

- f) fill quality received and fill placement at a site must be compatible with adjacent land uses and will not cause an adverse effect to the current or proposed use of the property, the natural environment or [cultural heritage resources](#); and
 - g) education and outreach related to excess soil management to be undertaken by the proponent.
- 4.2.15 Encourage area municipalities to regulate excess soil through their fill and [site alteration](#) by-laws both on and off the Oak Ridges Moraine to mitigate negative impacts to human health and the environment, in accordance with provincial legislation and guidance.
- 4.2.16 Collaborate with area municipalities, the development industry, conservation authorities and Indigenous communities in the development of locational criteria for excess soil management sites.

4.3 Utilities & Energy

In addition to the Region's provision of [infrastructure](#) and services, there is a range of agencies and service providers that have a direct interest or involvement in long-term growth planning in the region, such as utility providers.

Implementation of energy conservation and efficiency measures and the establishment of [renewable](#), [district](#) and [alternative energy systems](#) across the region will help our communities mitigate, adapt and build resilience to the [impacts of a changing climate](#).

Objectives:

- i. **Ensure adequate regional municipal services and utilities to meet the existing and future needs of orderly growth in the region in an environmentally and financially sound and efficient manner.**
- ii. **Promote energy conservation, efficiency measures and renewable and alternative energy systems to reduce GHG and adapt and build resiliency to the impacts of a changing climate.**

Policies:

Utilities

Utilities include such facilities as electricity generation facilities and transmission and distribution systems, [district energy facilities](#), and pipelines for oil and gas.

It is the policy of Council to:

- 4.3.1 Liaise with other utility service providers to ensure that utilities are provided in an efficient and timely manner, coincident with [development](#). Development proposals within proximity to utilities shall be reviewed in accordance with Policy 5.5.31. Utility service providers are encouraged to proactively study the capacity and condition of their infrastructure and undertake necessary steps to ensure sufficient capacity is available to support the growth forecasts contained in this Plan.
- 4.3.2 Utility [infrastructure](#) that meets the definition of [Major Facilities](#) may occur in any designation subject to the policies of this Plan.
- 4.3.3 Encourage proponents to minimize negative impacts and constraints on the natural, built and cultural environments in the consideration of the location, design and construction of utilities.
- 4.3.4 Encourage proponents to give primary consideration to existing utility corridors in locating and designing new utilities, where feasible.
- 4.3.5 Permit secondary uses, such as active and passive recreation, agriculture, including [urban agriculture](#), community gardens, other utilities, and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, on hydro corridor lands, where compatible with surrounding land uses and in consultation with the area municipality. However, the primary function of a hydro corridor is for electricity generation facilities, transmission and distribution systems, and therefore secondary uses require approval from Hydro One Networks Inc.
- 4.3.6 Encourage various agencies, boards and commissions that issue licenses and/or have jurisdiction over utilities to consult with the Region during their licensing processes.
- 4.3.7 Investigate [district energy](#) opportunities in conjunction with Ontario Power Generation, other energy utilities and the respective area municipalities.

Telecommunications Infrastructure

It is the policy of Council to:

- 4.3.8 Encourage [development](#) be designed to provide, where feasible, for the implementation of leading-edge communication technologies, including but not limited to broadband fibre optics.

- 4.3.9 Support the implementation of a Dig Once approach to allow and/or require the inclusion of conduit appropriately sized to accommodate broadband fibre optic [infrastructure](#), and/or other similar communication [infrastructure](#), during road construction, reconstruction and other [major development](#) activities.
- 4.3.10 Encourage the co-location of new telecommunication/communication equipment on shared towers and structures wherever possible, including regional and area municipal facilities where feasible.

Energy Facilities

It is the policy of Council to:

- 4.3.11 Promote the importance of the supply of electricity generation facilities and transmission and distribution systems, [district energy](#), alternative and [renewable energy](#) facilities, such as commercial wind turbines, in order to facilitate the efficient and reliable provision of electric power to meet current and projected needs.
- 4.3.12 Encourage the development of [district energy facilities](#) that leverage regional [infrastructure](#) to support low carbon energy to new or existing Community Areas.
- 4.3.13 Encourage area municipalities to consider the inclusion of policies in their respective official plans to ensure that energy facilities, including [renewable energy](#) facilities, are located appropriately.
- 4.3.14 Encourage Ontario Power Generation or other electricity providers/ suppliers to consult with the Region on the location of any new electricity generation facilities and transmission and distribution systems, and throughout any required environmental assessment processes.

Energy Conservation & Efficiency

It is the policy of Council to:

- 4.3.15 Promote efficient land use and the [development](#) of [complete communities](#) that facilitate and encourage sustainable transportation, energy efficient design, [district energy](#) and renewable and [alternative energy](#) generation options.
- 4.3.16 Collaborate with area municipalities, local utilities and other stakeholders to advance energy conservation, demand management and local generation across the region.

- 4.3.17 Encourage the [development](#) of community energy plans as part of the secondary planning process to assist in achieving reduced energy demand, support [active transportation](#) and transit and utilize renewable and [alternative energy system](#) options.
- 4.3.18 Encourage and support energy conservation and energy efficiency measures to achieve the Region's [net-zero](#) objectives, including:
- a) deep building retrofits, in both municipal and private developments, that reduce energy consumption and GHG emissions, in accordance with Section 3.2;
 - b) local green [development](#) practices and related initiatives, consistent with Policy 3.2.14, including programs and incentives;
 - c) [green infrastructure](#), in accordance with Sections 3.2 and 4.1; and
 - d) renewable natural gas production through Regional [infrastructure](#).
- 4.3.19 Permit [alternative energy systems](#) and [renewable energy systems](#) throughout the region, in accordance with provincial and federal requirements, with consideration for the protection of [Prime Agricultural Areas](#) and the regional [natural heritage system](#), proximity to existing [sensitive land uses](#), noise and odour and existing [infrastructure](#).
- 4.3.20 Prohibit large-scale, commercial [renewable energy](#) facilities, notwithstanding Policy 4.3.19, within [Prime Agricultural Areas](#), [key natural heritage features](#) and [natural hazard lands](#).
- 4.3.21 Require area municipal official plans and zoning by-laws to regulate the design and scale of [renewable energy systems](#), with consideration for land use compatibility including impacts to the natural environment.
- 4.3.22 Support innovative ways to develop renewable and [alternative energy](#) projects through mechanisms such as public-private partnerships or demonstration and pilot projects.
- 4.3.23 Encourage the province to upgrade existing [infrastructure](#) to support renewable and [alternative energy](#) projects.
- 4.3.24 Encourage new [development](#) and municipally-owned facilities to connect to existing and planned [district energy](#) networks, whenever feasible.