

SECTION 6 **INFRASTRUCTURE**

6.1 **GENERAL PRINCIPLES**

6.1.1 The planning, financing, and construction of infrastructure is an important part of the Township's planning process and corporate responsibility. The responsibility for planning infrastructure is shared with other government agencies and levels of government. Infrastructure shall include, but not be limited to, sewage treatment servicing, water supply, roads, storm water management, and waste management.

6.1.2 The principles for infrastructure planning for the Township are as follows:

- (a) The staging of development must be coordinated to ensure that adequate services are available to provide for the projected growth;
- (b) Sewage treatment and water supply capacity are essential to meet the development requirements of the Townships identified Settlement Areas;
- (c) Servicing options should be based on a hierarchy which considers environmental, technical, and capital and operating costs to determine the appropriateness of the servicing for new developments;
- (d) Long term master planning should be undertaken or continued for the Townships infrastructure so that development can occur in a sustainable manner; and
- (e) Innovative fiscal arrangements and partnerships with other levels of government and the private sector may provide opportunities for the cost effective provision of infrastructure services and should be explored.

6.1.3 To ensure that servicing for development is planned and coordinated with the Townships ability to finance same, the Municipality will prepare and update a Five Year Capital Budget. The Five Year Capital Budget should establish a schedule and staging for the construction of, and improvements to, the Townships infrastructure based on the following:

- (a) The Township Population and Household forecasts and the policies of this Plan;
- (b) The need to provide opportunities within each identified settlement area for the required services; and,
- (c) The results of the Townships master plans for sewage and water servicing, stormwater management, and road needs as prepared and updated from time to time.

6.2 SEWAGE TREATMENT SERVICING

6.2.1 General Policies

6.2.1.1 The following hierarchy of sewage treatment servicing options will be used to evaluate any development applications, except where specific exclusions are made in this Plan. The feasibility of the options will be considered in the following order:

- (a) Extensions of servicing from a centralized sewage treatment facility;
- (b) Private sewage treatment systems.

6.2.1.2 Notwithstanding the above, the following exclusions from the servicing hierarchy will apply:

- (a) Within the Port McNicoll and Victoria Harbour Settlement Areas identified on Schedules "A" and "B" of this Plan, all sewage treatment servicing shall be by way of the existing centralized sewage treatment facility, and within the Waubaushene and Waverley Settlement Areas identified on Schedules "A" and "B" of this Plan, all sewage treatment shall be by way of private sewage treatment systems;
- (b) The use of communal sewage systems for treatment of industrial waste water will not be permitted;
- (c) The designation of new or expanded residential areas or the expansion of settlement areas will not be permitted except in accordance with the policies of Section 3.10; and
- (d) Where a plan of subdivision was submitted prior to prior to December 31, 1993 for lands known as Elimere Point, Lots 18 to 20, Concession 3 and 4 and are appropriately designated in this Plan.
- (e) Private sewage treatment systems for developments proposing more than five lots or residences shall not be permitted.

6.2.1.3 The Township completed and adopted in 1994 the "Sewage Servicing Master Plan" which addresses the long range sewage treatment capacity needs for the Township for both new growth and the servicing of existing unserved shoreline communities. To meet long term sewage treatment servicing needs, the Township will update the "Sewage Servicing Master Plan" in conjunction with reviews of this Plan. The Township will consider amendments to this Plan where required to address changes to the master plan.

6.2.2 Centralized Sewage Treatment Facilities

6.2.2.1 Where lands fall within a Settlement Area identified on Schedules A and B to this Plan and are serviced by a centralized sewage treatment system, they shall be serviced from that facility. However, this policy is not intended to commit Council to provide funding for the provision of sewage treatment capacity, nor approve development until sewage treatment capacity is available.

6.2.2.2 The nature and concentrations of wastewater flows from industrial and commercial uses will be regulated by the Township through a Sewer Use By-law that may be amended from time to time.

6.2.3 Communal Sewage Treatment Facilities

6.2.3.1 Where a communal sewage treatment facility is permitted by this Plan, development applications will be reviewed by the Township and may be approved providing that:

- (a) The areas where communal sewage treatment systems are considered appropriate are established by amendment to this Plan and are set out in Policy 6.2.3 (i);
- (b) There is a reasonable expectation that full centralized sewage treatment services can be extended in the future to service the area and the system shall be designed to permit connection to that centralized sewage treatment system;
- (c) A detailed hydrogeological study, as required by the Townships "Guidelines for Hydrogeological Studies", and an engineering design report shall demonstrate that the system will operate satisfactorily with respect to impacts of the effluent from both a quality and quantity perspective;
- (d) Appropriate maximum and minimum densities and number of tile fields and area are established;
- (e) The design and construction of all communal sewage treatment systems shall be to the Ministry of the Environment and Township standards;
- (f) Where the development of a communal sewage treatment system is proposed by a private developer, the costs related to the design and construction of the system shall be the responsibility of the developer and financial assurance shall be provided for capital improvements should repair or replacement of the system be necessary;
- (g) Notwithstanding Policy 6.2.3 (e), the Township may as part of the approval process, enter into agreements with the developer respecting the design,

construction, operation, and maintenance of the system. Municipal ownership does not apply to sewage facilities which service single ownership commercial/industrial developments or condominium developments;

- (h) Effluent criteria of the communal sewage treatment system shall be satisfactory to, and meet the requirements of, the Township and the Ministry of the Environment;
- (i) Areas approved for the use of communal sewage treatment systems are:
Elimere Point Lots 18 - 20, Con. 3 & 4

6.2.4 Private Sewage Treatment Systems

6.2.4.1 Generally throughout the Township the minimum servicing requirement shall be an in-ground sewage treatment system on an individual lot basis. Each development application shall comply with the Policy 6.2.1 of this Plan regarding the sewage servicing hierarchy. Private sewage treatment systems shall be approved by the appropriate agency pursuant to the Environmental Protection Act.

6.2.4.2 Prior to the approval of any development application for five or more residential units or industrial and commercial developments generating wastewater in excess of 10,000 litres per day that proposes the use of private sewage treatment systems, a study as required by the Townships "Guidelines for Hydrogeological Studies" shall have demonstrated that the system will operate satisfactorily.

6.2.4.3 The Township may establish and/or participate, where appropriate, in programs to inform residents about the proper care and maintenance of private sewage treatment systems.

6.3 WATER SERVICING

6.3.1 General Policies

6.3.1.1 The following hierarchy of water supply servicing options will be used to evaluate any development applications, except where specific exclusions are made in this Plan. The feasibility of the options will be considered in the following order:

- (a) Extensions of servicing from a centralized water supply facility;
- (b) Private wells.

6.3.1.2 Notwithstanding the above, the following exclusions from the servicing hierarchy will apply:

- (a) Within the Settlement Areas identified on Schedules "A" and "B" of this Plan, all water supply servicing shall be by way of the existing or proposed centralized water supply facility;
- (b) The designation of new residential areas or the expansion of settlement areas will not be permitted except in accordance with the policies of Section 3.10; and
- (c) Private water systems for developments proposing more than five lots or residences shall not be permitted.

6.3.1.3 The Township will complete a "Water Supply Master Plan" for input into this Plan and the Five Year Capital Budget. This master plan will include, but not be limited to, the following matters:

- (a) Existing water supply facilities including capacity allocations and expansion requirements;
- (b) Status of raw water supply quality;
- (c) Means to conserve water to reduce requirements for facility expansions; and
- (d) Major distribution infrastructure improvements to implement the objectives of this Plan.

6.3.1.4 To meet the long range needs for water supply, the Township will update the "Water Supply Master Plan" in conjunction with reviews of this Plan. The Township will consider amendments to this Plan where required to address changes to the master plan.

6.3.2 Centralized Water Supply Systems

6.3.2.1 Where lands fall within a Settlement Area identified on Schedules "A" and "B" and are serviced by a centralized water supply system, they shall be serviced from that facility. However, this policy is not intended to commit Council to provide funding for the provision of water supply capacity, nor approve development until water supply capacity is available.

6.3.2.2 The Township may consider the implementation and installation of water meters on all individual connections to a centralized water supply system. The Township may also consider, where appropriate, the integration of its water supply systems to improve the efficiency and operation of the systems.

6.3.3 Communal Water Supply Systems

- 6.3.3.1 As no new or expanded communal water systems are envisioned by this Plan, this policy applies to the upgrading and replacement of existing systems.
- 6.3.3.2 Where lands fall within an existing development appropriately designated by this Plan and are serviced by a communal water supply system, they shall be serviced from that facility. However, this policy is not intended to commit Council to provide funding for the provision of water supply capacity, nor approve development until water supply capacity is available.
- 6.3.3.3 Communal water supply systems shall be designed in accordance with the Ministry of the Environment and the Townships standards. As part of the approval process the Township may enter into agreements with the developer respecting the design, construction, operation and maintenance of the system.”

6.3.4 Private Wells

- 6.3.4.1 Generally throughout the Township the minimum water servicing requirement shall be a private well on an individual lot basis. Each development application shall comply with the Policy 6.3.1 of this Plan regarding the water supply servicing hierarchy. Private wells shall be approved by the appropriate agency pursuant to the Environmental Protection Act.
- 6.3.4.2 Prior to the approval of any development application for five or more residential units or industrial and commercial developments generating wastewater in excess of 10,000 litres per day that proposes the use of private wells, a study as required by the Townships “Guidelines for Hydrogeological Studies” shall have demonstrated that such wells will operate satisfactorily.

6.4 TRANSPORTATION SYSTEM

6.4.1 General Principles

- 6.4.1.1 The Transportation Plan as outlined in Schedule "B" is based on the need to provide a functional hierarchy of transportation routes as outlined in the following sections to assist in the implementation of the land use policies of this Plan. The road pattern incorporates the following general goals and principles.
- (a) To provide the safest and most efficient flow of traffic between the major communities of the Township with direct accessibility provided between major traffic generating areas on non-congested, well designed roadways;
 - (b) To facilitate the satisfactory movement of both people and goods to and from the

various communities within the Township and to and from the adjacent municipalities and other parts of the province;

- (c) To utilize existing roads to the greatest practical benefit;
- (d) To ensure that arterial and collector roads provide convenient access between the major traffic generating areas;
- (e) To ensure that local roads and streets provide access primarily to the areas in which such local roads and streets are located and through traffic is minimized as much as possible;
- (f) To restrict development on private and unassumed roads;
- (g) To provide for the ease of winter and summer maintenance ; and
- (h) In securing extensions to transportation routes and other necessary transportation improvements in general, including realignment and road widening, consideration shall be given to the impact of such extensions or improvements on heritage resources, especially on the character of streetscapes and major crossroads or intersections.

6.4.1.2 Schedule "B" describes a hierarchy of transportation routes composed on Provincial Highways, Arterial County Roads, Collector, and Local Roads. Schedule "B" also identifies symbolically those intersections and bridges which have been identified for improvement and those roads where widenings are required. The following sections describe specific policies with respect to each category of the road system.

6.4.2 Provincial Highways

6.4.2.1 It is the intention of this Plan that major traffic volumes be directed to provincial highways as much as possible. The Township supports the improvement of all provincial highways in the Municipality in order to fulfil their role as carriers of large volumes of through or inter-community traffic. The Municipality shall, however, make representation to the Province of Ontario to be consulted prior to the finalization of any highway improvement plans affecting the Municipality.

6.4.2.2 Access points to provincial highways shall be restricted and the use of service roads encouraged wherever possible. A combined access point serving a number of properties or access from an adjoining Township road shall be encouraged as alternatives to direct highway access to all properties. All access points to provincial highways are subject to approval from the Ministry of Transportation.

6.4.3 Arterial Roads

- 6.4.3.1 Arterial Roads, like provincial highways, are intended to be major transportation routes carrying significant volumes of through or inter-community traffic. Generally a right-of-way width of 30 metres is required.
- 6.4.3.2 Direct access to abutting properties will be restricted wherever possible. In the case of abutting commercial properties, access by means of a service road shall be encouraged wherever possible. A combined access point serving a number of properties or access from an adjoining Township road shall be encouraged as alternatives to direct road access to all properties. Access to County Roads No. 58, 57, 37, and 23, all identified as Arterial Roads on Schedule "B", shall be regulated in accordance with the County Official Plan and the County Entrance Permit By-law.

6.4.4 Collector Roads

- 6.4.4.1 These roads are intended to collect traffic from individual local roads and direct it to arterial or provincial highways. Generally, the right-of-way width shall be 25 metres. However, in low traffic volume areas or in presently built-up areas where the wider right-of-way is likely to be difficult to obtain because of building locations or the number of properties involved, a minimum right-of-way width of 20 metres may be provided.
- 6.4.4.2 Access to collector roads shall be very carefully controlled and the reversal of lots, the use of combined access points and the development of service roads will be encouraged.

6.4.5 Local Roads

- 6.4.5.1 The remainder of the roads in the Township are classified as local two lane traffic roads with a minimum right of way width of 20 metres designed primarily to provide land access to abutting property and to discourage the movement of through traffic.
- 6.4.5.2 Right-of-way widths may be reduced, subject to the approval of Council, where the reduced width forms part of design considerations for new residential development. Alternative development standards and neo-traditional planning approaches will be considered on a case by case basis.

6.4.6 Private and Unassumed Roads

- 6.4.6.1 No new development or expansion of existing development shall be permitted on existing lots of record on private and unassumed roads unless an agreement has been entered into with the Township regarding the servicing of these areas. This

agreement may include provisions regarding the servicing of the development and an arrangement to contribute to the eventual upgrading of the road.

6.4.7 General Road Policies

6.4.7.1 Schedule "B" to this Plan identifies a number of road realignments and or extensions. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by development in the area. The realignments/extensions identified are:

- (a) an east-west connection in Elimere Point between Triple Bay Road and Ogden Beach Road;
- (b) a road connection between Talbot Street and Triple Bay Road in Port McNicoll; and,
- (c) a road connection between Sandhill Road and Frazer Lane in Waubaushene.

6.4.7.2 Schedule "B" to this Plan identifies a number of roads that require, because of volume, planned function, or substandard width, road widenings to the required width. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by development in the area. The road widenings identified are:

- (a) Lovejoy Street;
- (b) Rumney Road (between Lots 3 to 5);
- (c) Waldie Avenue; and
- (d) All Arterial and Collector roads, where necessary.

6.4.7.3 Schedule "B" to this Plan identifies a number of intersections and bridges requiring improvement because of volume or substandard level of service. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by developments in the area. The intersection and bridges identified are:

- (a) Highway 12 and Newton Street;
- (b) Highway 12 and Park Street;
- (c) Albert Street and Jephson Street;

- (d) Duck Bay Road Bridge.
- (e) Rosemount Road bridges.

6.4.7.4 The Township will complete a “Roads Needs Plan” for input into this Plan and the Five Year Capital Budget. This roads needs plan will include, but not be limited to, the following matters:

- (a) Existing road system including capacity, level of service, and improvement requirements;
- (b) Status of road surface, intersections, and bridges; and
- (c) Road signage and marking;

6.4.7.5 However, this policy is not intended to commit Council to provide funding for the provision of any of the capital works identified in the Roads Needs Plan.

6.4.8 Rail Corridors

6.4.8.1 Abandoned rail corridors should be protected, where appropriate, to provide opportunities for uses that would benefit from the linear characteristics of these corridors. However, this policy is not intended to commit Council to provide funding for the acquisition of any rail corridor within the Township. Where a rail corridor is abandoned and offered for sale to the Township, Council shall consider the acquisition in terms of its costs, potential uses, and long term public benefits.

6.4.8.2 The potential uses for a linear corridor to be considered by Council include the following uses:

- (a) Recreational trails;
- (b) Roads or connecting roads;
- (c) Utility corridor;
- (d) Development lands; and
- (e) Sale to abutting owners.

6.5 STORM WATER MANAGEMENT

6.5.1 General Principles

- 6.5.1.1 The Municipality shall practice, encourage and require the effective management of storm water in accordance with the best available management practices.
- 6.5.1.2 Storm water shall be managed to protect and support a healthy aquatic ecosystem and limit the impact on the receiving water body.

6.5.2 General Policies

- 6.5.2.1 Where Council considers it appropriate, detailed storm water management plans will be required prior to the approval of a proposed development or redevelopment which may include land severance's of five or more lots. Where storm water management plans are required such plans shall be prepared in accordance with the "Storm Water Management Planning and Design Manual (1994)" and the "Fish Habitat Protection Guidelines for Developing Areas (1994)" or their successors and will be subject to approval by the Township, the County of Simcoe, or other agency having jurisdiction.
- 6.5.2.2 The Township will complete "Master Drainage Plans" for each watershed or subwatershed for input into this Plan and the Five Year Capital Budget. A master plan will be prepared prior to the approval of any expansion to an existing Settlement Area identified by this Plan or triggered by a decreased level of water quality within the sub-watershed. A master plan will include, but not be limited to, the following matters:
- (a) Storm water quality management;
 - (b) Storm water quantity management;
 - (c) Flooding controls; and
 - (d) Erosion and sediment controls.
- 6.5.2.3 When "Master Drainage Plans" have been prepared, all subdivision plans shall be prepared in conformity with the adopted master plan and shall contain measures to manage development related storm water to a no-net increase standard.

6.6 WASTE MANAGEMENT SYSTEM

6.6.1 General Principles

6.6.1.1 The County of Simcoe is responsible for the development, operation, monitoring, maintenance, and rehabilitation of all solid waste management facilities and services in the County. The Township will cooperate with the County to ensure that waste management systems of an appropriate size and type are provided to accommodate present and future requirements.

6.6.1.2 Waste management facilities, including landfill sites, will be established and/or expanded according to a "Waste Management Master Plan" process and subject to the provincial standards and requirements of the Environmental Protection Act and the Environmental Assessment Act, where applicable.

6.6.2 Waste Disposal Assessment Areas

6.6.2.1 Waste disposal assessment areas identify potential environmentally sensitive areas for future development. The existing or prior use of the lands for the disposal of waste may have effect on future uses of these lands and possibly adjacent lands. In recognition of this, an overlay designation "Waste Disposal Assessment Area" is denoted on Schedule "A" to this Plan and identifies lands for which the following policies are intended to ensure that all development occurs cognizant of the existing or prior waste disposal use in the area so as to safeguard all future uses.

6.6.2.2 It is recognized that existing or prior use of lands for waste disposal sites may influence future uses that are not designed cognizant of the presence of a waste disposal site. In areas identified as a "Waste Disposal Assessment Area" overlay uses may be permitted by the Township in consultation with the Ministry of the Environment in accordance with the underlying land use designation subject to the following policies:

- (a) Written approval has been received from the Ministry of the Environment that the development satisfies the provisions of the Environmental Protection Act;
- (b) Studies have been carried out to the satisfaction of the Township and the Ministry of the Environment that show that the development is compatible and can safely take place;
- (c) The Municipality shall require the construction and phasing of all development to coincide with the control of any problems identified by the engineering studies;
- (d) Studies of gas, leachate and hydrogeology, shall be carried out by a qualified

engineer and/or Hydrogeologist;

- (e) The Township shall be satisfied with the required studies with respect to any matter regarding structural stability, safety, and integrity of any and all structures; and,
- (f) Notwithstanding the land use designations on the various Schedules to this Plan, residential development will not be allowed to proceed on areas identified by Sections (b) and (d) above, as containing organic or chemical wastes.

6.6.2.3 In areas subject to a "Waste Disposal Assessment Area" overlay, only land uses compatible with potential impacts of waste disposal sites or their engineered controls will be permitted and may have to be determined by Amendment to this Plan as supported by the results of studies conducted under this Section.

6.6.2.4 Land subject to a "Waste Disposal Assessment Area" overlay may be zoned in a holding category as an interim measure. When such areas are deemed suitable for development, lands affected by the overlay and holding zone may be rezoned in accordance with the policies of this Plan.

6.6.2.5 Accessory buildings such as barns or private garages and renovations to existing buildings shall not be subject to the policies of this section.

6.7 CONTAMINATED LANDS

6.7.1 Where a change in the legal use of land is proposed on or adjacent to a known, suspected or potentially contaminated site, identified in consultation with the Ministry of the Environment, such planning approvals shall be withheld until an environmental audit of the site is completed to the satisfaction of the Township and, if necessary, a site clean-up plan is designed in accordance with the "Guideline for use at Contaminated Sites in Ontario (1997)", or its successor. Approvals may be granted in stages and/or subject to conditions respecting site clean up, as appropriate.