

# ***SECTION 6 - SERVICES AND UTILITIES***

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## ***6.1 Goal and Objectives***

### ***6.1.1 Goal***

To provide efficiently, the necessary public services and utilities required for existing and anticipated development.

### ***6.1.2 Objectives***

- a) To design and construct efficient local distribution and collection systems for water, sewer and stormwater services and such other services as are required for the existing and anticipated development of the Town including development which occurs through intensification.
- b) To make arrangements with the senior governments respecting the provision of water, and the discharge and treatment of sewage and the provision of stormwater management systems for the Town.
- c) To allocate service capacity to areas of development in relation to available sewer capacity and water supply.
- d) To minimize the impact on the environment by controlling private services in rural areas.
- e) To accommodate stormwater flows in accordance with the Town's Stormwater Management Policies with minimum use of piping and channelization and maximum use of water retention features.

## **6.2 *Policies Related to Services and Utilities***

- a) The lands to be serviced through the York-Durham Servicing System are shown on Schedule 'D' - URBAN SERVICE AREA as Urban Service Area and Future Urban Service Area. These areas include existing developed and serviced areas, some of which will be intensified, as well as urban expansion areas. Urban development of the lands in the Future Urban Service Area will not be permitted until sufficient capacity is available within the Town's allocation as established in the Regional servicing systems and subject to the policies of Section 3.14.
- b) Urban development will only be permitted in areas which can be adequately serviced by municipal services, including fire protection, piped water and sanitary sewers.
- c) The Town will provide local water distribution, sanitary sewage collection and stormwater drainage facilities. The provision of major trunk water distribution, sanitary sewage collection and treatment facilities shall be the responsibility of the Regional Municipality of York in accordance with Regional policies. The Town will work with York Region to develop a servicing and transportation strategy to meet future residential and employment needs.
- d) Council will allocate any available servicing capacity as may be appropriate. In the case of lands identified as Future Urban Service Area on Schedule 'D' -URBAN SERVICE AREA, the allocation of servicing capacity will be consistent with the Development Staging Strategy adopted by Council.
- e) The sequence of the provision of servicing shall be based upon orderly patterns of development as may be determined or required by and approved by Council.
- f) Services shall be in accordance with the engineering standards of the Town to the satisfaction of Council.
- g) In all new urban development, utilities such as hydro, telephone and cable television, shall be in-ground and existing overhead service shall gradually be changed to in-ground, where feasible.
- h) In rural areas, permitted development shall be serviced by wells and septic tanks subject to the approval of the appropriate authorities and shall provide for, or be in accordance with, a drainage plan for the area. The drainage plan for the area will generally not constitute a storm sewer system but shall provide for the proper operation of the individual site services unless drainage conditions dictate otherwise.
- i) Local improvement charges may be imposed to defray the cost of servicing or connecting an area to the major distribution trunks.
- j) The Town will develop, in consultation with York Region and the Ministry of the Environment, a plan for solid waste disposal and if appropriate, shall amend this Plan to incorporate any relevant policies.

- k) Those lands used by Ontario Hydro for electric power transmission facilities may also be used for:
  - i) other utility uses satisfactory to Ontario Hydro and compatible with adjacent land uses;
  - ii) other uses satisfactory to Ontario Hydro and compatible with adjacent land uses, subject to approval of an amendment to this Plan and to the Parkway Belt West Plan, should the latter also be required.

### **6.3 *Implementation***

The provision of in-ground services and utilities shall be in accordance with an approved capital works program and other policies which may include matters of staging, cost distribution and collection as well as other relevant matters.