

## ***SECTION 8***

### ***Public Utilities***

## 8. Public Utilities

This Public Utilities Section is concerned mainly with water supply and sewage disposal, but also with land drainage, solid waste disposal, hydroelectric lines and pipelines.

### Objectives for Public Utilities

- Objective 8.1** To provide necessary public utilities in accordance with the servicing needs of existing and future development conforming to stated priorities and with economic, safety and environmental considerations.
- Objective 8.2** To provide the necessary public utilities in a manner consistent with the other objectives and policies of this Plan and, within those constraints, at the lowest practicable cost.
- Objective 8.3** To establish priorities for the staging of works, particularly with regard to water supply and sewage disposal systems, necessary for the current and future servicing requirements of the Region. The following priorities shall be applicable, but are not intended to be absolute due to other objectives and servicing needs.
- (a) To meet minimum water quality objectives and minimum pollution abatement objectives, as established by the Region in consultation with appropriate Provincial and Federal Ministries, for the provision of services to existing municipal development having deficiencies in their existing municipal systems.
  - (b) To meet the needs of existing development in terms of capacity for both water supply and sewage disposal.
  - (c) To meet the needs for new development in an orderly and efficient manner. Industrial development which creates employment opportunities shall be assigned a higher priority than residential development. Priority for new development must also be co-ordinated with the availability of all other major services.
  - (d) To recognize other objectives and policies of this Plan.
  - (e) To recognize financial considerations.
- Objective 8.4** To provide for the disposal and treatment of solid wastes in a manner which is economically, ecologically, and aesthetically acceptable.

**Policies for Public Utilities****8.A Water and Sewage Works**

- Policy 8.A.1** The Region will provide, insofar as possible, adequate water supply, sewage collection and disposal and, in co-operation with the local municipalities, will provide storm drainage facilities to meet the existing and future development needs within the approved urban areas of the Region.
- Policy 8.A.2** The Region, in consultation with local municipalities, will prepare design criteria for water and sewer works to be used in the design and approval of such facilities.
- Policy 8.A.3** The Region will prepare by-laws to regulate the use of its water supply and sewage treatment facilities.
- Policy 8.A.4** The Region will undertake jointly with local municipalities, the determination of development densities (through zoning by-laws or other means) in accordance with present and proposed water and sewer works capacities. This will ensure that servicing is co-ordinated with local zoning by-laws and staging of development.
- Policy 8.A.5** The Region will review its servicing policies from time to time in the light of both changing conditions of supply and demand for services and significant changes in economics and technology.
- Policy 8.A.6** The Region may introduce levies and shall establish rates for Regional water and sewage capital and operating costs to permit orderly expansion of such facilities.
- Policy 8.A.7** Lands abutting existing and proposed sewage treatment facilities shall be zoned to permit only such compatible land uses as industrial or open space. Where such zoning cannot be developed, then suitable separation areas must be incorporated between the treatment facilities and the proposed development to minimize the impact of odour problems that may be generated at such facilities. The separation distance will be dependent on the nature of the development, the treatment facility and other physically-related factors.
- Policy 8.A.8** All new development which is proposed to be connected to existing combined sewer facilities shall be served with separated systems within the property limits of the development. The continued separation of storm and sanitary flows beyond the boundaries of the development will be dependent upon the available capacity within the existing sewer system, the treatment plant and the proximity of suitable storm outlets to the development.

## SECTION EIGHT PUBLIC UTILITIES

### 8.B Staging and Location of Services

**Policy 8.B.1** The Region requires that each municipality include in its official plan priority and staging policies for both water supply and sewage disposal systems which recognizes the locations and amounts of land needed for future urban development and which is co-ordinated with Regional priorities and requirements.

**Policy 8.B.2** The Region requires that each local municipality's staging policies conform with the approved urban development areas as designated in this Plan.

Variations with respect to priority and staging policies will only be permitted where:

- (a) full support and documentation for the variation is provided with a proposed local official plan amendment prepared by the area municipality;
- (b) the proposed development can be provided with water and sewer services in accordance with the Region's priorities and at reasonable cost;
- (c) the additional development is necessary and desirable in the municipality;
- (d) the proposal complies with all the other objectives and policies of this Plan; and
- (e) the proposed development is adequately served or can be adequately served by other facilities such as roads.

**Policy 8.B.3** In recognition of the investment in existing trunk facilities, both sewer and water, each local municipality shall encourage a reasonable rate of "infilling". Each local municipality shall also be responsible to regulate (if desirable) the rate and amount of development to avoid early "filling up" of limited land resources. The means to be used could include increased densities, alternate location, encouragement of "infilling" or redevelopment and other means of restraining development seeking to locate beyond the urban service boundaries.

**Policy 8.B.4** The boundaries of urban service areas, sewer areas, water areas (if any) or any other special areas which involve a tax charge on residents within that area and are intended to cover the cost of existing or proposed sewer or water works must comply with current Regional and local Plans.

**Policy 8.B.5** On the basis of current technology in both water and sewage facilities, specific benefits accrue, from a capital cost and operating cost point of view, in the reduction in the number of plants that must be built or maintained. The Region will, therefore, continue its program to limit the number of such installations, consistent with the quality of services

## SECTION EIGHT PUBLIC UTILITIES

already provided, and this shall not be deemed to be in conflict with policy statements which recognize the continuation of separated urban centres.

**Policy 8.B.6** Any extensions of the existing water supply or sewage disposal systems of the local municipalities must have the prior approval of the Region, and within the area of the Niagara Escarpment Plan, must conform with the Niagara Escarpment Plan Policies.

**Policy 8.B.7** The Region will consult and co-operate with other authorities having jurisdiction for the issuance of permits for private water supply and sewage disposal systems to ensure a common objective. The following guidelines are proposed:

- (a) Existing soils and drainage facilities should be compatible to permit such private installations.
- (b) Proper consideration shall be given to abutting existing development to ensure that problems will not be created for the existing or proposed development.
- (c) The operation of septic tank installations must not result in the pollution of watercourses.
- (d) Within the Niagara Escarpment Plan area, private water supply and sewage disposal systems are subject to the requirements of the Niagara Escarpment Plan policies.

**Policy 8.B.8** The Region requires that each application by a local municipality for a municipal water main extension or extensions or for municipal connections to existing Regional water mains outside the urban areas boundaries shall be supported by detailed information illustrating its compliance with the following criteria:

- (a) It has the support of the local Council.
- (b) It is for legally existing or proposed agricultural and agriculturally related uses or for other legal permitted uses.
- (c) It will not jeopardize the ability of the Region to provide adequate water supply for existing urban development, for potential urban development within the urban areas boundaries, and for the development served by this or previous extensions outside the urban areas boundaries. The determination of the compliance with this criterion can only occur after due consideration of the size of the permanent connections to be made thereto.
- (d) It will not jeopardize the ability of the local municipality to provide an adequate water distribution system for existing urban development, for potential urban development within the urban areas boundaries, and for the development served by this and previous extensions outside the urban areas boundaries.

## SECTION EIGHT PUBLIC UTILITIES

- (e) It will not contribute to or stimulate non-agricultural development other than in approved hamlets. Extensions to hamlets will be considered only if it can be adequately demonstrated that the cumulative effect of the extension to existing development and to any future development within the hamlet poses no potential health problems and that the other criteria set out in this policy including, in particular, the long term operation of existing private sewage systems and adequate lot sizes, can be met.
- (f) There are adequate local controls to regulate the use of water for irrigation or other uses which could place unreasonable demands on the water supply system.
- (g) There is confirmation from Regional Health Services that the existing waste disposal systems are satisfactory or will be upgraded to accommodate the increased loads which may result from a municipal water supply extension beyond the urban boundary and will not adversely affect any adjoining agricultural uses and all sewage disposal systems are in compliance with the requirements of Ontario Regulations 374/81 under **The Environmental Protection Act** or subsequent amendments thereto.
- (h) The financing system is satisfactory to the local municipality, is entirely locally or self financed, is not based on expectations of additional development, and does not place an undue cost on properties with large frontages.
- (i) An inventory of existing vacant lots of record that may become serviced by the proposed extension is shown.
- (j) That any municipal connection outside the urban areas boundaries to an existing Regional water main which is a local service connection from the Regional water main to the abutting lands of the consumer must be:
  - (i) to a maximum of 2 centimetres (3/4 inch) in diameter,
  - (ii) only for the benefit of a use immediately abutting the Regional water main, and
  - (iii) the only municipal local service connection servicing the lands in question.
- (k) That any municipal connection to the existing Fourth Avenue Regional water main outside the urban areas boundaries which is a municipal water main extension or extensions shall be constructed in a closed loop.

### Policy 8.B.9

The following waterlines have been reviewed in accordance with Policies 6.B.5 and 8.B.8 and are deemed to comply with these policies:

## SECTION EIGHT PUBLIC UTILITIES

- (a) A 150 millimetre (6 inch) waterline extending 225 metres (740 feet) north along Lookout Street from Highway 20 in the Town of Pelham.
- (b) A waterline extension extending from the Niagara Parkway along Thompson Road in the Town of Fort Erie to service an estate residential use referred to as the McKenzie Crossing subdivision.
- (c) A waterline extension approximately 200 feet south along Station Street from Second Avenue in the Town of Lincoln to service one single detached dwelling on a 2.8 acre property.
- (d) A waterline to provide services to the Ridge View Estates Subdivision located in the community of Ridgeway in the Town of Fort Erie.
- (e) A waterline extending from the Vineland Reservoir to service the Vineland Quarries and Crushed Stone Limited quarry located on Regional Road 24 at Fly Road in the Town of Lincoln.
- (f) A 2" waterline extending from Fox Trail Drive along Rykert Street approximately 1250 feet to serve only the Hy-Grade Precast Concrete property located at 2411 First Street Louth in the City of St. Catharines.
- (g) A 200 millimetre (8 inch) waterline extending 3.7 kilometres from Highway 140 easterly along Second Concession Road to a point east of Miller Road to serve Port Colborne Poultry in the City of Port Colborne.
- (h) A 150 millimetre (6 inch) waterline extending 1.3 kilometres along Regional Road 20 westerly from Lookout Street to the eastern boundary of the property occupied by the E.L. Crossley Secondary School in the Town of Pelham.
- (i) A 150 millimetre (6 inch) waterline extension of about 100 metres (300 feet) along Stonemill Road from the existing municipal waterline on MacDonald Drive to the Windmill Point Park and Campground in the Town of Fort Erie.
- (j) A waterline extension of approximately 1280 metres (4200 feet) to a local watermain outside the Urban Area boundary of the Town of Fort Erie.
- (k) Up to a 6 inch waterline extension of about 69 metres (225 feet) long extending north along Sodom Road in the Town of Fort Erie to serve the existing St. John's Stevensville United Church.
- (l) Two centimeter (3/4 inch) lateral connections to a local municipal waterline for land uses along the east side of Rice Rd. in the Town of Pelham, between Hurricane Rd. and the Welland municipal boundary.

**8.C Land Drainage**

**Policy 8.C.1** Maintenance and alterations to major watercourses which have been, or may be, assumed by the Region shall only be carried out with the prior approval of the Region, and within the area of the Niagara Escarpment Plan, must conform with Niagara Escarpment Plan Policies.

**Policy 8.C.2** All new urban development areas must be provided with separate storm drainage systems. All new private development must also be provided with separate storm drainage connections. Where feasible and economical, existing municipal combined sewage and storm drainage systems shall be separated.

**8.D Solid Waste Disposal**

**Policy 8.D.1** The Region will assist the local municipalities in providing for the disposal and treatment of solid wastes.

**Policy 8.D.2** The selection of all solid waste disposal sites will involve consideration of:

- (a) the compatibility of the methods of operation with adjacent land uses,
- (b) the nature of bedrock and soil conditions in order to reduce the likelihood of groundwater contamination, and
- (c) operational economics - transportation costs, maintenance, land prices, opportunity for future expansion, etc.
- (d) within the Niagara Escarpment Plan area, solid waste disposal sites are subject to the requirements of the Niagara Escarpment Plan Policies.

**Policy 8.D.3** Site and rehabilitation plans will be developed prior to the use of a particular site for solid waste disposal. These plans should make provision for:

- (a) the control of odour, vermin and other nuisances,
- (b) the phasing of the site expansion,
- (c) the ultimate use of the site,
- (d) landscaping and berms,
- (e) access, and
- (f) a uniformly high standard of operation.

The Region, in consultation with local municipalities, will investigate the application of new salvage and disposal techniques.

**8.E Other Utilities**

**Policy 8.E.1** The Region will co-ordinate its plans with those of the Federal and Provincial Governments and their agencies in the provision of servicing systems, pollution control systems, waste disposal systems, power supply systems and communications systems. In so doing, the Region will have regard to the policies of the Regional Plan and the local official plans. The Region will encourage the joint use of rights-of-way and corridors wherever feasible for various facilities in order:

- (a) to lessen the impact on the environment of uncoordinated alignments of various single purpose authorities, and
- (b) to avoid land use and development problems associated with such rights-of-way and alignments.