

- 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

right-of-way limits. Extraction within 30 metres of a pipeline right-of-way shall require leave from the National Energy Board.

3.6.5 Electric Power Facilities

All existing electric power facilities and the development of any new electric power facilities including all works as defined in the Power Corporation Act, such as transmission lines, transmission stations and distributing stations, shall be permitted throughout the municipality without an amendment to this Plan, provided that such development satisfies the provisions of the *Environmental Assessment Act*, including regulations made under the Act and other relevant statutes.

3.6.5.1 Development of Renewable Energy Systems

Renewable energy systems, including small-scale systems for individual properties, agricultural-related systems, and large scale commercial installations are supported by the Municipality provided that the development of such systems does not have an adverse impact on the residents, natural environment or well-being of the community overall. Policies governing the development of renewable energy sources, such as wind, solar, and biomass generation systems are included as Section 3.12 of this Plan.

3.7 CULTURAL HERITAGE CONSERVATION

The Municipality of Brighton seeks to effectively manage cultural heritage resources that are of historical, architectural and archaeological value.

This section of the Official Plan establishes a number of policies for cultural heritage organized around its three key components:

- Archaeology;
- Built heritage; and,
- Cultural heritage landscapes.

These policies recognize that the archaeological remains of past human activities are fragile and non-renewable; that the heritage character of the Municipality of Brighton derives from a variety of nineteenth and twentieth century structures, materials, open spaces, streetscapes and