

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.

3.5.2 Large Scale Development

For any large-scale development within the municipality, including new development or re-development that requires an amendment to this plan and including (but not limited to) plans of subdivision or condominium, run-off from the development shall be controlled such that post-development run-off does not exceed pre-development levels. The impact of any proposed development on local and area-wide drainage patterns shall be identified and a suitable method of managing surface water run-off, including both quantity and quality control, shall be developed and implemented as a condition of approval according to the following policies:

- i) Preference shall be given to those developments that incorporate methods of reducing or eliminating surface run-off.
- ii) The retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground.
- iii) Developments that could have a significant impact on surface drainage shall provide a comprehensive drainage plan showing methods of surface water disposal and any impacts on adjacent or affected properties.
- iv) Prior to the consideration of a Zoning By-law Amendment, an assessment of the development's impact on surface drainage, flooding, water quality or erosion of soils may be required.
- v) Prior to approving a Zoning By-law Amendment or entering into a development agreement, council will ensure that the proposal has been reviewed by the LTRCA and/or the MNR to determine the degree to which the proposal meets the above policies.
- vi) Where large-scale development is located in the vicinity of Highway 401, a stormwater management report/plan shall be submitted to the Ontario Ministry of Transportation for that ministry's review and approval.
- vii) Where large-scale development is located in the vicinity of County Roads, a stormwater management report/plan shall be submitted to the County for review and approval.

- viii) In reviewing a development proposal, additional specific requirements may be required on a case by case basis.
- ix) At the discretion of the Council a peer review will be required for any large scale development at the expense of the applicant.

3.5.3 Stormwater Management Criteria

The impact of any proposed development shall be controlled to pre-development levels, in accordance with MOE Stormwater Management Guidelines, using lot level, conveyance, or end-of-pipe solutions or a combination thereof. Prior to approving a development proposal, the Municipality shall be satisfied that adequate means for storm water management, including drainage to a suitable outlet is provided according to the following policies:

- i) For any major development proposals within the Brighton Urban Area, including plans of subdivision, an analysis of pre-development run-off to post-development run-off in the context of both local and area wide drainage patterns shall be undertaken.
- ii) The retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas providing lot level control through absorption of surface water into the ground shall be encouraged.
- iii) The use of grassed swales and other passive conveyance as means for management of stormwater shall also be encouraged.
- iv) In those situations where the projected increase in runoff from a development cannot be effectively managed by means of lot level and conveyance systems, the use of on-site surface water retention ponds or the design of retention facilities in the building or parking lot design shall be required. Quality control can be achieved through pre-treatment (on-site oil/grit separators), water quality control filters and wet ponds where silt and detritus are retained.
- v) No Official Plan Amendments or Zoning By-law amendments shall be approved if the proposed development would have a significant adverse impact on surface drainage, flooding or erosions of soils, or in any way reduce or otherwise adversely affect the existing capacity or effectiveness of drainage facilities serving or under the jurisdiction of others.

- vi) Prior to approving an Official Plan Amendment, Zoning By-law Amendment or entering into a Site Plan Agreement, Council will ensure that the proposal has been reviewed by the LTRCA to determine the degree to which the proposal meets the above policies. In reviewing the proposal, the LTRCA may set out additional specific requirements on a case by case basis.

3.5.4 Brighton Urban Area Master Drainage Plan

A Master Drainage Plan (MDP) is a comprehensive plan for handling stormwater runoff for the whole or part of the watershed. It is the intent of Council to undertake the development of a MDP for the Butler Creek subwatershed within the Brighton Urban Area (BUA). The MDP will provide policies for the management of stormwater quality and quantity in order to control flooding, erosion, sedimentation and pollution, and will ensure that a coordinated approach is adopted for the planning and approval of new development in accordance with sound stormwater management principles. The following policies shall apply in developing and implementing a MDP:

- i) Following completion of a MDP for the BUA, all large scale development proposals must be accordance with the approved Plan.
- ii) Council shall consult with the MOE, the MNR, and the LTRCA, and have particular regard to the proportion of the watershed of Butler Creek that has already been developed, is under draft plan approval or subdivision registration, in developing the MDP for the BUA.
- iii) The Terms of Reference for the MDP will be developed by the Municipality, in consultation with the LTRCA, the MOE and the MNR.
- iv) The MDP will, when completed, be reviewed by all relevant agencies.
- v) Once the MDP has been approved and adopted for the Butler Creek watershed, proposals for plans of subdivision, and new industrial and commercial development shall include a stormwater design plan showing the layout of the major/minor system, drainage channels and retention ponds, all in conformity to the requirements of the stormwater drainage plan. In the case of plans of subdivision, this information will form part of the package required for final approval.

- vi) Stormwater design plans will be reviewed by the Agencies listed in Section iii), prior to issuing final approval of the subdivision.
- vii) In cases of new industrial and commercial development, the stormwater design plan will form part of the information submitted for site plan review.
- viii) The extent and type of information required in the stormwater design plan shall be set out in the MDP.

3.6 UTILITIES AND PUBLIC SAFETY

3.6.1 Requirements for Development

Before giving its approval to any development proposals, the Municipality shall be assured by the appropriate agency that the utilities, fire protection and police protection necessary to serve the proposed development will be provided without placing undue financial obligations on its taxpayers. When small-scale development is involved, such as that resulting from land severance activity, the proposed development must be located in an area where such services already exist and are economically feasible to maintain.

3.6.2 Lands for Easements and Emergency Access

Where land is required for utility easements or emergency access, such land shall be obtained for the appropriate agency in the course of approving land severances, plans of subdivision and development or redevelopment applications.

3.6.3 Lands for Public Buildings

If land is required for public buildings such as electric power substations, fire halls or police stations, the applicant may be requested to set aside appropriate sites for purchase by the relevant agency. Arrangements for the acquisition of such sites should be made a condition of approval for land severances, plans of subdivision and development or redevelopment applications.

3.6.4 TransCanada Pipelines

The location of the Trans Canada Pipeline is delineated on Schedule “A” , the Land Use Plan. No extraction or structure shall be permitted within 10 metres of the Trans Canada Pipeline