day shall require approval under the *Ontario Water Resources Act*, and are subject to the MOE's Reasonable Use Guidelines.

Municipal ownership and operation of communal sewage systems is required where six or more permanent residences are located on lots or parcels that are held under separate ownership, for example, lots in a plan of subdivision or units in a vacant land plan of condominium. For a communal sewage system serving six or more permanent residences in a development where the sewage system and the lands comprising the development are in a single ownership, such as a land lease community or a freehold condominium, municipal ownership of the sewage system is not required; however, a Responsibility Agreement between the owner of the property and the Municipality shall be required. Municipal responsibility agreements are also required for seasonal permanent residences such as those located in a seasonal trailer park that serves as a primary residence. This policy shall apply only to new development or expansions to existing development.

New development on private communal water and sewage systems, where permitted by this Plan, shall only be permitted if there is confirmation of sufficient reserve water and sewage system capacity in the private communal systems.

Communal systems proposed for commercial or industrial purposes will be considered on their own merits.

#### **3.4.4 Individual (Private) On-Site Water and Sewage Disposal Services**

Existing development in the Municipality, outside the Brighton Urban Area, is served by individual private, on-site water supply and sewage disposal systems. It shall be a policy of this Plan that new development will be so serviced except in those situations and subject to those conditions noted herein where other types of systems may be permitted.

a) Lot Sizes

Each lot shall have sufficient area to comply with the requirements of the Haliburton, Kawartha Pine Ridge District Health Unit (HKPRDHU) for the soil, drainage and other pertinent conditions of the site, for the type of services proposed and for the type of development to be served. Ultimate density of development shall be

determined through hydrogeological assessment by a qualified professional to the satisfaction of the MOE and/or the Municipality.

b) Water Supply Systems

Each proposed water source and supply system shall meet the quality and quantity requirements of the HKPRDHU and/or the MOE. As supportive information for a plan of subdivision proposed on private services, a hydrogeological study shall be required to ensure that there is sufficient quality and quantity of drinking water and septic effluent can be effectively managed on site. Also, if it appears that the water supply of existing development in the vicinity will be affected by new development, an assessment of local groundwater conditions by a qualified professional shall be required before approval will be given to the proposed system. If in the opinion of the HKPRDHU, a site appears to have unsuitable soil, drainage, or other conditions which could adversely affect the operation of a proposed sewage disposal system, soil and similar tests by a qualified professional shall be required before approval will be given to the proposed system.

c) Sewage Disposal Systems

The preferred method of private sewage disposal shall be a septic tank and tile bed system. Consideration may be given to the use of other proven servicing systems subject to the approval of the MOE and the Municipal Council. If, in the opinion of the HKPRDHU, a site appears to have unsuitable soil, drainage or other conditions which could adversely affect the operation of a proposed sewage disposal system, soil and similar tests by a qualified professional engineer shall be required before approval will be given to the proposed system.

### **3.4.5 Determination of Treatment Capacity for Hauled Sewage**

The PPS requires that the determination of sufficient reserve sewage system capacity for individual on-site sewage services shall include treatment capacity for hauled sewage from private sewage services. The Municipality will continue to work with neighbouring municipalities to ensure that sufficient treatment capacity is available at their municipal sewage treatment plants to treat hauled sewage from private services within the Municipality of Brighton.

### 3.4.6 Substandard System Improvements

The Municipality will actively encourage the participation of its residents in any program that the HKPRDHU or the MOE designed to upgrade or replace existing substandard private supply or sewage disposal systems.

## 3.5 STORMWATER MANAGEMENT

Most urban development is associated with an increase in impervious area (roads, driveways and buildings). As a result of increases in the impervious area, there is corresponding decrease in infiltration (seepage into the soil) of precipitation and snowmelt which in turn leads to increased stormwater runoff. Urban stormwater is rainfall and snowmelt that runs off the land into storm sewers, streams and lakes. It may also include runoff from activities such as watering lawns, washing cars and draining pools.

The ultimate goal of stormwater management is to mitigate the effects of urban development on stormwater in order to maintain the health of streams, lakes and aquatic life as well as provide opportunities for human uses of water. To achieve this goal, stormwater management practices are employed to maintain a balance between the quantity and quality of water reaching the ground surface and the amount and quality of water that leaves the site as runoff. Effective management of stormwater limits the increased risk of flooding along watercourses, as well as undesirable stream erosion, and protects water quality.

**Stormwater management system** shall mean a series of practices that meets stormwater management objectives for an area. For example, rear yard soak-away pits (a lot-level control), grassed swales (a conveyance control), and a wet pond (an end-of-pipe control) may comprise treatment. For a commercial area, the treatment might consist of oil/grit separators (pretreatment), filters (water quality control) and a wet pond (erosion, flooding, and quality control).

### 3.5.1 General

Prior to approving any development proposal within the Municipality, Council, in consultation with the Lower Trent Region Conservation Authority (LTRCA) and where appropriate the Ministry of Natural Resources (MNR) and the Trent-Severn Waterway, shall be satisfied that adequate storm drainage is provided to a suitable outlet.