

DATE: June 27, 2022

REPORT NO: PD-65-2022

SUBJECT: **Technical Report – Official Plan Amendment No. 63 - Policy and Land Use Mapping of Urban Boundary Expansion Lands and Policy Adjustment to Existing Smithville Urban Area**

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- The Township of West Lincoln Master Community Plan consultants (Aecom/GSP and Wood) have been working hard on the Natural Heritage System mapping, the urban systems planning and Master Servicing Plans for Smithville. This has resulted in a proposed urban boundary expansion as previously shown in the Draft Official Plan Amendment No. 62.
- Three Public Information Centers have been held (January 2020, February 2021 and October 2021) prior to the Public Information Centre and first formal Public meeting on April 27, 2022. This second public meeting now focuses on policy and mapping for the development of the new urban lands.
- A virtual open house was also held on the PlanSmithville.ca website from April 13 to April 20, 2022.
- On October 12, 2021 staff presented Planning Report PD-115-2021 entitled 'Recommendation Report, Proposed Smithville Urban Boundary for Growth to 2051 to be included in New Regional Official Plan' which endorsed the inclusion of the majority of the Smithville Urban Expansion Study Area in the new Regional Official Plan and the inclusion of a proposed new Escarpment crossing transportation connection.
- Council also directed staff and the study team to proceed on the development of a corresponding Official Plan Amendment to bring a portion of the expansion lands into the urban boundary and set land use plans and policies for the urban area of Smithville. OPA 63 includes the proposed land use designations and policies and represents a detailed and extensive amendment that will ultimately require the approval of Regional Council. .
- Draft Official Plan Amendment No. 62 has now been presented to the public at a formal public meeting. This amendment would bring a portion of the study area (540 hectares in area) into the urban boundary of Smithville.
- This technical report has been prepared in accordance of the second public meeting notice and includes public and agency comments to date as they relate to the extensive policy and mapping of OPA 63.
- Planning Staff are proposing that a recommendation report on OPA 62 and 63 be prepared for presentation at the July 18th, 2022 Committee/Council Meeting once all agency and public comments have been received now that the Region has adopted their new Official Plan.

RECOMMENDATION:

1. That, Report PD-65-2022, regarding “Technical Report – Official Plan Amendment No. 63 - Policy and Land Use Mapping of Urban Boundary Expansion Lands and Policy Adjustment to Existing Smithville Urban Area”, dated June 27th, 2022, be RECEIVED; and,
2. That, a Recommendation Report be presented at a future Planning/Building/Environmental Committee meeting following the receipt of any additional public or agency comments now that the new Regional Official Plan has been adopted by Regional Council.

ALIGNMENT TO STRATEGIC PLAN:

Theme # #3

- Strategic, Responsible Growth

BACKGROUND:

The Master Community Plan work in West Lincoln officially began in late October of 2019 with the passing of the Authorizing By-law 2019-96 and By-law 2019-97 and with the signing of contracts to hire Aecom and Wood to undertake the Master Community Plan work, Urban Structure work, and Natural Heritage system assessment work. All of this work in turn has been fed into the Regional Municipal Comprehensive Review, which is part of the new Regional Official Plan project. In order to do so, and to ensure compliance with the Planning Act and the Environmental Assessment Act, Public Information Centres (PICs) have also been held as required. To date, three PIC's have now occurred, on January 30, 2020 (PIC 0), February 11th, 2021 (PIC 1) and on October 6th, 2021 (PIC 2). A fourth PIC combined with a statutory public meeting was held on, April 27, 2022 for OPA 62. The final public meeting on OPA 63 is scheduled for June 27, 2022.

Additionally, the Township in 2021 retained MHBC Planning to complete a review of the Township's rural settlement areas to see if there were any opportunities for limited growth, rounding out of boundaries and locating a rural employment park. This study work is also feeding into Official Plan Amendment No. 62 and 63 as it relates to changes to a number of Township Rural Settlement areas.

Official Plan Amendment No. 62 was drafted and circulated for review to the public and applicable agencies. Official Plan Amendment No. 63 has now been drafted and circulated for review in advance of the June 27, 2022 Public Meeting. OPA 63 includes land use designation mapping and policy for complimentary growth of the entire Community of Smithville. Notices were circulated over a period of a number of weeks which included four newspaper notices, direct mailing to residents (nearly 1000 households) within the study area and within 120 metres of the study area, and through email based on the study contact list.

CURRENT SITUATION:

On August 11, 2021, Regional Planning Committee endorsed Regional staff report PDS-033-2021 entitled “Niagara Official Plan: Land Needs Assessment and Settlement

Area Boundary Review Update”. The proposed growth targets for each lower tier municipality were provided in PDS-033-2021. For West Lincoln, they were as follows:

West Lincoln	2021	2051
Population	16,370	38,370
Households	5,330	14,060
Employment	4,460	10,480

It should be noted that population and employment growth in Smithville over the next 30 years is projected to be gradual and sustained and as a result, the urban growth area will increase in a phased approach with agriculture and natural heritage uses continuing in other parts of the proposed boundary until the lands are needed for urban purposes. Growth will need to be tied to the availability of Municipal services from the Region and the Township. Environmental protection of natural heritage areas is a key component of new growth and development.

Over this same time period the Region of Niagara is projected to grow from 491,120 population (2021) to 694,000 (2051), representing a 40% increase in growth while West Lincoln population is projected to more than double in 30 years.

These allocations are generally consistent with the work that the Township's Consultants have been working towards, notwithstanding the fact that the target growth was originally being planned to 2041, but was extended by the Province to 2051 on August 28, 2020 through Amendment 1 to *A Place to Grow, the Provincial Growth Plan*.

In order to achieve this growth while planning to maintain the character of Smithville, the following targets have been assigned by the Region:

- West Lincoln needs to achieve a 13% intensification rate
- West Lincoln needs to protect natural heritage systems and will require in the range of up to an additional 370 hectares of land for community needs and 45 additional hectares of land for employment needs, while protecting and enlarging natural heritage systems and areas.

These targets are only achievable through an urban boundary expansion, which is being proposed in draft Official Plan Amendment No. 62; and through the design and approval of proper policy and designations as proposed in OPA 63.

In October of 2021, Council endorsed several recommendations outlined in Planning Report PD-115-2021 entitled 'Recommendation Report, Proposed Smithville Urban Boundary for Growth to 2051; to be included in the 'New Regional Official Plan' which endorsed the inclusion of the majority of the Smithville Urban Expansion Study Area in the new Regional Official Plan' and endorsed the preparation of an Official Plan Amendment to implement the urban expansion.

The Smithville Master Community Plan and Subwatershed study, and associated urban expansion has been split into two separate Official Plan Amendments. Draft Official Plan Amendment No. 62 was presented to the public on April 27, 2022 and is proposing to bring in the lands required to accommodate future growth to 2051; while Official Plan Amendment No. 63, which will be the focus of the June 27th, 2022 Public Meeting; includes land use policy and land use expansion lands to accommodate growth and protect natural heritage areas. OPA 63 implements specific land use designations and policies regarding the urban expansion lands and affects infill and redevelopment opportunities within the existing urban area of Smithville in a way that ensures compatibility with the existing urban character of Smithville. .

The purpose of draft Official Plan Amendment No. 62 was to revise the Township Official Plan by doing the following:

- Update the population and employment growth forecasts to the 2051 planning horizon
- Add land to the boundary of the Smithville Urban Area by implementing the settlement area boundary recommended through the Smithville MCP process and corresponding to the expanded settlement area boundary for Smithville delineated in the new Niagara Region Official Plan.
- Designate the land to be added to the boundary of the Smithville Urban Area as “Future Greenfield Area” corresponding to the limits of the Designated Greenfield area delineated in the new Niagara Regional Official Plan
- Identify the land to be added to the boundary of the Smithville Urban Area as a Secondary Plan area being the Master Community Plan for Smithville; and
- Establish interim policies for the Smithville Master Community Plan Secondary Plan area to reserve these areas for appropriate future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems based on land use mapping and policies to be incorporated in the Official Plan through a future and separate Township initiated Official Plan Amendment to implement the Smithville Master Community Plan.

The purpose of Official Plan Amendment No. 63 is to revise the Township Official Plan by:

- a) adding updated land use designation schedules; and,
- b) adding updated land use development policy to accommodate growth and protect the environment, and ensure compatibility with the character of Smithville.
- c) Articulate and support the achievement of the Vision for the future growth and expansion of Smithville to accommodate growth over a period of approximately 30 years (to 2051) as a complete, resilient and sustainable community with enhanced small-town character, a robust natural heritage system, efficient and optimized infrastructure systems, well-defined community edges, transportation choice and convenience, and supportive of the agricultural sector;
- d) Designate the land to be added to the Smithville Urban Area via the Niagara Region Official Plan and Township Official Plan Amendment No. 62 (OPA 62) for specific urban

land uses and for the protection, restoration and enhancement of the natural environment by implementing the Smithville Master Community Plan (MCP) as a new Secondary Plan area based on the preferred concept plan and the recommended natural related system identified in the related Subwatershed Study (SWS), and establish related goals and policies;

- e) Identify Block Plan Areas within the Smithville MCP Area and establish policies for the future preparation of Block Plans to undertake further planning and Master Environmental Servicing Plans (MESPs) to establish the details of future land use and required servicing, transportation and natural heritage systems;
- f) Designate and establish a special policy area for agricultural-related and farm supportive uses on land to the north-west of the MCP Area;
- g) Establish policies to recognize and protect existing farm operations within the MCP Area while providing for the future transition of the area to urban land uses and designate a special policy area for specific land within the MCP Area where land uses will be limited until such time as constraints related to the proximity of the land to an existing livestock operation are addressed or no longer exist;
- h) Identify and establish policies for the recommended Smithville Transportation Plan and to guide and direct future transportation system improvement as well as future streets and active transportation/trail routes and including the potential route of a future alternative truck route/Regional Road 20 by-pass conceptually identified in the Niagara Region Official Plan;
- i) Establish a Development Staging Plan for the Smithville MCP Area including overall stage areas and sub-phases to direct the coordinated and orderly development of the area for urban land uses aligned with the timing of required infrastructure and transportation systems in accordance with the Township's Master Servicing Plan (MSP) and Transportation Master Plan (TMP).

The original study area from 2019 was approximately 685 hectares, however, through the Master Community Plan and Subwatershed Study process, Official Plan Amendment No. 62 recommended the inclusion of 540 hectares into the Smithville Urban Boundary. The proposed expansion area is mainly to the north, south and west of the current urban boundary for Smithville. An area north of the Hydro One corridor, west of the Employment Park and south of Young Street was not included in the proposed expansion area mainly due to its proximity to existing livestock operations.

The growth targets set by the Region of Niagara for the Township of West Lincoln are to accommodate grow from a population of 16,454 (2021 census population) to a total population of 38,370 people and a total employment of 10,480 jobs by the year 2051. The majority of this growth will occur within Smithville and the proposed expanded study area.

The specific land use designations and policies regarding the expansion area are now included in Official Plan Amendment No. 63. Official Plan Amendment No. 63 also provides revised policies for lands within the existing boundary of Smithville to ensure that

the existing urban area is well blended with development in the urban expansion area. Further, the policy balances growth and environmental protection so that the community supports and embraces natural heritage areas.

The Region of Niagara is the approval authority for Official Plan Amendment No. 62 and 63 and they recently granted Regional Council approval of their own new Regional Official Plan. Our work must implement their new plan. Public Consultation for the new draft Regional Official Plan, which includes the Smithville Expansion Area, was held on April 7 (Public Open House) and a public meeting was held on April 28th, 2022 with a Regional staff recommendation report being considered at Regional Planning Committee on June 15 and Regional Council on June 23. Tom Richardson spoke on the Township's behalf several times at Regional Committee in support of the Region and Township's joint planning exercise around the Smithville expansion area.

It is expected that a recommendation to approve Official Plan Amendment No. 62 and 63 will be brought forward by Township staff to the Township Planning Committee and Council on July 18, 2022, now that Regional Council has approved their new Official Plan.

FINANCIAL IMPLICATIONS:

This project has been front ended by the Land Owners group who have been an important partner in this project along with the NPCA and Regional Planning and Public Works staff. All agencies and the land owners group have been key players in bringing this work to this stage.

Without the support of these key players, this work would not be as thorough, well done, and complete as it is. Our project is of a quality deserving of Provincial recognition.

INTER-DEPARTMENTAL COMMENTS:

This project is a substantial undertaking that includes the Niagara Region Public Works and Planning Departments, the Niagara Peninsula Conservation Authority, Land Owners representatives along with Township Planning and Public Works staff, our consultants and our consulting facilitator, Mr. Richard Vandezande.

Several Technical Advisory meetings have occurred throughout the length of this project, as well as meetings nearly every week with different stakeholders.

Notices for draft Official Plan Amendment No. 62 and 63 were circulated to agencies. Comments were received from the Region of Niagara and NPCA, to date, and can be found at attachment no. 3 to this report.

PUBLIC COMMENTS:

Notices for draft Official Plan Amendment No. 62 and 63 was circulated in four separate newspaper editions as well as mailed to all landowners within the study area and within 120 metres of the study area. This resulted in nearly 1,000 notices being mailed. Additionally, members of the public on the study contact list were emailed a copy of the notice and draft official plan amendment.

At the time of writing this report, the Township has received six written comments from members of the public. The public comments received are attached to this report at Attachment 2.

CONCLUSION:

For over two and a half years the Township and its consulting teams, AECOM, GSP and Wood, as well as the Township project manager for this project, Mr. Richard Vandezande, have been working on the Smithville Master Community Plan project and Smithville Subwatershed Study. This work has been underway to provide additional lands to the urban boundary of Smithville to accommodate residential and employment growth to the year 2051, as allocated to the Township by the Region of Niagara.

Township Council endorsed the expansion area in October 2021 and also directed staff and the consulting teams to prepare a draft Official Plan Amendment to facilitate the expansion. This process has been split into two Official Plan Amendments. Draft Official Plan Amendment No. 62 proposes to align the Township’s Official Plan with the draft Regional Official Plan by expanding the urban boundary of Smithville and several rural settlement areas to accommodate residential and employment growth to the year 2051.

Draft Official Plan Amendment No. 63, provides secondary planning for the expansion area including land use designations and policy. Official Plan Amendment No. 63 addresses policy for the existing urban area of Smithville to ensure there is an appropriate transition from existing to new development. The June 27th, 2022 Public Meeting is focused on the proposed Official Plan Amendment No. 63 document.

Planning Staff are recommending that a recommendation report be prepared and presented at the July 18, 2022 all Committee/Council meeting once all agency and public comments have been received and reviewed; now that the Region of Niagara has adopted their new Official Plan.

ATTACHMENTS:

1. Draft Official Plan Amendment No. 63
2. Public Comments
3. Agency Comments

Prepared & Submitted by:

Approved by:



Brian Treble
Director of Planning & Building

Bev Hendry
CAO

**AMENDMENT NUMBER 63
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
(SMITHVILLE MASTER COMMUNITY PLAN)
2022**

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AMENDMENT NUMBER 63

TO THE

OFFICIAL PLAN

OF THE

TOWNSHIP OF WEST LINCOLN

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 63 (Smithville Master Community Plan) to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of Part 1 – The Preamble and Part 2 – The Amendment. The preamble does not constitute part of the actual amendment but is included as background information.

1.3 PURPOSE

The purpose of this Amendment is to revise specific policies and schedules of the Official Plan to:

- Articulate and support the achievement of the Vision for the future growth and expansion of Smithville to accommodate growth over a period of approximately 30 years (to 2051) as a complete, resilient and sustainable community with enhanced small-town character, a robust natural heritage system, efficient and optimized infrastructure systems, well-defined community edges, transportation choice and convenience, and supportive of the agricultural sector;
- Designate the land added to the Smithville Urban Area via the Niagara Region Official Plan and Township Official Plan Amendment No. 62 (OPA 62) for specific urban land uses and for the protection, restoration and enhancement of the natural environment by implementing the Smithville Master Community Plan (MCP) as a new Secondary Plan area based on the preferred concept plan and the recommended natural related system identified in the related Subwatershed Study (SWS), and establish related goals and policies;
- Identify Block Plan Areas within the Smithville MCP Area and establish policies for the future preparation of Block Plans to undertake further planning and Master Environmental Servicing Plans (MESP's) to establish the details of future land use and required servicing, transportation and natural heritage systems;
- Designate and establish a special policy area for agricultural-related and farm supportive uses on land to the north-west of the MCP Area;

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- Establish policies to recognize and protect existing farm operations within the MCP Area while providing for the future transition of the area to urban land uses and designate a special policy area for specific land within MCP Area where land uses will be limited until such time as constraints related to the proximity of the land to an existing livestock operation are addressed or no longer exist;
- Identify and establish policies for the recommended Smithville Transportation Plan and to guide and direct future transportation system improvement as well as future streets and active transportation/trail routes and including the potential route of a future alternative truck route/Regional Road 20 by-pass conceptually identified in the Niagara Region Official Plan;
- Establish a Development Staging Plan for the Smithville MCP Area including overall stage areas and sub-phases to direct the coordinated and orderly development of the area for urban land uses aligned with the timing of required infrastructure and transportation systems in accordance with the Township's Master Servicing Plan (MSP) and Transportation Master Plan (TMP).

1.4 LOCATION

The Amendment applies primarily to land surrounding the existing community of Smithville in the Township of West Lincoln within the area generally bound by:

- Young Street in the north;
- South Grimsby Road 6 and the unopened road allowance between Lots 11 and 12 of Concessions 8 and 9 north of Highway 20 in the west;
- North Creek west of Port Davidson Road to the south of Townline Road in the south;
- The south limit of existing properties adjoining Smithville in the south including the south limit of 2453 Port Davidson Road continuing easterly to the west limit of 2432 Shurie Road and along the south limit of that property, across Shurie Road and continuing along the south limit of the property having no municipal address at Concession 6 Part Lot 30 and Part Lot 31 continuing northerly along the east boundary of that property to the south limit of 6114 Townline Road and easterly along the south boundary of that property and continuing north along the east boundary of that property to Highway 20;
- The east limit of 6063 Highway 20 and the east limit of the properties or part thereof located east of Smithville to the north of the unopened road allowance (Townline Road) north-east of Highway 20, north and south of the Canadian Pacific Railway, adjoining the east and west sides of the unopened road allowance between Lots 3 and 4, Concession 9, in the east.

The total land area within Master Community Plan Area is approximately 540 hectares.

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1.5 BASIS OF THE AMENDMENT

This Amendment is based upon the Smithville Master Community Plan process undertaken by the Township of West Lincoln under the Planning Act integrated with related infrastructure planning in accordance with the requirements of the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) for Water, Wastewater and Roads (as amended in 2015) Master Plan Approach #4. A Subwatershed Study has also been undertaken to address environmental and stormwater considerations associated with the Twenty Mile Creek watershed and support the Master Community Plan Study including the EA process.

The Master Community Plan process has been completed concurrently and coordinated with the Niagara Region Official Plan and this Amendment is intended to conform to and locally implement the policies of the Niagara Region Official Plan (2022) for West Lincoln and the Smithville Urban Area, as well as the Growth Plan for the Greater Golden Horseshoe (2020), and to be consistent with the Provincial Policy Statement (2020). This amendment is also based on a phased implementation of the Smithville MCP building upon Township of West Lincoln Official Plan Amendment No. 62 which implements changes to the Smithville Urban Area boundary and 2051 growth forecasts for the Township of West Lincoln implementing the settlement area boundary and growth forecasts for West Lincoln in accordance with the Niagara Region Official Plan.

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PART 2 – THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2- THE AMENDMENT, consisting of the text amendments and mapping amendments constitute Amendment No. 63 to the Official Plan of the Township of West Lincoln.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by deleting the words “and future greenfield areas” from section 5.5 (a).

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by deleting the following text from section 5.5 (d):

“Future Greenfield Areas are intended to be planned primarily for future residential neighbourhoods as complete communities with a range of housing, commercial and community facilities and services, parks and a linked natural heritage and open space system, to be developed on full municipal services and supported by a local, collector and arterial street network, including complete streets, providing for transportation options and the efficient movement of people and goods. Future Greenfield Areas will be designated for specific land uses, and related policies as well as the required infrastructure, transportation systems and natural heritage systems will be established for these areas, through Township-initiated Official Plan Amendment(s) to implement the Smithville Master Community Plan.”

2.2.3 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following sentence to the end of subsection 4.2.1(a)(ii):

“These uses will be encouraged to be located within Special Policy Area 1 (see subsection 6.11.7.2.11).”

2.2.4 The text of the Township of West Lincoln Official Plan is hereby amended by re-wording the second sentence of clause (a) of subsection 6.11.1 to read as follows:

“Six (6) Secondary Plans are included in this Official Plan.”

2.2.5 The text of the Township of West Lincoln Official Plan is hereby amended by deleting subsection 6.11.7 and replacing it with the following new subsection 6.11.7 as follows:

6.11.7 Smithville Master Community Plan

6.11.7.1 Introduction

1. Area Context & Integrated Planning Approach

The Smithville Master Community Plan (MCP) Area (“MCP Area”) surrounds the existing community and is shown on Schedule “B-4”. The outer boundary of the MCP Area coincides with Smithville’s urban boundary while the inner boundary coincides with previous

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urban boundary limit prior to the approval of the Niagara Region Official Plan (2022) and Township of West Lincoln Official Plan Amendment No. 62, encompassing a total land area of approximately 540 hectares.

Smithville including the MCP Area falls within three watersheds: the Twenty Mile Creek Watershed, the North Creek Watershed, and the Spring Creek Watershed. Natural features within the MCP Area consist of woodlands, wetlands, and watercourses. Twenty Mile Creek and its associated valley and floodplain is a prominent feature on the landscape, and North Creek lies along a portion of the southerly boundary of the MCP Area. Several headwater drainage features are found throughout the MCP Area, and karst features are also present.

The existing pattern of land uses in the MCP Area is characterized primarily by land that has historically been used for agriculture. The Leisureplex Township Park, located along South Grimsby Road 6, is the primary public outdoor sports venue in West Lincoln. Existing land uses in the MCP Area are privately serviced on the basis of individual on-site sanitary systems and water supply wells as well as private water cisterns.

Existing hydro transmission corridors are located along the north limits of the MCP Area, and a natural gas pipeline corridor crosses through the area south of Townline Road.

The transportation system is characterized by existing rural-standard roadways, with Regional Roads 14 and 20 being the primary through-routes and local Township roads (including Townline Road, South Grimsby Roads 5 and 6, Industrial Park Road, Port Davidson Road, Shurie Road, and Tober Road) providing secondary access to the Smithville area. Some existing and planned local streets within Smithville provide for future connections to the MCP Area. The Canadian Pacific Railway (CPR) that runs through Smithville also runs through the MCP Area, with three existing at-grade road crossings.

The Smithville MCP Area is the primary greenfield area designated to accommodate future growth in the Township to the planning horizon of the Official Plan, and the MCP establishes the future land use plan for that area to provide for its transition to urban land uses.

The MCP has been developed through a coordinated, integrated, and comprehensive approach, informed by watershed planning. The MCP was completed concurrently with the preparation of the Niagara Region Official Plan and followed the integrated *Planning Act* and Municipal Engineers Association's Municipal Class Environmental Assessment (EA) process (Approach #4). Infrastructure and transportation systems and improvements will be in accordance with

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the Master Servicing Plan (MSP) and Transportation Master Plan (TMP) completed as part of the MCP.

A Subwatershed Study (SWS) has been prepared for the MCP Area to characterize the area's existing environmental conditions and water resources. The findings and recommendations of the SWS have been integrated into the MCP and, in conjunction with the MSP and TMP, will be used to inform and guide more detailed planning for the sustainable development and environmental management of the area and for the provision of infrastructure and services.

The MCP will be implemented through the preparation of Block Plans supported by Master Environmental Servicing Plans (MESPs), which will be required to guide complete applications for development under the *Planning Act*. Development in the MCP Area will require amendments to the Township's Comprehensive Zoning By-law.

2. Vision

The MCP process involved a series of public and stakeholder consultation events and opportunities, which included public information centres, a virtual engagement site, public meetings, and online community surveys and presentations featuring live polls. Several themes that emerged from the input received have contributed to the Vision for the Smithville MCP and informed the development of the MCP's goals, land use concept, and policies.

As the MCP is intended to accommodate growth over a period of approximately 30 years (to 2051), it is anticipated that future updates and changes to the MCP may be required by way of amendments to the Township's Official Plan. The Vision presented below describes the overall outcomes and desired future state of the MCP Area and articulates the general intent of the MCP. Future decision-making, including decision-making about possible updates to the MCP, should have reference to this Vision statement, particularly in circumstances where conformity with the MCP is in question.

Smithville is a vibrant centre of community life and economic activity in western Niagara, offering a range of services and amenities to residents across the Township and as a memorable place to visit.

West Lincoln's diverse agricultural sector is strengthened by local access to supportive and complementary businesses in Smithville's north-east employment area and farm-related services nearby, and local food retailing opportunities. The movement of goods including agricultural products is efficiently accommodated by strong regional transportation connections and delivery routes, connecting local businesses to broader markets. Smithville's well-defined community

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edges provide certainty to the long-term protection of high-quality farmlands and investment in agricultural production.

Smithville retains its rural, small-town character, while using land, energy and infrastructure efficiently. Community and environmental health, sustainability and resiliency are protected by a linked system of natural features, water resources and open spaces, supported by environmental stewardship and watershed management. Urban places are framed and enhanced by connected natural landscapes.

Quiet residential neighbourhoods provide a range of housing to meet diverse needs. Local retail and services, parks, open spaces and community facilities are within convenient walking and cycling distances via safe, multi-modal streets and multi-use trails. A network of complete streets supports enhanced connectivity within neighbourhoods and throughout Smithville and provides access to local and regional transit and ride-sharing options.

3. Goals

The following goals have been identified to build on the Vision for the Smithville MCP and to further establish the intent and direction of this Plan, and future decision-making related to planning matters affecting land within the MCP Area, including decision-making about possible updates to the MCP, shall be consistent with these goals:

- a) Designate urban land areas, and direct the establishment of municipal infrastructure and transportation systems, to support Smithville's growth and expansion as the primary location for accommodating the Township's forecast growth and development to the planning horizon of this Plan.
- b) Provide a framework for the development of a balanced mix of urban land uses in the MCP Area that will help Smithville become a complete community while respecting and enhancing the small-town character of Smithville.
- c) Promote the development of a compact, sustainable, and resilient built environment that supports the reduction of greenhouse gas emissions.
- d) Recognize the importance of agriculture in the Township and protect agricultural areas by establishing well-defined community edges and appropriate transitions to urban land uses in the MCP Area while mitigating and minimizing impacts on agricultural operations.
- e) Provide opportunities for the establishment of land uses, businesses, industries, and facilities in the MCP Area that will support the agricultural sector, and enhance Smithville's role as

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a service centre by providing regional transportation connectivity and efficient goods movement corridors.

- f) Identify and designate a linked Natural Heritage System and direct the manner in which it will be protected, restored, and enhanced while promoting environmental stewardship and watershed management.
- g) Identify the conceptual locations for future stormwater management facilities, as informed by subwatershed planning for the MCP Area, and provide direction for addressing and managing the impacts of development through green infrastructure and low-impact development approaches, ensuring that these facilities help the community adapt to the effects of climate change.
- h) Identify the conceptual locations for future community facilities, parks, open spaces, and a well-connected active transportation and recreational trails system that will meet community needs and support access to a range of built and natural settings for active and passive recreation, education, health care, and other public and community services.
- i) Promote diversification in the local economy, and protect, reinforce, and provide for the expansion of the North-East Smithville Industrial Park as the primary location for urban employment growth in the Township.
- j) Protect corridors for future transportation facilities and other linear infrastructure needs, including potential routes for the future alternative truck route / by-pass (identified conceptually in the Niagara Region Official Plan) to support the implementation of that future by-pass.
- k) Establish a multi-modal transportation system that supports choice and efficiency through a well-connected street network, including complete streets, and identify the conceptual location and general pattern of future streets and active transportation routes.
- l) Provide for a range and mix of housing types that meet residents' full range of housing needs while achieving targets for densities and for the mix of unit types.
- m) Provide for the emergence of mixed-use nodes as village centres that will serve as pedestrian-oriented neighbourhood and community focal points in central locations offering local access to retail, commercial services, community facilities, and public spaces while achieving a high level of quality for urban design.

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- n) Establish new community commercial “anchors” at the north-west and south-east community gateways along Regional Road 20 (West Street and St. Catharines Street) as retail and service nodes to meet the needs of the community and of visitors.
- o) Avoid conflicts between incompatible land uses by directing development to appropriate locations that allow for the separation of incompatible uses and the provision of appropriate buffering and other mitigative measures.
- p) Direct development away from areas where natural hazards pose a risk to public safety or a risk of damage to property, buildings, and structures, and provide a framework for the further assessment of hazards and constraints on development related to flooding, erosion, and karst features particularly as those hazards are amplified by the impacts of a changing climate.
- q) Provide for the preparation of more detailed Block Plans, to be supported by Master Environmental Servicing Plans, that will facilitate the implementation of the MCP Land Use Concept; the protection, restoration and enhancement of the Natural Heritage System; and the establishment of required infrastructure and transportation systems, and clarify what is required for a complete application proposing development in the MCP Area.
- r) Ensure the logical and orderly development of the MCP Area in a staged and coordinated manner that is aligned with investments in, and the timing of the development of, infrastructure and transportation systems based on and informed by the Region’s and Township’s Master Plans for servicing and transportation.

6.11.7.2 Land Use Plan

1. Land Use Concept

The land use designations for the Smithville MCP Area are shown on Schedules “E-8” (“North Community Area”), “E-9” (“Employment Area”), “E-10” (“South Community Area”), and “E-11” (“West Community Area”) to this Plan. This section of the MCP focuses on the designations listed under “Urban Place-Types” on the aforementioned Schedules, which consist of the following place-types:

- Residential;
- Medium Density;

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- Commercial;
- Mixed Use Node;
- Open Space;
- Employment; and
- Restricted Employment.

All of the “place-types” are land use designations.

The “Mixed Use Node” and “Restricted Employment” place-types shall be interpreted as overlay designations (see Subsections 6.11.7.25 and 6.11.7.2.9).

Policies regarding the components of the Natural Heritage System shown on the Land Use Schedules and those identified as “Other Features” (Karst features and “Wetlands for Further Review”) can be found in Section 6.11.7.3 below. The identification of an area as a “Potential Restoration Area” indicates that the area is considered a possible alternative location for the “Recommended Restoration Area” designation (see Subsection 6.11.7.316). Potential Recreation Areas are subject to the policies in Subsection 6.11.7.2.10 below. Karst features are considered Natural Hazard features and as such are subject to the policies in Subsection 6.11.7.3.17.

Policies regarding “Infrastructure / Corridors” identified on the Land Use Schedules can be found in Section 6.11.7.4 below. The areas identified as “Proposed SWM Facilities” on the schedules are the recommended and preferred locations for stormwater management facilities associated with future development, which will be required to conform with the policies and permitted uses for the land use designations adjacent to the Proposed SWM Facility. The precise locations of SWM facilities will be confirmed through Block Plans and the development approval process, as informed by the SWS.

Applications proposing development adjacent to the rail corridor shown on the Land Use Schedules are strongly encouraged to consider the recommendations made in the Guidelines for New Development in Proximity to Railway Operations (prepared for the Railway Association of Canada and the Federation of Canadian Municipalities) regarding the mitigation of impacts from noise and vibration and regarding other safety and security measures.

It is the intent of this Plan that all development in the Smithville MCP Area will proceed through the preparation of Block Plans in accordance with Section 6.11.7.61 below. Block Plans will provide refined and more specific details regarding the location, dimensions, and types of land uses in conformity with the policies and permitted uses established in this section of the MCP.

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- a) For the purposes of this section:
 - i. “Land Use Schedules” shall refer collectively to Schedules “E-8”, “E-9”, “E-10”, and “E-11”;
 - ii. “Place-types” and “land use designations” are synonymous, and the “Urban Place-Types”, “Natural Heritage System (NHS)” and “Recommended Restoration Area” shown on the Land Use Schedules are land use designations;
 - iii. The “Mixed Use Node” and “Restricted Employment” place-types shall be interpreted as overlay designations; and,
 - iv. “the Official Plan” shall refer to the Official Plan of the Township of West Lincoln.
- b) Any area shown on one of the Land Use Schedules as being located in a Conceptual Buffer shall be considered part of the Smithville Natural Heritage System and shall be subject to the policies in Section 6.11.7.3.14 below, notwithstanding any underlying land use designation shown on the Land Use Schedules.
- c) The Smithville MCP Area will be planned to achieve an overall minimum density of 50 combined people and jobs per hectare.
- d) The minimum density target established in No. 1.c) above should be interpreted as applying to the Smithville MCP Area as a whole. Complete applications for development will be required to demonstrate that the development will achieve the target or, if the target will not be achieved by the development, that the development will not negatively affect the achievement of the target when considered in conjunction with other developments and the overall development of the MCP Area.
- e) Where a policy in this section of the Plan makes reference to building height in terms of storeys, a single “storey” should be understood as generally being between 3 metres and 4 metres in height, with more specific regulations to be established in the implementing Zoning By-law.
- f) All development adjacent to the rail corridor shown on the Land Use Schedules shall comply with all applicable standards and requirements of CP Rail, Transport Canada, and any other relevant agency.
- g) Development in all land use designations shall be subject to the policies in Section 6.11.7.5 regarding community design and sustainability.

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- h) Nothing in this Plan is intended to limit the ability of existing agricultural uses in the Smithville MCP Area to continue.

2. Residential

The “Residential” place-type is intended to provide opportunities for the development of low-rise, ground-related residential land uses at lower densities.

The following policies shall apply to those areas designated “Residential” on the Land Use Schedules:

- a) The following residential uses shall be permitted in the “Residential” designation:
 - i. single detached dwellings;
 - ii. semi-detached dwellings;
 - iii. duplex dwellings; and
 - iv. townhouse dwellings.
- b) The following shall be permitted in the “Residential” designation in conjunction with the uses permitted in No. 1.a):
 - i. accessory apartments (either in the same building as the primary dwelling or in a detached building), subject to the policies in Section 17.1 of the Official Plan;
 - ii. converted dwellings, subject to the policies in Section 17.1 of the Official Plan; and
 - iii. garden suites, subject to the policies in Section 18.4 of the Official Plan.
- c) The following non-residential uses may be permitted in the “Residential” designation in conjunction with the uses permitted in No. 1.a):
 - i. home occupations, provided that:
 - A) the use is clearly secondary to the primary residential use of the property;
 - B) the overall residential character of the property is maintained; and
 - C) the use complies with all relevant provisions of the Zoning By-law;
 - ii. bed-and-breakfast establishments, provided that:
 - A) the use is clearly secondary to the primary residential use of the property;

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- B) all guest rooms are contained within the same building as the principal dwelling unit;
 - C) the establishment is operated by someone who resides in the principal dwelling unit and who is present when the establishment is operating;
 - D) any additions or modifications to the property to accommodate the establishment are compatible with the residential character of the neighbourhood; and
 - E) the establishment will not have any negative impacts on the privacy of residents of adjacent properties or on their ability to enjoy their property; and
- iii. public and private utilities, provided that:
- A) the proposed location is supported by technical reports prepared by qualified professionals;
 - B) the scale of any buildings and structures associated with the utility is compatible with the residential character of the area; and
 - C) the use will not interfere with the ability of nearby residents to enjoy their properties.
- d) The following uses may be permitted in the “Residential” designation but shall require an amendment to the Zoning By-law:
- i. local convenience or service retail uses, provided that:
 - A) the use is small in scale and does not exceed a gross floor area of 200 m²;
 - B) the use serves the needs of the immediate neighbourhood;
 - C) the use is compatible with adjacent uses and will not detract from the overall residential character of the area; and
 - D) adequate buffering and screening will be provided between the use and adjacent residential properties;
 - ii. day-care facilities, provided that:
 - A) the property has access to a Collector Road;

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- B) the use is compatible with adjacent uses and will not detract from the overall residential character of the area;
 - C) adequate buffering and screening will be provided between the use and adjacent residential properties; and
 - D) the use is able to safely accommodate on-site drop-off and pick-up points and will be provided with sufficient parking;
- iii. places of worship, provided that:
- A) the property has an area no greater than 0.75 ha;
 - B) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;
 - C) the use is compatible with adjacent uses and will not detract from the overall residential character;
 - D) the building in which the use is located is designed to a high standard of quality; and
 - E) extensive buffering and screening will be provided between the use and adjacent residential properties; and
- iv. educational facilities, provided that:
- A) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;
 - B) the use and the scale of any buildings associated with the use is compatible with adjacent uses and will not detract from the overall residential character of the area;
 - C) Council is satisfied that the proposed use will not have any negative impacts on surrounding uses; and
 - D) adequate buffering and screening will be provided between the use and adjacent residential properties.
- e) Any land use in the “Residential” designation, other than those listed in No. 2.a) above, may be subject to site plan control.
- f) Areas designated “Residential” shall be planned to achieve an overall density of between 15 and 20 dwelling units per

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hectare, which shall be implemented through the Block Plan process.

- g) Residential areas shall provide an appropriate mix of dwelling types in a variety of compatible sizes and styles, as determined through the Block Plan process.
- h) No building or structure in the “Residential” designation shall exceed a height of 2.5 storeys, except that this policy shall not apply to structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein.
- i) Residential uses should be designed to accommodate or facilitate the addition of an accessory dwelling unit.
- j) Development in the “Residential” designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.

3. Medium Density

The “Medium Density” place-type is intended to provide opportunities for the development of low-rise, multi-unit residential land uses at medium densities, such as triplex, four-plex, and townhouse dwellings.

The following policies shall apply to those areas designated “Medium Density” on the Land Use Schedules:

- a) The following residential uses shall be permitted in the “Medium Density” designation:
 - i. townhouse dwellings in a variety of forms (including street, cluster, back-to-back, and stacked);
 - ii. triplex dwellings;
 - iii. four-plex dwellings;
 - iv. other forms of multi-residential development, up to six units; and
 - v. apartment buildings, subject to No. 3.c) below.
- b) Single detached dwellings, semi-detached dwellings, and duplex dwellings may be permitted in the Medium Density designation, subject to No. 3.c) below and provided that the overall density target established in No. 3.g) is achieved.

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- c) The Block Plan process will be used to determine the specific mix of housing types provided in any given development, which shall generally adhere to the following proportions:
 - i. those residential uses listed in No. 3.a) above except for apartment buildings should comprise no less than 80% of all units;
 - ii. apartment buildings should comprise no more than 10% of all units; and
 - iii. the low-density residential uses referred to in No. 3.b) should comprise no more than 10% of all units.
- d) The following may be permitted in the “Medium Density” designation where permitted in conjunction with the uses permitted in No. 3.a) or 3.b):
 - i. accessory apartments (either in the same building as the primary dwelling or in a detached building), subject to the policies in Section 17.1 of the Official Plan;
 - ii. converted dwellings, subject to the policies in Section 17.1 of the Official Plan; and
 - iii. garden suites, subject to the policies in Section 18.4 of the Official Plan.
- e) The following uses may be permitted in the “Medium Density” designation where permitted in conjunction with the uses permitted in No. 3.a) or 3.b):
 - i. communal housing, provided that:
 - A) the nature and scale of the use are compatible with adjacent uses and with the overall residential character of the area;
 - B) the development provides adequate amenity areas for residents and sufficient parking facilities for employees, residents, and visitors, as necessary; and
 - C) adequate buffering and screening is provided between the use and adjacent residential uses;
 - ii. home occupations, provided that:
 - A) the use is secondary to the primary residential use of the property;

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- B) the use maintains the overall residential character of the property and is compatible with adjacent uses; and
- C) the use complies with all relevant provisions of the Zoning By-law;
- iii. bed-and-breakfast establishments, provided that:
 - A) the use is secondary to the primary residential use of the property;
 - B) all guest rooms are contained within the same building as the principal dwelling unit;
 - C) the establishment is operated by someone who resides in the principal dwelling unit and who is present when the establishment is operating;
 - D) any additions or modifications to the property to accommodate the establishment are compatible with the overall character of the area; and
 - E) the establishment will not have any negative impacts on adjacent properties; and
- iv. public and private utilities, provided that:
 - A) the proposed location is supported by technical reports prepared by qualified professionals;
 - B) the scale of any buildings and structures associated with the utility is compatible with the character of the area; and
 - C) the use will not have any negative impacts on adjacent properties.
- f) The following uses may be permitted in the “Medium Density” designation but shall require an amendment to the Zoning By-law:
 - i. local convenience or service retail uses, provided that:
 - A) the use is small in scale and does not exceed a gross floor area of 200 m²;
 - B) the use serves the needs of the immediate area;
 - C) the use is compatible with adjacent uses and will not detract from the overall character of the area; and

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- D) adequate buffering and screening will be provided between the use and adjacent residential properties;
- ii. day-care facilities, provided that:
 - A) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;
 - B) the use is compatible with adjacent uses and will not detract from the overall character of the area;
 - C) adequate buffering and screening will be provided between the use and adjacent residential properties; and
 - D) the use is able to safely accommodate on-site drop-off and pick-up points and will be provided with sufficient parking;
- iii. places of worship, provided that:
 - A) the property has an area no greater than 0.75 ha;
 - B) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;
 - C) the use is compatible with adjacent uses and will not detract from the overall character of the area;
 - D) the building in which the use is located is designed to a high standard of quality; and
 - E) adequate buffering and screening will be provided between the use and adjacent residential properties; and
- iv. educational facilities, provided that:
 - A) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;
 - B) the use is compatible with adjacent uses and will not detract from the overall character of the area;
 - C) Council is satisfied that the proposed use will not have any negative impacts on surrounding uses; and
 - D) adequate buffering and screening will be provided between the use and adjacent residential properties.

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- g) Areas designated “Medium Density” shall be planned to achieve an overall density of between 20 and 40 dwelling units per hectare, which shall be implemented through the Block Plan process.
- h) No building or structure in the “Medium Density” designation shall exceed a height of 3 storeys, except that this policy shall not apply to the following:
 - i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;
 - ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.
- i) All development in the “Medium Density” designation, except for the development of a use identified in No. 3.b) above, shall be subject to site plan control.
- j) Development in the “Medium Density” designation outside of the “Mixed Use Node” overlay designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.

4. Commercial

The “Commercial” place-type is meant to accommodate a wide range of commercial uses to meet the needs of Smithville residents, located within reasonable walking distance and developed in a manner that will contribute to the achievement of complete communities. This designation is also meant to accommodate some residential uses in dwelling units above the first floors of buildings.

The following policies shall apply to those areas designated “Commercial” on the Land Use Schedules:

- a) The following non-residential uses shall be permitted in the “Commercial” designation:
 - i. a full range of retail commercial uses;
 - ii. personal service uses and commercial service uses;
 - iii. office commercial uses;

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- iv. medical clinics, dental clinics, and other health care-related uses;
 - v. restaurants;
 - vi. hotels;
 - vii. cultural, recreational, and entertainment uses;
 - viii. community uses and institutional uses; and
 - ix. public and private utilities.
- b) The following uses may be permitted in the “Commercial” designation:
- i. day-care facilities, provided that:
 - A) the use is compatible with adjacent uses and will not detract from the overall commercial character of the area;
 - B) adequate buffering and screening will be provided between the use and adjacent commercial properties; and
 - C) the use is able to safely accommodate on-site drop-off and pick-up points and will be provided with sufficient parking; and
 - ii. public and private utilities, provided that:
 - A) the proposed location is supported by technical reports prepared by qualified professionals;
 - B) any buildings or structures associated with the utility will be compatible with the commercial character of the area; and
 - C) the use will not have any negative impacts on adjacent commercial properties.
- c) The following uses may be permitted in the “Commercial” designation but shall require an amendment to the Zoning By-law:
- i. automotive-oriented uses, such as gas stations, automotive sales establishments, and automotive service and repair establishments, provided that:
 - A) these uses shall not be permitted in Mixed Use Nodes;

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- B) through the implementing Zoning By-law, the land area zoned for such uses does not exceed 25% of the total land area zoned for commercial land uses within the Commercial designation (excluding Mixed Use Nodes) in the MCP Area;
 - C) the use is compatible with adjacent uses and will not detract from the overall commercial character of the area; and
 - D) adequate buffering and screening will be provided between the use and adjacent commercial properties.
- ii. places of worship, provided that:
 - A) the property has an area no greater than 0.75 ha;
 - B) the use is compatible with adjacent uses and will not detract from the overall commercial character of the area; and
 - C) adequate buffering and screening will be provided between the use and adjacent commercial properties.
- d) Parking for a place of worship permitted under No. 4.c).ii above may be provided through a shared parking arrangement with an adjacent commercial use.
 - e) The following uses shall not be permitted in the “Commercial” designation:
 - i. adult entertainment establishments; and
 - ii. residential uses, except within Mixed Use Nodes in accordance with Subsection 6.11.7.25.
 - f) Permitted commercial uses may be located in free-standing buildings or in multi-unit commercial buildings. In Mixed Use Nodes, permitted commercial uses may be located in mixed commercial–residential buildings.
 - g) All development in the “Commercial” designation shall be subject to site plan control.
 - h) No building or structure in the “Commercial” designation shall exceed a height of 3 storeys except that this policy shall not apply to the following:
 - i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;

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- ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.
- i) Development in the “Commercial” designation outside of the “Mixed Use Node” overlay designation shall be designed in accordance with the principles and policies for the “Commercial” character area set out in Subsection 6.11.7.5.3 below.

5. Mixed Use Node

The “Mixed Use Node” place-type identifies areas meant to serve as neighbourhood focal points, accommodating a mix of compatible residential, commercial, and community uses. Most of the Mixed Use Nodes in the Smithville MCP Area are centrally located to serve as walkable destinations. There are also some Mixed Use Nodes located along key corridors or at community gateways.

The “Mixed Use Node” designation is an overlay designation, with areas classified as either “Commercial Mixed Use Nodes” or “Medium-Density Mixed Use Nodes,” as determined by the underlying place-type designation.

The following policies shall apply to those areas designated “Mixed Use Node” on the Land Use Schedules:

- a) For the purposes of this section of the Plan:
 - i. “Commercial Mixed Use Node” shall refer to any area shown on the Land Use Schedules that is designated “Commercial” and is located within an area designated “Mixed Use Node”; and
 - ii. “Medium-Density Mixed Use Node” shall refer to any area shown on the Land Use Schedules that is designated “Medium Density” and located within an area designated “Mixed Use Node”.
- b) The policies that apply to the underlying land use designation shall also apply to the “Mixed Use Node” designation, except that where a policy that applies to the underlying land use designation conflicts with a policy contained in this section (Section 6.11.7.2.5) of the Plan, the policy in this section shall prevail.
- c) The uses permitted in the “Mixed Use Node” designation shall be those permitted in the underlying designation.

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- d) Notwithstanding No. 5.c), the implementing Zoning By-law may permit the following non-residential uses in a Medium-Density Mixed Use Node:
 - i. small-scale retail commercial uses;
 - ii. personal service commercial uses;
 - iii. small-scale office commercial uses;
 - iv. live-work units; and
 - v. community uses.
- e) For the purposes of No. 5.d), the meaning of “small-scale” shall be determined as part of the Block Plan process and the implementing Zoning By-law shall establish provisions to regulate the size of retail commercial and office commercial uses so that they are secondary to the primary residential uses and based on information demonstrating that they will support the planned function, viability and successful integration of compatible uses in the Medium-Density Mixed Use Node.
- f) Notwithstanding No. 5.c), the implementing Zoning By-law may permit residential uses in a Commercial Mixed Use Node, except that:
 - i. single detached dwellings, semi-detached dwellings, and duplex dwellings shall not be permitted in any Commercial Mixed Use Node; and
 - ii. no residential use shall be permitted on the ground floor of a building in a Commercial Mixed Use Node, unless the residential use in question is:
 - A) a communal housing use; or
 - B) an apartment building.
- g) Commercial Mixed Use Nodes should feature a mix of uses that generally adheres to the following proportions:
 - i. commercial uses should comprise between 75% and 85% of the gross floor area of development; and
 - ii. residential uses should comprise between 15% and 25% of the gross floor area of development.
- h) Residential uses in the Commercial Mixed Use Nodes shall primarily consist of dwelling units such as apartments and live-work units that are located on floors above the ground floor.

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- i) Medium-Density Mixed Use Nodes should feature a mix of uses that generally adheres to the following proportions:
 - i. residential uses should comprise between 75% and 85% of the gross floor area of development, with a mix of unit types similar to that described in No. 3.c) above; and
 - ii. commercial uses should comprise between 15% and 25% of the gross floor area of development.

- j) The proportions set out in No. 5.g) and No. 5.i) above are intended as general targets, shall not be used as the sole basis for refusing a development application, and shall be more specifically set out in the implementing Zoning By-law. The provisions of the Zoning By-law may vary from the proportions set out in No. 5.g) and No. 5.i) above and may differ by location if alternative proportions are justified based on information demonstrating that:
 - i. the proposed alternative to the development proportions set out in No. 5.g) will support the planned function, viability and successful integration of compatible uses in the Commercial Mixed Use Node primarily for permitted commercial uses and secondarily for permitted residential uses;
 - ii. the proposed alternative to the development proportions set out in No. 5.i) above will support the planned function, viability and successful integration of compatible uses in the Medium-Density Mixed Use Node primarily for permitted residential uses and secondarily for permitted commercial uses; and,
 - iii. the development is in keeping with the other applicable policies of this Plan.

- k) Medium-Density Mixed Use Nodes shall be planned to achieve an overall density of between 20 and 40 dwelling units per hectare, which shall be implemented through the Block Plan process.

- l) No building or structure in the “Mixed Use Node” designation shall exceed a height of 3 storeys except that this policy shall not apply to the following:
 - i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;
 - ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater

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height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.

- I) Development in the “Mixed Use Node” designation shall be designed according to the principles and policies for the “Mixed Use Neighbourhood Node” character area set out in Subsection 6.11.7.5.4 below.

6. Open Space

The “Open Space” place-type is intended to accommodate a range of outdoor recreation facilities and amenities to support both active and passive recreation uses. These areas will help establish a connected public open space system, and are further intended to provide opportunities for community greening, green infrastructure, and enhanced tree canopy coverage.

The following policies shall apply to those areas designated “Open Space” on the Land Use Schedules:

- a) The following uses shall be permitted in the “Open Space” designation:
 - i. public parks, trails, and associated buildings and structures;
 - ii. a range of active and passive recreation uses; and
 - iii. conservation uses and natural areas, including those intended to protect, restore, or enhance features of the Natural Heritage System.
- b) Public and private utilities may be permitted in the “Open Space” designation, provided that:
 - i. the proposed location is supported by technical reports prepared by qualified professionals; and
 - ii. the use will not interfere with public enjoyment of the area or have any negative impacts on natural heritage features.
- c) Development and land uses in the “Open Space” designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.

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7. Community Facility

The “Community Facility” place-type is intended to accommodate a range of community facilities that play an important role in civic life. These places are often at the heart of community activities and host social events for people of all ages, abilities, and cultural backgrounds.

The following policies shall apply to those areas designated “Community Facility” on the Land Use Schedules:

- a) The following uses shall be permitted in the “Community Facility” designation:
 - i. schools and other educational facilities;
 - ii. libraries;
 - iii. community centres;
 - iv. cultural and recreational facilities;
 - v. places of worship;
 - vi. parks; and
 - vii. other similar uses and facilities as may be defined in the implementing Zoning By-law.
- k) No building or structure in the “Community Facility” designation shall exceed a height of 3 storeys except that this policy shall not apply to the following:
 - i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;
 - ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.
- b) Development in the “Community Facility” designation shall be designed according to the principles and policies for the “Mixed Use Neighbourhood Node” character area set out in Subsection 6.11.7.5.4 below.

8. Employment

The “Employment” place-type is intended to serve as an extension of Smithville’s existing North-East Industrial Park and to provide a land

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base for a range of industrial, office, and other ancillary and supportive uses.

The following policies shall apply to those areas designated “Employment” on the Land Use Schedules:

- a) The following uses shall be permitted in the “Employment” designation:
 - i. industrial uses, including manufacturing, processing, servicing, warehousing, and the storage of goods and raw materials;
 - ii. data processing, laboratories, and research and development facilities;
 - iii. agricultural services;
 - iv. offices associated with and ancillary to a permitted use in No. 8.a)i, 8.a)ii. and 8.a)iii;
 - v. business parks, including professional and administrative offices, but excluding major offices; and,
 - vi. such other uses as may be permitted by the implementing Zoning By-law.
- b) Ancillary uses and facilities that are supportive of the overall employment area may be permitted in the “Employment” designation, provided that such uses and facilities:
 - i. are compatible with permitted employment uses;
 - ii. will not hinder the establishment or continuation of any permitted employment use by virtue of sensitivity or other factors; and
 - iii. will support, or will not detract from, the overall functioning and viability of the area as an employment area.
- c) Retail sales that are ancillary to a permitted employment use may be permitted in the “Employment” designation, provided that the goods for sale are manufactured or processed on-site. Stand-alone and major retail and major commercial uses shall not be permitted.
- d) All development on lands designated “Employment” shall be subject to site plan control.
- e) Development in the “Employment” designation shall be designed according to the principles and policies for the “Urban

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Employment” character area set out in Subsection 6.11.7.5.5 below.

9. Restricted Employment

The “Restricted Employment” place-type is an overlay designation that has been applied to a small area at the southeasterly corner of the North Community Area, as shown on Schedule “E-8”. The purpose of this designation is to limit the types of employment uses permitted to those that will be compatible with adjacent residential areas. This designation is also intended to provide for an appropriate transition between the residential areas to the west and the larger employment area to the east.

The following policies shall apply to those areas designated “Restricted Employment” on the Land Use Schedules:

- a) The following uses shall be permitted in the “Restricted Employment” designation:
 - i. automotive-related uses, including car wash facilities;
 - ii. automobile sales establishments;
 - iii. business parks;
 - iv. commercial recreational facilities;
 - v. financial institutions;
 - vi. health clubs;
 - vii. light industrial and prestige industrial uses, including light manufacturing, processing, servicing, warehousing, and the storage of goods and raw materials;
 - viii. local convenience/retail uses;
 - ix. nurseries and garden centres;
 - x. data processing, laboratories, and research and development facilities;
 - xi. professional and administrative offices;
 - xii. agricultural services; and
 - xiii. such other uses as may be permitted by the implementing Zoning By-law.
- b) All development on lands designated “Restricted Employment” shall be subject to site plan control.

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- c) Loading and outdoor storage areas shall be screened and generally directed towards the rear of buildings away from street frontages.
- d) The Township will encourage buildings with continuous street frontage to promote a consistent urban character, and enhanced building and landscape design of visible gateway and prestige sites.
- e) Development in the “Restricted Employment” designation shall be designed according to the principles and policies for the “Urban Employment” character area set out in Subsection 6.11.7.5.5 below.

10. Potential Restoration Areas

- a) Where development is proposed on lands that include one of the Potential Restoration Areas identified on the Land Use Schedules, the Township may require the proponent to undertake an EIS for the purpose of determining whether a Restoration Area to be incorporated into the development should be identified.
- b) Where an EIS undertaken under No. 10.a) recommends that proposed development incorporate a Restoration Area, the appropriate policies in Section 6.11.7.3.16 shall apply.
- c) The Township may consider accepting a Restoration Area identified in accordance with No. 10.a) as part of the required conveyance of land for park or other public recreation purposes, provided that the Township is satisfied that:
 - i. the active recreation needs of the surrounding area are adequately addressed by existing or planned parks and facilities; and
 - ii. the Restoration Area in question:
 - A) can support an appropriate range of passive recreation uses without hindering the restoration of the area’s ecological functions; or
 - B) is located in a way that would enhance connections to other parks, open spaces, or recreational facilities.

11. Special Policy Area 1 (Agriculture-Related Uses)

Special Policy Area 1 consists of approximately 132 hectares of land on the south side of Young Street, from South Grimsby Road 6 to about 420 metres east of Thirty Road. This area is located just to the

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north of the North Community Area and includes the lands within the hydro right-of-way. These lands are designated “Good General Agricultural” with portions being located with the Natural Heritage System.

Special Policy Area 1 is intended to support rural economic development and to provide employment opportunities in the agricultural sector. Land uses in this area will support to continued viability and vitality of farming in the Township of West Lincoln and in Niagara Region. In particular, these lands are envisioned as accommodating uses that will benefit from a central location at the edge of Smithville that has access to primary goods movement corridors.

- a) The following land uses shall be permitted in “Special Policy Area 1”:
 - i. agriculture-related uses, including the sales and servicing of farm equipment and the processing of food and agricultural products;
 - ii. agricultural uses; and
 - iii. on-farm diversified uses.
 - b) Passive recreation uses, including multi-modal trails and other facilities and infrastructure for active transportation, may be permitted in Special Policy Area 1, in accordance with the conceptual alignment for such facilities shown on Schedule “E-13” to this Plan.
 - c) Development permitted in Special Policy Area 1 shall be limited to that which can be supported by rural services.
 - d) All development and land uses in Special Policy Area 1 shall be designed:
 - i. to ensure compatibility with nearby sensitive land uses;
 - ii. to maintain the area’s rural character;
 - iii. to avoid negative impacts on natural heritage features and to mitigate any such impacts to the fullest possible extent; and
 - iv. to minimize the potential of any adverse impacts on farm operations in the area and to mitigate any such impacts to the fullest possible extent.
12. Special Policy Area 2 (Limited Permitted Uses/Urban Infrastructure)

Special Policy Area 2 is located at the westerly edge of the North Community Area, as shown on Schedule “E-8” to this Plan. The

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purpose of Special Policy Area 2 is to limit permitted uses within the designated area until such time as the livestock operation at 6817 Highway 20 ceases to operate or it is demonstrated through future MDS analysis that a reduced MDS setback is justified based on changes to the livestock operation and/or intervening land uses provided that no urban community uses shall be permitted within the new MDS setback, while providing for the establishment of urban infrastructure to support the development of Blocks 1 and 2 for their intended urban uses.

- a) The uses permitted in “Special Policy Area 2” shall be limited to the following:
 - i. public roads, trails, and multi-use pathways;
 - ii. public utilities and other forms of linear infrastructure;
 - iii. stormwater management facilities; and
 - iv. public open space uses that do not involve a sensitive land uses.
- b) Nothing in Policy No. 12.a) is intended to hinder the ability of existing agricultural uses to continue.

6.11.7.3 **Natural Heritage System**

1. Natural Heritage System Context & Subwatershed Study

The Natural Heritage System (NHS) for Smithville including the MCP Area was identified primarily through the Subwatershed Study (SWS) undertaken as part of the MCP and in fulfillment of the requirements set out in Section 3.2.3 of the Niagara Region Official Plan. The SWS process involved a review of the existing policies in the Township of West Lincoln’s Official Plan alongside regional and provincial policies, as well as field surveys to identify significant and sensitive features in the Smithville MCP Area.

The Township’s overall NHS is considered part of Niagara Region’s Natural Environment System, as defined in the Niagara Region Official Plan and as represented by the “Natural Environment System Overlay” designation shown on Schedule “C1” to the Niagara Region Official Plan. Those portions of the Region’s Natural Environment System that are located within settlement areas, which includes the Smithville MCP Area, are subject to the policies in Section 3.1.9 of the Niagara Region Official Plan. The NHS identified through the SWS has refined the limits and boundaries of the areas designated by the Region, in accordance with Section 3.1.4 of the Niagara Region Official Plan.

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According to Section 3.1.1.2 of the Niagara Region Official Plan, the components of the Region's Natural Environment System also include groundwater features (such as recharge areas and aquifers), surface water features, and other features that serve hydrologic functions. The SWS has identified the locations of such features within the Smithville MCP Area.

The NHS for Smithville including the MCP Area is shown on Schedule "E-12" to this Plan. The NHS consists of the following components:

- Core Areas, which are the central defining features of the NHS and which consist of significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered and threatened species;
- Conceptual Buffers, which serve to protect Core Areas from nearby land uses and to mitigate the impacts of development;
- Linkages, which provide physical and functional connections between Core Areas and which maintain the ability of various species to move between habitats; and
- Recommended Restoration Areas, which represent areas whose restoration to a natural state will enhance the functions of the overall NHS and provide a range of ecological benefits.

The policies presented below shall apply to all lands in the NHS for the settlement area of Smithville including the MCP Area. These policies are meant to work in harmony with those set out in other sections of the Official Plan, in particular those contained in Section 10 ("Natural Environment").

2. Principles / Objectives

This objectives for the NHS for the Smithville settlement area including the MCP Area are as follows:

- a) Identify, plan for, and protect a robust NHS, including Linkage Areas and Restoration Areas, that will contribute to the creation of a complete and resilient community while helping mitigate climate change.
- b) Protect, and where possible enhance and restore, high-quality habitats that accommodate a diverse range of flora and fauna, including rare and significant species.
- c) Ensure that the water budget of important natural heritage and water resource features is maintained to support those features post-development.

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- d) Provide ecological buffers that will protect key natural heritage features and their functions.
- e) Ensure that connectivity between key natural heritage features is maintained.
- f) Provide Restoration Areas that will contribute towards meeting established targets for natural cover.

3. Interpretation

For the purposes of Section 6.11.7.3:

- a) "adjacent to a wetland" shall refer to lands that are located:
 - i. within 120 metres of:
 - A) a significant wetland;
 - B) a wetland that is not considered significant that has an area of more than 2 hectares; or
 - C) an unevaluated wetland that has an area of more than 2 hectares; or
 - ii. within 30 metres of:
 - A) a wetland that is not considered significant that has an area of 2 hectares or less; or
 - B) an unevaluated wetland that has an area of 2 hectares or less.
- b) "key natural heritage feature" shall have the same meaning as it does in the Region of Niagara's Official Plan, as amended;
- c) "Ministry of the Environment" shall refer to the Ministry presided over by the Minister responsible for the administration of the *Ministry of the Environment Act* (R.S.O. 1990, c. M.24);
- d) "Ministry of Natural Resources" shall refer to the Ministry presided over by the Minister responsible for the administration of the *Ministry of Natural Resources Act* (R.S.O. 1990, c. M.31).
- e) "significant wetland" shall mean a provincially significant wetland (PSW);
- f) "unevaluated wetland" shall mean a wetland that has been assessed as meeting the definition of "wetland" set out in the Conservation Authorities Act but that has not yet been evaluated in accordance with Provincial standards;

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- g) “wetland” shall mean a wetland as that term is defined in the *Conservation Authorities Act*;
- h) “Wetland for Further Review” shall mean an area that might be a wetland but that has not been assessed or evaluated; and
- i) “wetland that is not considered significant” shall mean a wetland that has been evaluated in accordance with Provincial standards but is not a PSW.

4. General Policies

- a) Notwithstanding the boundaries of the Smithville MCP Area, the NHS shown on Schedule “E-12” is intended as the NHS for the entire Smithville Urban Area, including the Smithville MCP. As such, the policies of this subsection apply to all land within the Smithville Urban Area, including the Smithville MCP Area, except where otherwise indicated, and shall be read and applied in conjunction with those contained in Section 10 (“Natural Environment”) and those of the other Secondary Plans, as applicable.
- b) Where the policies of this subsection conflict with those in Section 10, the policies of this subsection shall prevail.
- c) Where Schedule “E-12” and/or the NHS policies of this subsection conflict with the policies and/or mapping of any other approved Secondary Plans for land within the Smithville Urban Area, the policies and mapping of the other approved Secondary Plan shall prevail. If any future Secondary Plans are adopted for land within the Smithville Urban Area, those Secondary Plans shall conform with the NHS shown on Schedule “E-12” unless otherwise approved by the Township as part of the Secondary Plan process and implementing Official Plan Amendment.
- d) Within the MCP Area, the boundaries of the NHS shown on Schedule “E-12” will be confirmed and may be refined through the Block Plan process as determined through the preparation of the required Master Environmental Servicing Plan (MESP) and Environmental Impact Study (EIS) which shall be based upon the SWS and achieving the coverage target identified in the SWS.
- e) Any EIS required under the policies of this Plan shall be prepared in accordance with the policies in Section 10.8 of the Official Plan and based upon the SWS.

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- f) No work required as part of an EIS shall proceed until a terms of reference for such work has been approved by the Township, the Region, and the NPCA.
- g) Future studies that refine the NHS shown on Schedule “E-12” shall identify any additional natural heritage features, appropriate buffers, linkages, or restoration areas that should be considered. Where an EIS or other site-specific study has identified a natural feature that meets the appropriate criteria, and such feature is not shown as a component of the NHS on Schedule “E-12”, the natural feature shall be subject to the applicable policies of this Plan.
- h) Any refinements to the boundaries of Linkage Areas or Recommended Restoration Areas resulting from future studies as described in No. 4.g) should be made in a manner that ensures the overall land area occupied by such Areas in the NHS is maintained or increased.
- i) No refinements or adjustments to the boundaries of the NHS shown on Schedule “E-12” shall be approved unless the Township and Region have each been provided with a georeferenced shape-file in a standard format that is acceptable to the Township and the Region.
- j) The NHS shall be retained within appropriately sized property boundaries and shall not be further fragmented in ownership. Where possible, the consolidation of ownership of features into larger land holdings will be encouraged, and lot creation will not be permitted with the NHS except to facilitate the conveyance of a feature to public ownership and/or to accommodate required roads and infrastructure.
- k) Crossings of roads and infrastructure, where necessary, should be aligned at the narrowest part of NHS, perpendicular to watercourses, and located and designed to:
 - i. minimize the width of crossings;
 - ii. maximize the span of crossings over watercourses;
 - iii. consider fluvial geomorphological design requirements;
 - iv. consider the impacts of crossings and properties upstream on flood hazards;
 - v. consider wildlife movement underneath crossings;
 - vi. consider wildlife road mortality;

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- vii. consider the naturalization of areas used for infrastructure crossings to the greatest extent possible; and
 - viii. minimize maintenance requirements.
- l) Residential development, where permitted on land adjacent to the NHS, will be subject to requirements for the provision of fencing or other appropriate delineation and separation between the residential use and the NHS, especially where the rear yards of residential dwellings abut the NHS. Such requirements are to be set out through conditions of development approval and in development agreements.

5. Core Areas

The Core Areas of the Smithville NHS consist of significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered species and threatened species. These features are identified by the “Core Area” designation on Schedule “E-12” to this Official Plan. Provincially Significant Wetlands, although shown separately on Schedule “E-12”, are within the Core Area designation and are part of the NHS.

- a) No development or site alteration shall be permitted in any area designated as a “Core Area” on Schedule “E-12” to this Official Plan, except in accordance with the policies in this section of the Plan.
- b) No development or site alteration shall be permitted in the following features in the Core Area:
 - i. significant wetlands; or
 - ii. significant woodlands.
- c) No development or site alteration shall be permitted in any of the following features unless an Environmental Impact Study has demonstrated, to the satisfaction of the Township, Niagara Region, and any other approval authority, that there will be no negative impacts on the feature or its ecological functions:
 - i. significant valleylands;
 - ii. significant wildlife habitat;
 - iii. wetlands that are not considered significant;
 - iv. woodlands that are not considered significant; or
 - v. significant areas of natural or scientific interest (ANSIs), should any be identified or designated.

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- d) No development or site alteration shall be permitted in any of the following features, except in accordance with provincial and federal requirements:
 - i. fish habitat; or
 - ii. habitat of endangered species and threatened species.
- e) Any development or site alteration in the Smithville NHS that is permitted under Policy No. 5.c) or No. 5.d) above shall be limited to the following permitted uses:
 - i. forest management, fisheries management, and wildlife management, subject to the approval of the Township in consultation with Niagara Region and the NPCA;
 - ii. conservation projects, flood control projects, and erosion control projects, as approved by the Township in consultation with the Region and the NPCA, provided that it has been demonstrated that the project is necessary to maintain the public interest and all alternatives have been considered;
 - iii. activities that create or maintain infrastructure authorized under an environmental assessment, including a Class Environmental Assessment, completed in accordance with the *Environmental Assessment Act*, and
 - iv. small-scale structures for recreational uses, such as boardwalks, footbridges, and picnic facilities, provided that the Township, in consultation with the Region and the NPCA, is satisfied that the number of such structures will be minimized and that there will be no negative impacts on Core Area features or their functions.
- f) Where development or site alteration is permitted in accordance with Policy No. 5.c) or No. 5.d) in a feature that is located outside the Smithville NHS, then the permitted uses shall be those permitted by the land use designation (or designations) in which the feature is located.
- g) The determination of uses that are permitted under Policy No. 5.f) will be made at the Block Plan stage, where applicable.
- h) The expansion of an existing building or structure, or the conversion of a legally existing use to a use that has less of an impact on Core Area features, may be permitted, provided that the building, structure, or use does not expand into a Core Area feature.
- i) The expansion of, or the making of alterations to, an existing building or structure for an existing agricultural use, agriculture-

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related use, or on-farm diversified use, or the expansion of an existing residential dwelling, may be permitted in the Core Area, provided that:

- i. there is no alternative to the proposed expansion or alteration;
 - ii. the extent to which the expansion or alteration occurs in Core Area features is minimized, notwithstanding Policy No. 5.f) above; and
 - iii. the impact of the proposed expansion or alteration on Core Area features and their ecological functions is minimized and mitigated to the fullest possible extent.
- j) Block Plans proposing development adjacent to a Core Area feature shall include an EIS as part of the required MESP in accordance with the policies of this Plan;
- k) Applications proposing development adjacent to a Core Area feature shall be required to include a scoped EIS as part of a complete application, in keeping with the EIS prepared for the Block Plan area and to further demonstrate that the requirements of this Plan are met based on the details of the proposed development and its potential impacts.
- l) For the purposes of this section of the Plan, “adjacent” shall be defined as referring to all lands that are located:
- i. within 120 metres of a significant wetland or a significant woodland;
 - ii. within 50 metres of significant valleylands, significant wildlife habitat, habitat of endangered species or threatened species, an ANSI (should any be designated), or a woodland that is not considered significant; or
 - iii. within 30 metres of fish habitat (top of bank) or a wetland that has been evaluated and is not considered significant.
- m) Notwithstanding Policy No. 6.11.7.3.5.k) above, applications proposing a new building or structure for an existing agricultural use, agriculture-related use, or on-farm diversified use shall not be required to complete an EIS if the proposed building or structure will be provided with a buffer that is at least 30 metres wide from the adjacent feature.
6. Wetlands
- a) All development or site alteration in or adjacent to a wetland shall be subject to the regulations and policies of the Niagara

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Peninsula Conservation Authority (NPCA) and shall require the approval of the NPCA.

- b) Applications proposing development or site alteration adjacent to a wetland shall be required to undertake a wetland water balance assessment to ensure that the water balance for each wetland unit is maintained to pre-development conditions.
- c) Any Environmental Impact Study required for development proposed adjacent to a significant wetland shall be undertaken in consultation with the Township, Niagara Region and other review agencies.
- d) Information on wetlands and surveyed wetland boundaries obtained through an EIS or other site-specific study should be provided to the Ministry of Natural Resources (MNR) to allow for updates to the Lower Twenty Mile Creek wetland evaluation.

7. Wetlands for Further Review

- a) Certain areas are identified on Schedule “E-12” as “Wetlands for Further Review”. While these features are not necessarily considered to be part of the Core Area, they are nonetheless subject to the applicable policies of this subsection of the Plan.
- b) Any area that possesses characteristics suggesting it could potentially be identified as a wetland shall be considered a “Wetland for Further Review”, regardless of whether the area is identified as such on Schedule “E-12”.
- c) Where a “Wetland for Further Review” is also identified in the Niagara Region Official Plan as an “other wetland”, the feature shall be deemed to have been assessed as meeting the definition of a “wetland” under Policy No. 7.d) below and shall be subject to Policies Nos. 7.f)– 7.i).
- d) Proponents of development on lands that contain all or part of a “Wetland for Further Review” shall be required to complete a wetland assessment for the purpose of determining whether that feature meets the definition of “wetland” (as defined in the *Conservation Authorities Act*) and/or the criteria of Other Wetland as defined by the Niagara Region Official Plan.
- e) Niagara Official Plan. The making of this determination will be required at the Block Plan stage, where applicable.
- f) Where a wetland assessment has determined that a “Wetland for Further Review” meets the definition of “wetland,” no further development shall be approved on the lands containing all or

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part of that feature until the wetland has been evaluated in accordance with Provincial standards.

- g) Where it has been determined that a “Wetland for Further Review” is a significant wetland, the proponent may be required to incorporate linkages connecting the feature to the larger NHS as part of the Block Plan and to implement such linkages as a condition of development approval.
- h) Where a “Wetland for Further Review” has been evaluated and is determined to be a wetland that is not considered significant, development and site alteration may be permitted in or adjacent to the feature, subject to the applicable policies of this Plan and to the approval of the Township in consultation with the Region and the NPCA.
- i) Where development or site alteration is permitted under No. 7.h), the permitted uses shall be those permitted by the adjoining land use designation (or designations).

8. Woodlands

- a) Significant woodlands have been identified as Core Area features of the Smithville NHS and shall be preserved.
- b) All development shall comply with the Regional Municipality of Niagara’s Woodland Conservation By-law No. 2020-79 or any successor thereto and with the Region’s policies for “other woodlands,” as set out in the Region of Niagara Official Plan.
- c) Block Plans proposing development adjacent to a significant woodland shall include an EIS as part of the required MESP in accordance with the policies of this Plan and in consultation with the Township, Niagara Region, and other review agencies.
- d) Applications proposing development adjacent to a significant woodland shall be required to include a scoped EIS as part of a complete application, in keeping with the EIS prepared for the Block Plan area and to further demonstrate that the requirements of this Plan are met based on the details of the proposed development and its potential impacts.
- e) Any development that proposes the removal of trees shall be required to prepare a Tree Preservation Plan in accordance with the Region’s Woodland Conservation By-law and to the satisfaction of the Township, as a condition of approval.
- f) Tree Preservation Plans shall have regard to the established targets for woodland cover for the Smithville NHS.

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- g) Proponents of development adjacent to a woodland that is not considered a significant woodland shall be required to undertake an EIS for the purpose of assessing the feature's ecological functions.
 - h) Development proposals that involve the removal of a woodland that is not considered significant shall not be approved unless supported by an EIS that assesses Species at Risk, Significant Wildlife Habitat (which shall include an assessment of the presence of Bat Maternity Colony SWH), and the potential for woodland retention.
9. Significant Valleylands
- a) Any development or site alteration that occurs adjacent to a significant valleyland shall take place in a manner that preserves and protects, or where possible enhances, the linkage functions of that feature.
10. Significant Wildlife Habitat
- a) Proponents of development adjacent to any watercourse or water body that provides suitable habitat for turtles may be required to undertake an EIS for the purpose of assessing the area for the presence of Turtle Nesting Area Significant Wildlife Habitat.
 - b) Proponents of development on any lands in the Smithville Urban Area located east of Industrial Park Road and north of the railway line that bisects the Urban Area may be required to undertake an EIS for the purpose of assessing the subject lands for the presence of Raptor Wintering Area Significant Wildlife Habitat.
 - c) Where an EIS has identified the presence of significant wildlife habitat that is not already protected as a Core Area feature:
 - i. the significant wildlife habitat and any additional lands required to protect that habitat may be incorporated into the Smithville NHS as Core Areas by way of an amendment to this Official Plan; and
 - ii. until such time as this Official Plan has been amended to designate the significant wildlife habitat and any additional lands as Core Areas, the Township may ensure the protection of the habitat through development agreements, holding provisions, or any other methods at the Township's disposal that are considered appropriate.

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- d) For greater clarity, Policy No. 10.c) above may apply with respect to any significant wildlife habitat, including but not limited to those identified in Policies No. 10.a) and 10.b).

11. Habitat of Endangered Species and Threatened Species

- a) The proponent of any work or undertaking shall be responsible for consulting with the appropriate agencies and authorities regarding compliance with the *Endangered Species Act, 2007* and with the regulations under that Act.
- b) No development that proposes the demolition or removal of a barn, garage, outbuilding, culvert, or any other structure that might provide nesting for barn swallows shall be approved unless an appropriate study has been undertaken to assess the presence of barn swallows and barn swallow nests.
- c) Proponents of development in or adjacent to any area that might provide suitable habitat for bobolinks or eastern meadowlarks may be required to undertake an appropriate study to assess the impacts of the proposed development with respect to the requirements of the *Endangered Species Act, 2007* and the regulations under that Act.
- d) Proponents of development involving the removal of trees or buildings may be required to undertake a bat survey, in consultation with the Ministry of the Environment, to assess the impacts of the proposed development with respect to the requirements of the *Endangered Species Act, 2007* and the regulations under that Act.
- e) The need for an EIS or other appropriate study to assess the impacts of proposed development on the habitat of endangered species and threatened species will be determined in consultation with the NPCA, the Ministry of the Environment, the Region, and any other appropriate review agency.

12. Fish Habitat

- a) Block Plans proposing development adjacent to a watercourse, water body, or headwater drainage feature may, as part of the required EIS, be required to determine whether fish habitat is present, to the satisfaction of the Township and the Region.
- b) If fish habitat is present as determined in accordance with Policy No. 12.a), the applicable policies of this section shall apply to proposed development on adjacent land.

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13. Areas of Natural and Scientific Interest

- a) Should the Province or the Region identify an area of natural and scientific interest (ANSI) in the Smithville Urban Area, this Plan shall be amended to designate that area as a Core Area.

14. Conceptual Buffers

Conceptual Buffers are meant to protect Core Area features from interference and from the impacts of nearby development. (Such areas may sometimes be referred to as “Vegetation Protection Zones” in the Niagara Region Official Plan.) The designated “Conceptual Buffers” shown on Schedule “E-12” to this Plan should be interpreted as conceptual, in that they generally represent the buffer that will be required. The actual width required for any given Buffer will be specified at the Block Plan stage or, where a Block Plan is not required, through the review of information required in support of a complete application for development (such as an EIS).

- a) All development lands adjacent to a Core Area shall be required to provide a Buffer, within which no development or site alteration shall be permitted except in accordance with Policy No. 14.f) below.
- b) The ecologically appropriate width for each Buffer associated with a proposed development shall be established through the completion of an Environmental Impact Study and shall generally be 30 metres.
- c) The determination of the appropriate width for each Buffer shall take into consideration the overall coverage target of 30% that this Plan and the SWS have established for the Smithville NHS.
- d) Notwithstanding anything else in this section of the Plan, the width of any Buffer adjacent to a watercourse shall be determined in accordance with the regulations and requirements of the Niagara Peninsula Conservation Authority.
- e) Where the width established for a Buffer through the completion of an EIS differs from the conceptual width shown on Schedule “E-12”, minor alterations may be made to the boundaries of the Buffer on that Schedule without requiring an amendment to this Official Plan, provided that the Buffer in question maintains the same general shape and configuration.
- f) The uses permitted within a Buffer shall be limited to:
 - i. those uses identified as permitted uses in Core Areas in Policy No. 6.11.7.3.5.e); and

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- ii. passive recreation uses, provided that appropriate separation from the feature protected by the Buffer is maintained.
 - g) Proposals to establish a passive recreation use and for any development or site alteration for a permitted use within a Buffer may be required to complete an EIS to assess the potential impacts of the use on the Buffer and its ecological function.
 - h) Buffers shall be maintained as self-sustaining, natural vegetation, primarily comprised of native species.
 - i) Where proposed development involves the creation of one or more lots, any Buffers required in association with that development shall be maintained as single blocks along with the Core Area feature for which the Buffer is required.
 - j) Where a Buffer is required in association with proposed development, the Township shall require the preparation of a detailed Buffer Management Plan as a condition of approval.
 - k) The Township may require that a Buffer Management Plan include measures for the active naturalization of Buffers, such as the planting of native species and the creation of habitat.
15. Linkages

Linkage Areas have been identified as part of the Smithville NHS for the purpose of connecting Core Areas into a single integrated system. Linkage Areas help to protect Core Areas and maintain their ecological functions by providing movement corridors for different species, which helps support healthy population levels. Where possible, Linkage Areas have been aligned with watercourses and headwater drainage features.

Linkage Areas are identified separately on Schedule “E-12” to this Plan but are considered integral components of the Smithville NHS. Linkage Areas have generally been mapped as either Primary Linkage Areas (200 metres wide) or Secondary Linkage Areas (50 metres wide). High-constraint watercourses — i.e., those that are most environmentally sensitive and thus warrant the greatest protection — generally require buffers of at least 30 metres on each side, resulting in a 60-metre-wide Linkage Area.

In some places, Linkage Areas incorporate elements of the recommended trail network (shown on Schedule “E-13”).

- a) Wherever possible, Linkage Areas shall be maintained as areas of self-sustaining natural vegetation, primarily comprised

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of native species, to provide high-quality habitat that is suitable for the species intended to use the linkage.

- b) No development or site alteration shall be permitted in, or within 30 metres of, a Linkage Area unless an Environmental Impact Study has demonstrated, to the satisfaction of the Township, Niagara Region, and any other approval authority, that there will be no negative impacts on the Linkage Area or its ecological functions. This requirement will be addressed through both the EIS required at the Block Plan stage and where a scoped EIS is required as part of a complete application for development.
- c) The uses permitted within a Linkage Area shall be limited to the following:
 - i. those uses identified as permitted uses in Core Areas in Policy No. 6.11.7.3.5.e); and
 - ii. passive recreation uses and infrastructure to support such uses, such as trails and rest areas, provided that the overall ecological function of the Linkage Area is maintained.
- d) Notwithstanding Policies No. 15.a), No. 15.b), and No. 15.c) above of this subsection, nothing in this Plan is intended to limit the ability of an existing agricultural use to continue within a Linkage Area.
- e) Notwithstanding Policy No. 15.b), the following forms of minor construction may be permitted within a Linkage Area without requiring the completion of an EIS:
 - i. the erection of a new building or structure for an agricultural use, an agriculture-related use, or an on-farm diversified use, provided that the building or structure has a ground floor area less than 200 m²;
 - ii. expansions to an existing building or structure for an agricultural use, an agriculture-related use, or an on-farm diversified use, provided that such expansions occupy an area that is less than 50% of the size of the original building and that is less than 200 m²;
 - iii. the erection of a new accessory building to an existing residential use, provided that the accessory building has a ground floor area less than 50 m²;
 - iv. expansions to an existing residential building or an existing accessory building to a residential use, provided

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that such expansions occupy an area that is less than 50% of the size of the original building; and

- v. the reconstruction of an existing residential dwelling of the same size in the same location.
- f) Where development is proposed on lands that contain all or part of a Linkage Area, the Township may require that active restoration measures, such as the planting of native species, be undertaken as a condition of development approval.
- g) Where the proposed development of lands that contain all or part of a Linkage Area involves the creation of one or more lots:
 - i. the Linkage Area shall be maintained as a single block; or
 - ii. where it is not possible to maintain a Linkage Area as a single block, any fragmentation of the Linkage Area into multiple blocks shall be minimized.
- h) It is the intent of this Plan that the hydro corridor lands running east–west across the northern portion of the Smithville Urban Area, which lands are identified as a Linkage Area on Schedule “E-12”, be incorporated into the active transportation network as a naturalized multi-modal trail in a manner that maintains the ecological functions of the corridor as a Linkage Area.
- i) The Township will encourage proposed development to incorporate linkages that are not shown on Schedule “E-12” where the provision of such linkages is ecologically appropriate, and particularly where such linkages would serve to connect otherwise isolated features (such as those identified as “Wetlands for Further Review”) to the larger NHS.
- j) Further to Policy No. 15.i) above, the Township may seek to establish a linkage of any width between the unnamed tributary of Twenty Mile Creek that runs south of Forestview Court and the U-shaped woodland located approximately 500 metres to the south, notwithstanding that this corridor is not identified as a Linkage Area on Schedule “E-12”.

16. Recommended Restoration Areas

The areas designated as “Recommended Restoration Areas” on Schedule “E-12” to this Plan were identified by the SWS as lands that have the potential to be restored to a natural state and therefore warrant inclusion in the Smithville NHS (in accordance with the definition of “natural heritage system” in the Provincial Policy Statement, 2020). These are areas whose restoration or rehabilitation to a naturalized state would provide a range of

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ecological benefits to, and would enhance the overall health and resilience of, the Smithville NHS. (The Proposed Niagara Official Plan contains policies regarding “Supporting Features and Areas” and as “Enhancement Areas,” both of which serve a similar purpose as the Restoration Areas discussed here.)

Schedule “E-12” also identifies “Potential Restoration Areas”, which should be interpreted as possible alternative locations for, or in addition to, certain Recommended Restoration Areas, to be determined through the completion of one or more Environmental Impact Studies.

Recommended Restoration Areas are identified separately on Schedule “E-12” but are considered component features of the Smithville NHS.

- a) The “Recommended Restoration Areas” shown on Schedule “E-12” to this Plan shall be interpreted as representing the preferred boundaries of lands that have the potential to be restored to a natural state.
- b) The proposed development of lands that contain all or part of a Recommended Restoration Area, or on lands that are within 30 metres of a Recommended Restoration Area, shall be subject to the requirement to undertake an Environmental Impact Study, to the satisfaction of the Township and any other appropriate agency or public body. This requirement will be addressed through both the EIS required at the Block Plan stage and where a scoped EIS is required as part of a complete application for development.
- c) An EIS undertaken under Policy No. 16.b) with respect to a Recommended Restoration Area:
 - i. shall delineate the boundaries of the Restoration Area to be incorporated into the proposed development;
 - ii. shall make recommendations regarding the specific types of restoration that are to be undertaken;
 - iii. may refine the boundaries of Recommended Restoration Areas as they are shown on Schedule “E-12”, provided that the overall area designated as “Recommended Restoration Area” is not reduced by such refinements; and
 - iv. may recommend the designation of an alternative Restoration Area, with priority given to those identified as Potential Restoration Areas on Schedule “E-12”, provided that such an alternative Restoration Area:

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- A) relates to the same Core Area feature or features as the original Recommended Restoration Area;
 - B) is within the same Overall Stage Area on the Development Staging Plan in Schedule “E-14”; and
 - C) will achieve the same, or very similar, ecological goals and outcomes as the original Recommended Restoration Area.
- d) Once the boundaries of a Restoration Area have been confirmed through the completion of an EIS:
- i. the Block Plan shall reflect the Restoration Area boundaries recommended by the completed EIS;
 - ii. applicable plans and drawings submitted as part of a complete application for development shall reflect the final Restoration Area boundaries recommend by the completed EIS; and,
 - iii. the proponent of development of the lands that contain that Restoration Area shall be required to prepare and implement an Active Restoration Plan as a condition of development approval.
- e) An Active Restoration Plan should, among other things, include:
- i. a detailed planting plan for the planting and seeding of native species;
 - ii. measures for restoring the habitat of significant species; and
 - iii. a plan for the amendment of soils, where necessary.
- f) As an alternative to requiring the preparation and implementation of an Active Restoration Plan, the Township may enter into one or more agreements with a proponent of development regarding the costs associated with restoration work or regarding the conveyance of Restoration Area lands as part of a land exchange.
- g) Proponents of development on lands that are within 30 metres of a Recommended Restoration Area shall be required to undertake an EIS to ensure that the proposed development will not interfere with the potential restoration of the adjacent area;
- h) The uses permitted within a Restoration Area shall be limited to the following:

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- i. those uses identified as permitted uses in Core Areas in Policy No. 6.11.7.3.5.e); and
 - ii. passive recreation uses and infrastructure to support such uses, such as trails and rest areas.
 - i) Where proposed development includes a Restoration Area as recommended by a completed EIS, an appropriate Buffer may be designated surrounding that Restoration Area, which Buffer shall be subject to the policies set out in Subsection 6.11.7.3.14.
 - j) Where proposed development on lands that contain all or part of a Restoration Area involves the creation of one or more lot:
 - i. any Restoration Area shall be maintained as a single block; and
 - ii. Restoration Areas shall be consolidated with adjacent Core Areas in order to maintain the overall integrity of the NHS.
17. Natural Hazards

Lands within the Smithville MCP Area that are subject to flood and erosion hazards are generally included in the Natural Heritage System, either as part of a Core Area or as part of a Conceptual Buffer. Development within the Conservation Authority Regulation Limit will be subject to the approval of the NPCA.

Karst features, which the Provincial Policy Statement, 2020 includes in its definition of “hazardous sites” due to unstable bedrock conditions, are identified on Schedules “E-8”, “E-11”, and “E-12” using the letter “K”. These features are not considered components of the Smithville NHS but are nonetheless subject to the policies of this section as Natural Hazard features.

Karst features are categorized as high-constraint, medium-constraint, or low-constraint. There are three high-constraint karst features in the Smithville MCP Area: two high-constraint features are shown on Schedule “E-8” (the feature located in the area designated “Open Space” to the north of Spring Creek Road and the feature located south of the railway) and another on Schedule “E-11” (the more northerly of the two features shown on that schedule). The other two karst features identified on the schedules are medium-constraint features. Low-constraint karst features are not identified on the schedules to this Plan.

- a) The Natural Hazard policies set out in Section 10.6 of the Township of West Lincoln’s Official Plan shall apply to all lands in the Smithville MCP Area.

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- b) Where an EIS has identified a flood or erosion hazard corridor that is not included as part of the NHS on Schedule “E-12”, the corridor may be designated as a Buffer, Linkage Area, or Recommended Restoration Area, as determined by the Township in consultation with the Region and the NPCA and based on the recommendations made in the EIS.
- c) Although karst features have not been included as components of the NHS, they may be added using an appropriate designation if an EIS has determined that the karst feature forms part of a key natural heritage feature or water resource feature, or that the karst feature is supportive of the ecological or hydrological functions of a key natural heritage feature or water resource feature.
- d) No development or site alteration shall be permitted within 50 metres of:
 - i. a high-constraint karst feature; or
 - ii. the medium-constraint karst feature shown on Schedule “E-11” to this Plan.
- e) No development or site alteration shall be permitted within 50 metres of a medium-constraint karst feature not identified in No. 17.d)ii above, unless a Karst Hazard Assessment has been completed and has demonstrated that:
 - i. the proposed development or site alteration will have no adverse impact on the hazard with respect to the control of flooding, erosion, or other hazard-related conditions;
 - ii. all applicable Provincial standards related to floodproofing, protection works, and access can be met and will be implemented;
 - iii. people and vehicles have a way to safely enter and exit the area during times of flooding, erosion, and other emergencies;
 - iv. the proposed development or site alteration will not aggravate an existing hazard or create a new hazard; and
 - v. there will be no negative impacts on the ecological or hydrological functions of the feature.
- f) Any development or site alteration proposed within 50 metres of a karst feature shall be subject to the approval of the NPCA, in accordance with NPCA regulations and policies.

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- g) Where development or site alteration is proposed within 50 metres of a low-constraint karst feature, the proponent may be required to undertake a geotechnical study, EIS, or similar study, which may make recommendations regarding the removal or by-passing of the feature.
- h) Where a karst feature is left to function in the landscape, any development or site alteration within the same drainage area of that feature shall be required to undertake a water balance study to ensure that post-development flows to the feature do not exceed pre-development flows, to the greatest extent possible.
- i) All flood control and erosion control measures associated with future development in the Smithville MCP Area shall have regard to the unitary storage and discharge criteria set out in the SWS, unless such criteria have been refined based on the recommendations of an approved EIS or similar study.

6.11.7.4 Infrastructure & Transportation Systems

1. General Policies

- a) All infrastructure and transportation systems will be planned and developed through appropriate Environmental Assessment (EA) processes to ensure that full regard is had to the Natural Heritage System, to natural hazard features, and to cultural heritage resources.
- b) Infrastructure and transportation systems will be located, designed, constructed, and operated in a strategic, sustainable, and cost-efficient manner that minimizes adverse impacts.
- c) The Township will assess its infrastructure and transportation systems for risks and vulnerabilities, with particular emphasis on those caused by the impacts of climate change.

2. Water & Wastewater

The strategy for providing water services to development in the Smithville MCP Area has been developed to optimize the use of existing and future road corridors and to take advantage of planned improvements to existing roads. The provision of water services to the early development phases of the Smithville MCP Area will be coordinated with the servicing of the Northwest Quadrant Secondary Plan Area, which is adjacent to MCP Block Plan Areas 1, 2, and 3. Meeting the future water demands of development in the expanded Smithville Urban Area will require upgrades to the Smithville Pumping Station to provide additional pumping capacity.

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The wastewater servicing strategy for development in the Smithville MCP Area is based on conveying wastewater flows from future development to the existing Smithville Wastewater Pumping Station, once that station has been upgraded to provide the necessary capacity. Wastewater flows will be conveyed by new sanitary sewers that avoid sending flows through the existing sanitary sewer network. New sanitary sewers will use existing and future road corridors.

The wastewater servicing strategy proposes two new pumping stations in the South Community Area, as shown on Schedule "E-10". A third station is proposed at Streamside Drive, located to the north of the West Community Area. (The proposed location of this third station is not shown on the schedules.) The siting of pumping stations will be guided by topography and by the desire to integrate these stations with planned open spaces and stormwater management facilities.

The installation of infrastructure to provide water and wastewater services is anticipated to take place through separate four-phase projects and through the integrated Municipal Class Environmental Assessment (MCEA) process, following the final approval of the Smithville Master Community Plan (OPA 63).

Water and wastewater servicing systems for the Smithville MCP Area will follow the direction provided by the Region's Water and Wastewater Master Servicing Plan (WWMSPP) and will be captured in future updates to the WWMSPP.

- a) All new development in the Smithville MCP Area shall be provided with full municipal water services and full municipal wastewater services according to an approved Master Environmental Servicing Plan (MESPP) that has been prepared in accordance with Subsection 6.11.7.6.2 of this Plan.
- b) New development in the Smithville MCP Area may be required to provide for the future connection of adjacent existing uses to full municipal services, as established through an approved MESPP, as a condition of development approval.
- c) No development shall proceed in any given Overall Stage Area shown on Schedule "E-14" unless the infrastructure and services to support that development have been constructed, in accordance with the policies in Subsection 6.11.7.6.3 of this Plan.
- d) It is expected that existing uses in the Smithville MCP Area will eventually be connected to full municipal water and wastewater services, but expansions to, or the redevelopment of, an existing use may be permitted on existing private services, provided that:

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- i. the use of private services is appropriate for the proposed expanded or redeveloped use, either because the existing use is located in an area for which there is not yet capacity available in existing water and wastewater systems or because the nature of the proposed expansion or redevelopment does not warrant connection to full municipal services;
 - ii. site conditions are appropriate for the continued provision of such services with no negative impacts; and
 - iii. the existing private services will be used to service only the expanded or redeveloped existing use and will not provide services to more than one property.
- e) Where the connection of an existing use to full municipal services has been provided for under No. 2.b) above, expansions to, or the redevelopment of, that existing use shall generally be required to connect to full municipal services, provided that sufficient capacity is available in existing systems.
- f) The Township may exempt minor expansions to an existing use from the requirement to connect to full municipal services set out in No. 2.e).
- g) Infrastructure and systems for water, wastewater, and other buried services shall be installed using best management practices to prevent the redirection of groundwater flow.
- h) It is recommended that any construction of municipal services that will require dewatering systems apply for and obtain a Permit to Take Water from the Ministry of the Environment before any construction activities begin, in the event that unexpectedly high flows are encountered.
- i) Backfilling during the decommissioning of any existing sewer lines should consider the use of materials with low hydraulic conductivity to prevent preferential groundwater flow.

[g, h, and i based on recommendations of SWS, Section 5.1]

3. Stormwater Management

The Land Use Schedules (“E-8” through “E-11”) identify the general locations for stormwater management facilities in the Smithville MCP Areas. The locations shown are conceptual but represent the preferred locations for such facilities, as informed by the Subwatershed Study (SWS).

A Stormwater Management (SWM) Plan for the Smithville MCP Area is being prepared as part of Phase 3 of the SWS and will achieve

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stormwater quality management to an “Enhanced” standard of treatment in accordance with current Provincial guidelines, and provide erosion control and flood control for the receiving watercourses. The SWM Plan will refine the general locations shown on the Land Use Schedules and will identify the recommended types of facilities and infrastructure to be provided for future development. The SWM Plan will also include guidelines for incorporating low-impact development best management practices into future development.

- a) All development in the Smithville MCP Area shall proceed according to a stormwater management strategy that has been prepared as part of an approved Master Environmental Servicing Plan (MESP) that itself has been prepared in accordance with Subsection 6.11.7.6.2 of this Plan.
- b) The required stormwater management facilities to be provided with development in the Smithville MCP Area shall be determined in accordance with the following:
 - i. stormwater management facilities shall generally be located to conform with the conceptual locations shown on Schedules “E-8” through “E-11” to this Plan, except where the SWM Plan prepared as part of Phase 3 of the SWS has recommended a different specific location for the facility and except as otherwise provided in No. 5.b)iii;
 - ii. the location and configuration of the stormwater management facilities will be further refined through the applicable MESP and through Stormwater Management Plans prepared in support of individual development applications; and,
 - iii. stormwater management facility sites can be relocated or consolidated without amendment to this Plan, subject to the following:
 - A) information provided in conjunction with the stormwater management strategy required under No. 3.a) demonstrating that the alternative sites are consistent with the goals, objectives, and policies of this Plan and the recommendations of the Subwatershed Study;
 - B) the stormwater management facility site shall be co-located with other infrastructure where stormwater management facility locations are shown adjacent to or near a Proposed Sanitary Pumping Station on the Land Use Schedules to this Plan or the SWM Plan for the MCP Area

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recommends the co-location of stormwater management facilities with other infrastructure; and,

- C) approval of the Township and relevant agencies.
 - c) All wet end-of-pipe facilities which provide stormwater quality control shall be constructed as wet ponds and shall provide a permanent pool volume and forebay design, in accordance with current Provincial guidelines.
4. Transportation Network

Schedule “E-13” shows the multi-modal transportation network envisioned for the Smithville MCP Area, which comprises Regional Roads, Township Roads (Arterial, Collector, Rural, and Local), the C.P.R. rail corridor, and future active transportation facilities. Where a road is identified on Schedule “E-13” as a “Future” Road, the alignment depicted on that Schedule should be interpreted as a conceptual approximation that represents the preferred configuration for the future road network in the Smithville MCP Area. This conceptual alignment is also shown on the Land Use Plans in Schedules “E-8” through “E-11”.

It is the intent of this Plan that the conceptual network shown on Schedule “E-13” will be refined through the Block Plan process and finalized through the approval of development applications.

The roads identified as “Future Arterial ‘A’ Roads” on Schedule “E-13” represent the conceptual route for the future Smithville Bypass Road, which when complete will be under the jurisdiction of the Region of Niagara. The purpose of the Smithville Bypass Road is to provide an alternative route for trucks and other heavy vehicle traffic using Regional Road 20 that avoids Downtown Smithville. The Region will undertake an Environmental Assessment to establish the specific alignment for this route, as well as other details, such as the required minimum right-of-way.

- a) For the purposes of Subsections 6.11.7.4.4 through 6.11.7.4.7:
 - i. “Block Plan Area”:
 - A) when followed by a numeral, shall refer to the area designated by that numeral on Schedule “E-6” to this Plan; and
 - B) when used on its own, shall be understood as referring generally to such areas; and
 - ii. “Smithville Bypass Road” shall refer to the planned future corridor whose conceptual alignment is shown on Schedule “J1” to the Niagara Region Official Plan and

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which is more specifically shown using the “Future Arterial ‘A’ Road” designation on Schedule “E-13” to this Plan.

- b) The hierarchy of roads in the Smithville Urban Area shall consist of the following:
 - i. Regional Roads, which are under the jurisdiction of the Region of Niagara and are not subject to the policies of this Plan, and which shall include the Smithville Bypass Road, once complete;
 - ii. Township Arterial Roads, identified on Schedule “E-13” as “Future Arterial ‘B’ Roads”, which are intended to serve as major transportation routes connecting the Smithville Urban Area with the Township more widely;
 - iii. Collector Roads, which are intended to convey traffic between higher-volume Regional Roads and Township Arterial Roads, on the one hand, and Local Roads, on the other; and
 - iv. Local Roads, which are intended to carry low volumes of traffic and to provide access to abutting properties.
- c) The “Rural Roads” shown on Schedule “E-13” shall be classified as Local Roads or as Collector Roads according to the classifications shown on Schedule “F” (Infrastructure & Transportation) to this Official Plan.
- d) All Block Plans shall be required to include a network of roads that generally adheres to the conceptual alignments shown on Schedule “E-13” to this Plan.
- e) Minor adjustments and modifications may be made to the conceptual alignments of future Township Arterial Roads and Collector Roads shown on Schedule “E-13” without requiring an amendment to the Official Plan, provided that:
 - i. the intended role and function of the roads will be maintained or improved with the proposed modification or adjustment;
 - ii. the proposed adjustment or modification is consistent with the overall goals of the Smithville MCP and the recommendations of the Township’s Transportation Master Plan (TMP); and,
 - iii. the final alignment is identified on an approved Block Plan.

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- f) The Local Roads shown on Schedule “E-13” are not intended to represent the entire local street network and the location, number and alignments of Local Roads will be determined and defined through the Block Plan process, and may be changed without requiring an amendment to the Official Plan provided that:
 - i. the intended role and function of the roads will be maintained or improved with the proposed changes;
 - ii. the roads are laid out in a grid-like pattern or modified grid format and connectivity and efficiency of the street network will be maximized;
 - iii. the roads will be located, aligned and designed to minimize travel distances and avoid offset intersections, the need for dead-end streets, cul-de-sacs or single-access development areas;
 - iv. the roads will extend from and complete the connection with existing and planned streets and intersections located along the boundaries of the Smithville MCP Area, generally as shown on Schedule “E-13”, where applicable; and,
 - v. the roads are identified on an approved Block Plan and refined and finalized through complete applications for development.
- g) All roads under the Township’s jurisdiction in the Smithville Urban Area shall have a minimum right-of-way width of 20 metres, except as otherwise required in this Plan.
- h) Notwithstanding No. 4.g) above, the Township may reduce the minimum right-of-way width of any road under its jurisdiction in circumstances where such a reduction is warranted, such as where existing development makes it difficult to obtain the full right-of-way width.
- i) Direct access from an Arterial “A” Road to a land use abutting that road shall not be permitted.
- j) Direct access from a Township Arterial “B” Road to abutting properties shall generally be limited, and development adjacent to these roads shall be designed to avoid direct access wherever possible, or to minimize the number of access points where such avoidance is not possible, and access shall not be permitted where it would create a safety hazard or impact the primary function of the corridor.

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- k) Notwithstanding No. 4.j), direct access from a Township Arterial Road to an abutting commercial property may be permitted, provided that access points are designed and controlled so as not to create a safety hazard or impact the primary function of the corridor, to the satisfaction of the Township.
- l) The number of direct access points from a Collector Road to abutting properties shall be minimized wherever possible.
- m) The determination of the number of accesses required for any development shall be made by the Township in consultation with emergency service providers and in consideration of Transportation Impact Studies and other information provided as part of Block Plans and complete applications for development.
- n) All new roads in the Smithville MCP Area shall be required to provide sidewalks on both sides of the street.
- o) All Local Roads that are internal to a Block Plan Area shall be required to provide continuous sidewalks on both sides of the street.
- p) Future development adjacent to Street “A” should be oriented so that side lot lines abut Street “A”, and the design of such development may be required to incorporate appropriate noise mitigation measures.
- q) Future development adjacent to Street “B” should be designed so that building fronts are oriented towards internal Local Roads.
- r) The design and reconstruction of Township Arterial Roads and Collector Roads shall adopt a complete streets approach and in a manner that supports multiple modes of transportation, including possible future transit service, in accordance with the Smithville MCP Urban Design Guidelines regarding matters such as streetscape elements and with any guidelines as may be set forth in the Transportation Master Plan.
- s) The design and reconstruction of all Local Roads shall adopt a complete streets approach and in a manner that prioritizes the safety of pedestrians, cyclists, and other users of active transportation modes, in accordance with guidelines set forth in the Transportation Master Plan.
- t) The “Rural Roads” identified on Schedule “E-13” are meant to be identifiable as defining the edge of the Smithville Urban Area, and should be designed to maintain a rural profile outside of the urban area, but may be required through the Block Plan

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process to provide some urban or “semi-urban” streetscape elements, where appropriate.

- u) The extension of Spring Creek Road west of Thirty Road may be required to provide berms, fencing, or other streetscape elements on the south side of the street to address the back-lotting of existing residential development.

5. Smithville Bypass Road Corridor

- a) Any Block Plan prepared with respect to Block Plan Area 2, Block Plan Area 3, Block Plan Area 4 or Block Plan Area 5, shall be required to provide and protect a sufficient corridor to accommodate Street “A” as a potential Arterial “A” Road in accordance with the conceptual alignment shown on Schedule “E-13”.
- b) Any Block Plan prepared with respect to Block Plan Area 7 shall be required to provide and protect a sufficient corridor to accommodate Street “B” as a potential Arterial “A” Road in accordance with the conceptual alignment shown on Schedule “E-13”.
- c) The widths of the corridors referred to in Policies No. 5.a) and 5.b) above will be determined in consultation with the Region during the Block Plan process, but shall be sufficient to accommodate a minimum right-of-way width of 31.5 metres.
- d) If the Environmental Assessment undertaken by the Region recommends an alignment for the Smithville Bypass Road that does not include the conceptual alignment for Street “A” shown on Schedule “E-13”, then:
 - i. Schedule “E-13” shall be amended to designate Street “A” a Township Arterial “B” Road with a minimum right-of-way width of 25.5 metres;
 - ii. Policy No. 5.a) above shall no longer apply; and
 - iii. any Block Plan prepared with respect to a Block Plan Area identified in Policy No. 5.a) shall provide a corridor for Street “A” as a Collector Road in accordance with the conceptual alignment shown on Schedule “E-13”.
- e) If the Environmental Assessment undertaken by the Region recommends an alignment for the Smithville Bypass Road that does not include the conceptual alignment for Street “B” shown on Schedule “E-13”, then:
 - i. Policy No. 5.b) above shall no longer apply; and

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- ii. any Block Plan prepared with respect to Block Plan Area 7 shall include at least one Collector Road, whose alignment may differ from what is shown on the Schedules to this Plan.
6. Road Improvements for Block Plan Areas
- a) No development in Block Plan Area 2 shall proceed unless:
 - i. the segment of South Grimsby Road 5 adjacent to Block Plan Area 2 has been upgraded to an urban standard, or will be upgraded to such a standard as part of the proposed development; and
 - ii. the portion of the road allowance for South Grimsby Road 6 between the CPR rail corridor and the corridor for Street "A" has been opened and developed to an urban standard, or will be opened and developed to such a standard as part of the proposed development.
 - b) No development in Block Plan Area 3 shall proceed unless:
 - i. the segment of South Grimsby Road 5 adjacent to Block Plan Area 3 has been upgraded to an urban standard, or will be upgraded to such a standard as part of the proposed development; and
 - ii. the segment of Thirty Road adjacent to Block Plan Area 3 has been upgraded to an urban standard, or will be upgraded to such a standard as part of the proposed development
 - c) No development in Block Plan Area 4 shall proceed unless the segment of Thirty Road adjacent to that Block Plan Area has been upgraded to an urban standard, or will be upgraded to such a standard as part of the proposed development.
 - d) No development in Block Plan Area 5 or Block Plan Area 6 shall proceed unless the segment of Industrial Park Road adjacent to those Blocks has been upgraded to an urban standard or will be upgraded to such a standard as part of the proposed development.
 - e) No development in Block Plan Area 9, Block Plan Area 10, or Block Plan Area 11 shall proceed until such time as the following road segments have been improved and upgraded to an appropriate standard:
 - i. the segment of Smithville Road (Regional Road 14) between South Grimsby Road 6 and Canborough Street; and

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- ii. the segment of Townline Road between Canborough Street and St. Catharines Street (Regional Road 20).
 - f) No development in Block Plan Area 12, Block Plan Area 13, or Block Plan Area 14 shall proceed until such time as the following have been improved and upgraded to an appropriate standard:
 - i. the segment of Smithville Road (Regional Road 14) between South Grimsby Road 6 and Canborough Street; and
 - ii. the segment of South Grimsby Road 6 between Smithville Road (Regional Road 14) and West Street (Regional Road 20).
 - g) For the purposes of No. 6.e) and No. 6.f) above, “an appropriate standard” shall mean a standard that is appropriate for the road’s planned function with respect to development in the Block Plan Areas identified, to the satisfaction of the Township and the Region.
 - h) Any Block Plan prepared with respect to Block Plan Area 9 may be required to consider the potential future realignment of Port Davidson Road, as represented by the conceptual alignment shown on Schedule “E-13”, subject to the recommendations made in the Township’s Transportation Master Plan.
 - i) Any Block Plans prepared with respect to Block Plan Area 10 and Block Plan Area 11 may be required to consider the future realignment of Tober Road and the location or removal of the intersection with Townline Road for the road segment shown as “Existing Tober Road” on Schedule “E-10”.
7. Active Transportation & Trail System

The transportation network shown on Schedule “E-13” includes the conceptual primary routes (both on-street and off-street) for the future active transportation network in the Smithville MCP Area. The same conceptual alignments are shown on the Land Use Schedules to this Plan (Schedules “E-8” through “E-11”).

This Plan intends for the active transportation network to be developed as a well-connected system of multi-modal trails and based on the recommendations of the Transportation Master Plan, with the alignment of trail segments to be refined during the Block Plan process and finalized as part of a complete development application.

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- a) All Block Plans shall be required to include active transportation routes and infrastructure that is consistent with the general conceptual alignments shown on Schedule “E-13”.
- b) To clarify, a Block Plan prepared with respect to a Block Plan Area that is not depicted on Schedule “E-13” as containing a conceptual active transportation route or trail route may nonetheless be required to provide active transportation routes, facilities, or infrastructure as a condition of development approval.
- c) Requirements regarding the provision of on-street active transportation facilities and infrastructure will be established as recommended through the Township’s Transportation Master Plan or as recommended through typical road profile designs.
- d) Land uses in the MCP Area may be required to provide bicycle parking or bicycle storage areas as a condition of development approval.
- e) Active transportation facilities and infrastructure located in or adjacent to the Smithville Natural Heritage System shall be designed and developed in accordance with all applicable policies in Section 6.11.7.3 of this Plan.
- f) Policy No. 6.11.7.2.11.b), which permits passive recreation uses in Special Policy Area 1, is intended to encourage opportunities for the use of the hydro corridor just north of Block Plan Areas 2, 3, and 4 as multi-use trail, to be naturalized in a way that maintains the ecological function of that corridor as a Linkage Area in accordance with the policies set out in Section 6.11.7.3.15 above, in particular No. 6.11.7.3.15.h).
- g) Required active transportation facilities and infrastructure for the Smithville Urban Area will also be determined in accordance with the recommendations of the Township’s Transportation Master Plan which may be updated and revised from time-to-time without amendment to this Plan.
- h) Street and active transportation network design should integrate design principles from the Niagara Region Complete Streets Model Policy Handbook.

6.11.7.5 **Community Design & Sustainability**

The Smithville Master Community Plan Urban Design Guidelines, as may be adopted by Council and revised or updated from time-to-time, are meant to complement the policies in this Plan by providing direction for the design of specific types of development. These Design Guidelines, and the policies of this section, which reference

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the Urban Design Guidelines shall be implemented through Block Plans, site plan control, and other development approval processes.

Among other things, the Urban Design Guidelines will ensure that all development in the Smithville MCP Area is sustainable and resilient and will contribute to mitigating and adapting to the impacts of climate change.

The Urban Design Guidelines for the Smithville MCP Area has identified distinct “character areas” within the community. These character areas are:

- Residential Neighbourhood Areas;
- Commercial Areas;
- Mixed Use Neighbourhood Nodes; and
- Urban Employment Areas.

The sections below set out the principles and policies for the design of each character area and explain which place-type designations are included in each character area.

1. General Design Policies

- a) In this section, “Design Guidelines” shall refer to the “Smithville Master Community Plan Urban Design Guidelines” adopted by Council and as may be revised or updated from time to time.
- b) Any development proposed in a Block Plan shall be designed according to the guidelines for “Public Realm Design” set out in Section 3 of the Design Guidelines.
- c) All development in the Smithville MCP Area, except for the development of one low-density dwelling, shall be designed according to the guidelines for “Private Realm Design” set out in Section 4 of the Design Guidelines.
- d) For the purposes of No. 1.c), “low-density dwelling” shall refer to any of the following:
 - i. a single detached dwelling;
 - ii. a semi-detached dwelling; or
 - iii. a duplex dwelling.
- e) To clarify, any development that contains more than one low-density dwelling, as defined in No. 1.d), such as development proceeding by plan of subdivision, shall be required to comply with No. 1.c) above.

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- f) All development in the Smithville MCP Area shall be designed according to the applicable specific guidelines set out in Section 5 of the Design Guidelines.
- g) Where it is necessary to determine which specific guidelines in Section 5 of the Design Guidelines will apply to different uses in a proposed development, such determination shall be made during the Block Plan process or during pre-submission consultation for a development application.
- h) All future development in the Smithville MCP Area will be encouraged to incorporate sustainable design practices and to incorporate elements that promote water conservation, energy conservation, and the reduction of greenhouse gas emissions.

2. Residential Neighbourhood Areas

Residential Neighbourhood Areas represent the largest portion of the Smithville MCP Area, and their design will play a central role in establishing the visual character of the community. These areas comprise a range of housing types and forms, from lower-density forms of low-rise housing (such as single detached and semi-detached dwellings) to townhouses and other residential uses that are permitted in the “Medium Density” designation.

- a) The “Residential Neighbourhood” character area shall comprise the following areas, as designated on the Land Use Schedules:
 - i. “Residential” areas;
 - ii. “Medium Density” areas, where such areas are located outside the “Mixed Use Node” overlay designation; and
 - iii. “Open Space” areas.
- b) Development in the “Residential Neighbourhood” character area shall be designed according to the following general principles:
 - i. Encourage variety and compatible alternatives in the form and design of the built environment.
 - ii. Ensure that the built environment is designed to create a consistent and attractive edge to the street.
 - iii. Establish block and street network patterns that are conducive to pedestrian movement.
 - iv. Ensure that buildings are sited in a way that defines and reinforces the public realm.

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- c) Development in the “Residential” designation shall be designed with a street-facing orientation in a manner that provides and supports an attractive and animated streetscape.
- d) Development in the “Medium Density” designation shall be designed:
 - i. to have a street-facing orientation that provides and supports an attractive, animated, and pedestrian-oriented streetscape; and
 - ii. to provide an appropriate transition in building heights and density from any adjacent “Residential” areas.
- e) All parking areas in the “Medium Density” designation shall be designed and located in a manner that helps achieve the design objectives identified in No. 2.d) above.
- f) Development and land uses in the “Open Space” designation shall be designed:
 - i. to meet the various recreational and social needs of the community;
 - ii. to enhance the character and aesthetic appeal of the area in which they are located;
 - iii. to promote and facilitate public safety; and
 - iv. to contribute to a well-connected system of parks and open spaces that is accessible to all residents.
- g) Reverse lotting of development shall be discouraged and may only be permitted in circumstances where:
 - i. the road onto which the rear lot lines abut runs along the Smithville Urban Boundary; and
 - ii. there is no alternative that will achieve the same overall objectives of the proposed development.

3. Commercial Areas

The “Commercial” character area, which comprises the “Commercial” place type-designation outside of the “Mixed Use Nodes”, is meant to provide a wide range of retail and service commercial uses that support adjacent and nearby residential neighbourhoods. Buildings and streetscapes will be designed to provide continuous façades and a pedestrian-friendly environment, with on-street parking in retail areas to support pedestrian safety. Development blocks are sized to accommodate future intensification, with limited surface parking areas located behind buildings that front onto commercial streets.

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- a) The “Commercial” character area shall comprise all “Commercial” areas that are located outside the “Mixed Use Node” overlay designation, as shown on the Land Use Schedules.
- b) Development in “Commercial” areas shall be designed according to the following general principles:
 - i. Ensure that the built environment is designed to create a consistent and attractive street edge that is pedestrian-friendly and transit-oriented.
 - ii. Provide high-quality public amenity spaces and landscaping, with features and facilities that support walking and cycling.
 - iii. Design spaces and streetscapes that provide for the future integration of transit stops and transit connections.
 - iv. Minimize the presence and prominence of parking areas along street frontages, and ensure that such areas are not located between the fronts of buildings and the street.
 - v. Design areas that feature attractive interfaces with adjacent land uses.
- c) Where necessary, development in “Commercial” areas shall be designed to ensure compatibility with any adjacent low-density residential uses.
- d) Commercial blocks should be designed to incorporate more centralized, “one-stop” parking facilities that allow customers to park once and visit multiple destinations on foot.

4. Mixed Use Neighbourhood Nodes

“Mixed Use Neighbourhood Nodes” are located at community focal points and high-profile locations at gateways and along key corridors. These areas are meant to provide a “main street”, “urban village” atmosphere with an enhanced pedestrian realm and multi-modal access to ground-level retail and service commercial uses. These areas feature mixed-use, multi-functional developments with a variety of uses that transition gradually to adjacent lower-density residential neighbourhoods.

- a) The “Mixed Use Neighbourhood Node” character area shall comprise the following areas, as designated on the Land Use Schedules:
 - i. “Medium Density” areas, where such areas are located in the “Mixed Use Node” overlay designation;

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- ii. “Commercial” areas, where such areas are located in the “Mixed Use Node” overlay designation; and
 - iii. “Community Facility” areas.
- b) Development in the “Mixed Use Neighbourhood Node” character area shall be designed according to the following general principles:
 - i. Encourage variety and a range of compatible alternatives in the form and design of the built environment.
 - ii. Ensure that the built environment is designed to create consistent and attractive street edges, with buildings sited in a way that balances creating a strong street edge with providing a visual foreground for the structure.
 - iii. Minimize the visual impacts of parking areas, garbage storage areas, and equipment storage areas on the streetscape, and ensure such areas are not located between the fronts of buildings and the street.
 - iv. Ensure that private outdoor amenity areas are designed to be visually appealing when seen from the street.
 - v. Design visually attractive interfaces between medium-density residential areas and adjacent land uses.
- c) Development in the “Mixed Use Node” overlay designation shall be designed to provide:
 - i. prominent building entrances and clear-glazed street-level façades to promote a vibrant, pedestrian-oriented streetscape and a high level of visibility;
 - ii. separate residential entrances for mixed-use buildings; and
 - iii. appropriate transitions between commercial and residential components of buildings through architectural detailing (such as cornices, signage, porches, and changes in materials or colours).
- d) Development in the “Community Facility” designation shall be designed:
 - i. to serve as an extension of the public realm that is accessible to all residents;
 - ii. to provide focal points for neighbourhoods and communities;

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- iii. to provide access to transit and other transportation options;
 - iv. to incorporate best practices with respect to sustainable design; and
 - v. to feature high-quality design with prominent entrances, transparency between indoor and outdoor spaces, and clear lines of sight that promote community safety.
- e) Parking facilities in the “Mixed Use Neighbourhood Node” character area should be design to provide centralized, “one-stop” parking wherever possible to promote a compact and pedestrian-oriented environment.

5. Urban Employment Areas

The “Urban Employment” character area is an extension of the existing North-East Industrial Park in Smithville. Urban Employment Areas are meant to provide for a range of industrial and office uses, agricultural services, and ancillary supportive uses, with development that supports the achievement of high-quality urban design and landscaping.

- a) The “Urban Employment” character area shall comprise all areas in the “Employment” designation, including those in the “Restricted Employment” overlay designation, as shown on the Land Use Schedules.
- b) Development in the “Urban Employment” character area shall be designed according to the following general principles:
 - i. Ensure that the built environment is designed to create a consistent and attractive edge to the street.
 - ii. Provide a high degree of access and connectivity to primary goods movement corridors.
 - iii. Avoid negative impacts on the visual appeal of streetscapes, which includes minimizing the presence and prominence of parking areas and outdoor storage areas along street frontages.
 - iv. Avoid negative impacts on adjacent residential uses and areas, on adjacent open spaces, and on natural heritage features.
- c) The Township will encourage the development of buildings that have continuous street frontage to promote a consistent urban character, with enhanced building and landscape design for visible gateway and prestige sites.

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- d) Parking, loading, and outdoor storage areas shall be directed towards the rears of buildings away from street frontages and shall be appropriately screened.
- e) Employment uses shall be required to provide appropriate screening and buffering from adjacent sensitive uses and areas, in accordance with the Zoning By-law and Urban Design Guidelines.

6.11.7.6 Implementation

1. Block Plans

- a) Detailed planning for development will occur by Block Plan. Block Plan Areas are shown on Schedule “E-6”.
- b) The Block Plan Areas on Schedule “E-6” represent the smallest area for which a Block Plan will be accepted by the Township.
- c) The Township may accept a single Block Plan for multiple Block Plan Areas provided that the land within the proposed Block Plan is contiguous and is located within the same overall Development Stage.
- d) For the purposes of Section 6.11.7.6:
 - i. references to “Development Stages” shall refer to the “Overall Staging Areas” shown on Schedule “E-14” (“Development Staging Plan”);
 - ii. any reference to a “Development Stage” in conjunction with a numeral (“1”, “2”, “3”, or “4”) shall be interpreted as referring collectively to all “Sub Phases” shown on Schedule “E-14” whose alphanumeric designation begins with that numeral; and
 - iii. all “Sub Phases” shown on Schedule “E-14” whose alphanumeric designation begins with the same numeral shall be understood as being located in the same overall Development Stage.
- e) Prior to the preparation of a Block Plan, a Terms of Reference shall be prepared in consultation with and to the satisfaction of the Township and in consultation with Niagara Region. The Township may prepare and adopt a standard Terms of Reference for the preparation of Block Plans. A Terms of Reference shall identify the required studies and plans required, and the scope thereof, as well as public and agency notice, consultation, review and approval requirements for Block Plans.

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- f) Block Plans shall be required to conform with the Smithville MCP and no Block Plans shall be approved until the Smithville MCP is in effect.
- g) Block Plans for Block Plan Areas that are located in the same overall Development Stage shall be prepared in a manner that provides for the coordination of elements such as transportation infrastructure, services, features of the NHS, and other matters as determined through the preparation of a Terms of Reference.
- h) Further to No. 1.g), Block Plans for Block Plan Areas 10, 11, and 12 shall be prepared in a manner that provides for the coordination of various elements, as determined through the preparation of a Terms of Reference.
- i) The Township may accept a single Block Plan for Blocks 10, 11 and 12, notwithstanding No. 1.c) above and the fact that these Block Plan Areas are located in two different Development Stages.
- j) No applications proposing development in a Block Plan Area shall be approved unless a Block Plan for the area in question has been prepared and has been approved by the Township.
- k) All development in the Smithville MCP Area shall conform with and implement the approved Block Plan for the Block Plan Area in which that development is located.
- l) Block Plans shall:
 - i. illustrate the detailed land uses including the location, type, area, and dimensions of each land use proposed, in conformity with and as a refinement to the land use designations shown on the applicable Land Use Plan in Schedules “E-8” through “E-11”;
 - ii. identify the location, distribution, and land areas for required community facilities, parks, and open spaces, in conformity with and as a refinement to the land use designations intended to accommodate such uses shown on the applicable Land Use Plan in Schedules “E-8” to “E-11” and based upon any applicable Township Master Plans;
 - iii. be accompanied and supported by, and based upon, a Master Environmental Servicing Plan (MESP) that has been prepared in accordance with Subsection 6.11.7.6.2 below, with the SWS, and with the MSP and TMP;

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- iv. include a description of the vision and design principles, along with graphics and imagery to illustrate the design intent and to demonstrate conformity with the applicable policies in Section 6.11.7.5 above and in keeping with the applicable Township Design Guidelines.
 - m) In addition to the requirements set out in No. 1.l), any Block Plan prepared for a Residential Neighbourhood Area, a Commercial Area, or a Mixed Use Neighbourhood Node shall identify the proposed housing mix and calculated densities, provide estimates for population and the number of population-related jobs estimate, conform with the policies for the applicable land use designations, and demonstrate that the greenfield density target will be achieved.
 - n) In addition to the requirements set out in No. 1.l), any Block Plan prepared for an Urban Employment Areas shall provide an estimate for the number of jobs and demonstrate that the employment density target will be achieved.
 - o) The Township may waive the requirement for a Block Plan for the development of land within the Employment and Commercial land use designations, if the Township is satisfied that all of the required information normally provided as part of a Block Plan will be provided as part of a complete application for development for the entirety of the land within the Block Plan Area. The Region will be consulted regarding the planning process for development proposed in the Employment land use designation.
 - p) The Township may waive the requirement for a Block Plan for minor development applications, such as minor variances or site plans related to existing or interim land uses. However, applications involving the development or transition of land in the MCP Area to an urban land use shall be subject to the requirement for an approved Block Plan, except where otherwise permitted by the policies of this Plan.
 - q) Block Plans shall be subject to approval by Township Council. Council may delegate this responsibility to an appropriate Township staff person, either for specific Block Plans or generally for all Block Plans.
2. Master Environmental Servicing Plans (MESPs)
- a) A Master Environmental Servicing Plan shall be prepared for each Block Plan and shall include the following:
 - i. an Environmental Impact Study (EIS) to delineate and confirm the boundaries of the NHS, in conformity with

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and as a refinement to the NHS shown on Schedule “E-12” and based upon the SWS;

- ii. proposed water and wastewater servicing plans, along with a review and confirmation of capacity of municipal servicing systems, including water and wastewater system modelling, based upon the MSP;
- iii. the proposed order or phasing of development and the provision of services, in accordance with the Development Staging Plan and with the policies in Subsection 6.11.7.6.3;
- iv. a stormwater management strategy that includes the proposed location and sizing of stormwater management facilities and low-impact development measures, preliminary grading plans, and coordination with areas external to the subject Block Plan Area, in conformity with and as a refinement to the conceptual SWM locations shown on Schedules “E-8” through “E-11” and based upon the SWS;
- v. a Karst Hazard Assessment, where required, based on the presence of identified Karst features and the policies of this Plan;
- vi. a Transportation Impact Study (TIS), prepared in accordance with the recommendations and guidelines of the TMP, that identifies and provides an assessment of connections to the existing road network, as well as the required timing and phasing of upgrades to existing roads and intersections;
- vii. detailed plans showing the street and active transportation network, along with typical street profiles or cross-sections, in conformity with and as a refinement to the Transportation System shown on Schedule “E-13” and based upon the TMP;
- viii. a noise impact assessment with respect to any transportation-related or stationary noise sources, where applicable, based on the location of existing or proposed sensitive land uses and provincial guidelines and requirements;
- ix. an assessment of, and detailed plans for the avoidance and mitigation of, potential land use conflicts with any existing livestock facilities within the MCP Area based on the application of Minimum Distance Separation (MDS I) setbacks;

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- x. environmental site assessment(s); and
- xi. archaeological assessments;

3. Development Staging Plan

- a) It is the intent of this Plan that development in the Smithville MCP Area will occur in a logical and orderly manner over the planning period of this Plan.
- b) Development of the Smithville MCP Area shall be staged to align with the planning and implementation of the required infrastructure and transportation systems.
- c) The order of development of the MCP Area shall be based on the Development Staging Plan in Schedule “E-14” and on the timing of the provision of the required infrastructure and transportation systems in accordance with the MSP and TMP.
- d) Notwithstanding No. 3.c) above, the Township may consider and approve changes to the ordering of the Sub Phases within any Development Stage, or changes to the overall sequencing of Development Stage without an amendment to this Plan, provided that the following requirements are addressed through the Block Plan process and associated MESP, to the satisfaction of the Township:
 - i. There is a demonstrated need for the Block Plan Area to advance to development earlier or in a different order than what is contemplated by the Development Staging Plan, based on the growth forecasts of this Plan, current and forecast average annual growth expectations and absorption rates, the status of other developments, and the available supply and timing of residential units and/or non-residential floor space in the Smithville Urban Area including the MCP Area.
 - ii. Development that proceeds according to the altered ordering will not adversely affect the achievement of the intensification target within the built-up area.
 - iii. The proposed development of the Block Plan Area according to the altered ordering will provide the necessary roads and infrastructure required for the development of the Block Plan Area, as well as necessary roads and infrastructure external to the Block Plan Area to provide for the future development of other Block Plan Areas in Sub Phases that under the original Development Staging Plan would have been developed earlier.

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- iv. Proposed development in the Block Plan Area will have adequate access to, and will not adversely affect traffic conditions on, existing or new roads or on the future development and transportation needs of other Block Plan Areas in Sub Phases that under the original Development Staging Plan would have been developed earlier.
- v. Any proposed changes to the order of Sub Phases will neither compromise nor adversely affect the provision of the required infrastructure and transportation systems for any other land in the MCP Area in accordance with the MSP and TMP.
- vi. Any improvements or oversizing external to the Block Plan Area will be addressed through development agreements with the Township, Region, and affected landowners, as applicable, which may include front-ending considerations.
- vii. Grading, drainage and stormwater management will be addressed and coordinated with the future development of adjacent Block Plan Areas.
- viii. The required community facilities and parks will be provided to meet the needs of the estimated population growth in the Block Plan Area, or there is adequate capacity within existing community facilities, as determined by the Township based on applicable Master Plans and in consultation with the relevant agencies.
- ix. Adequate reserve infrastructure capacity is or will be available to service development in the Block Plan Area without compromising or negatively impacting the future development of land in Sub Phases that under the original Development Staging Plan would have been developed earlier.
- x. An Environmental Assessment has been prepared and approved as an addendum to the MSP or the TMP, as the case may be, where changes to the planned infrastructure and transportation systems are proposed or required.
- xi. Any temporary or interim infrastructure, transportation, or other facilities or systems required that are not part of the permanent systems identified in the MSP or TMP are appropriately designed for their future decommissioning and removal, and such decommissioning and removal

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has been addressed through appropriate development, operational, and maintenance agreements.

- e) The Township will consult and work with the Region to plan for the provision of municipal services in a co-ordinated, timely and financially viable manner, based on the principle that growth pays for growth to the extent permitted by applicable legislation, aligned with Block Plans and complete applications for development as well as the Region's and Township's Master Servicing and Transportation Plans. Infrastructure and transportation projects may be advanced in a Development Stage or a Sub Phase before development is permitted.
 - f) Approval of Block Plans and development applications will be based on the timing of the implementation of required infrastructure and available reserve servicing capacity. The Township may adopt and implement a servicing allocation policy to establish the requirements and criteria for obtaining and renewing servicing allocations for development approvals and to ensure infrastructure capacity is reserved and allocated in a manner that supports the implementation of this Plan, the achievement of the intensification target, and other objectives and targets of this Plan.
 - g) The Township may use holding provisions, conditions of development approval (including the phasing or staging of development within plans of subdivision), as well as front-ending and credit agreements with extended reimbursement periods, where necessary, to support the logical and orderly development of the MCP Area, manage the pace of growth and development, and ensure development is aligned with the provision and timing of the required infrastructure and transportation systems.
 - h) The Township may, at its sole discretion, revise the Development Staging Plan without an amendment to this Plan where circumstances warrant, such as, but not limited to, unreasonable delay by landowner(s), in order to facilitate the planned progression of growth and development in a manner that supports the implementation of the MCP.
4. Complete Applications
- a) All proponents of development in the Smithville MCP Area shall be required to consult with the Township prior to the submission of a development application, which consultation shall be undertaken in accordance with the policies in Section 18.16 of the Official Plan of the Township of West Lincoln.

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- b) In order to be considered a complete application, a development application may be required to include detailed studies and reports in support of the proposed development, which may include any of the following:
- i. Planning Justification Report;
 - ii. Conceptual Site Plan;
 - iii. Land Use / Market Needs Report;
 - iv. Archaeological Assessment;
 - v. Heritage Impact Assessment;
 - vi. Environmental Impact Study;
 - vii. Transportation Impact Study;
 - viii. Noise Study;
 - ix. Vibration Study;
 - x. Grading Plan;
 - xi. Detailed Road Design Study;
 - xii. Urban Design Brief;
 - xiii. Landscape Plan;
 - xiv. Tree Preservation Plan;
 - xv. Functional Servicing Report;
 - xvi. Environmental Assessment;
 - xvii. Geotechnical Report;
 - xviii. Hydrogeological Study;
 - xix. Detailed Stormwater Management Study;
 - xx. Karst Hazard Assessment;
 - xxi. Active Restoration Plan; and
 - xxii. any other study, report, or assessment deemed necessary by the Township of West Lincoln, the Region of Niagara, the Niagara Peninsula Conservation Authority, or any other agency that may have an interest in the application, as determined by the Township.

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- 2.2.6 Schedule “A” – Municipal Structure of the Township of West Lincoln Official Plan is hereby amended by adding Special Policy Area 1 and Special Policy Area 2 as shown on Schedule “A” hereto.
- 2.2.7 Schedule “B-4” – Land Use Smithville of the Township of West Lincoln Official Plan is hereby amended by:
- a) Updating the Natural Heritage System designation as shown on Schedule “B” hereto; and,
 - b) Removing areas from the Natural Heritage System designation as shown on Schedule “B” hereto.
- 2.2.8 Schedule “B-5” – Urban Structure Smithville of the Township of West Lincoln Official Plan is hereby amended by adding area to the Designated Greenfield Area (P2G) as shown on Schedule “C” hereto.
- 2.2.9 Schedules “C-1”, “C-2”, “C-3” and “C-4” – Natural Heritage System are hereby amended by deleting the Natural Heritage System designations within the Smithville Urban Area and adding reference to a new map schedule showing the Natural Heritage System designations for the Smithville Urban Area, Schedule “E-12”, as shown on Schedules “D”, “E”, “F” and “G” hereto, respectively.
- 2.2.10 The following new map schedules are hereby added to the Township of West Lincoln Official Plan:
- a) Schedule “E-6” – Smithville MCP Block Plan Areas, being Schedule “H” hereto;
 - b) Schedule “E-7” – Smithville MCP Overall Land Use Plan Index Map, being Schedule “I” hereto;
 - c) Schedule “E-8” – Smithville MCP North Community Area Land Use Plan, being Schedule “J” hereto;
 - d) Schedule “E-9” – Smithville MCP Employment Area Land Use Plan, being Schedule “K” hereto;
 - e) Schedule “E-10” – Smithville MCP South Community Area Land Use Plan, being Schedule “L” hereto;
 - f) Schedule “E-11” – Smithville MCP West Community Area Land Use Plan, being Schedule “M” hereto;
 - g) Schedule “E-12” – Smithville Natural Heritage System, being Schedule “N” hereto;
 - h) Schedule “E-13” – Smithville Transportation Plan, being Schedule “O” hereto;
 - i) Schedule “E-14” – Smithville MCP Development Staging Plan, being Schedule “P” hereto.
- 2.2.11 Schedule “F” – Infrastructure and Transportation of the Township of West Lincoln Official Plan is hereby amended by adding reference to a new map schedule showing the Transportation Plan for the Smithville Urban Area, Schedule “E-13”, as shown on Schedule “Q” hereto.

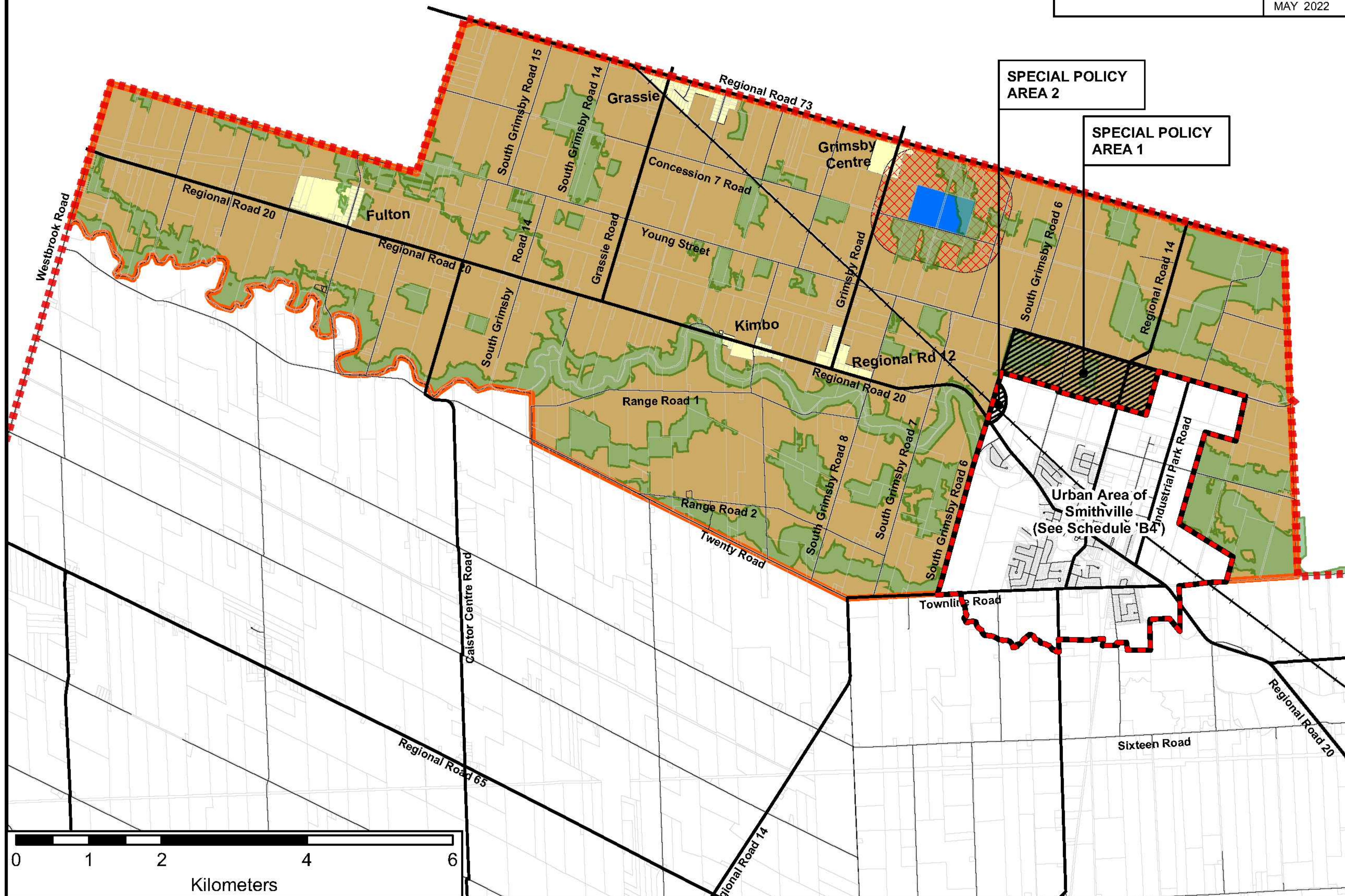
OPA NO. 63
SCHEDULE A

DRAFT

MAY 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'B-3' LAND USE SOUTH GRIMSBY



SPECIAL POLICY
AREA 2

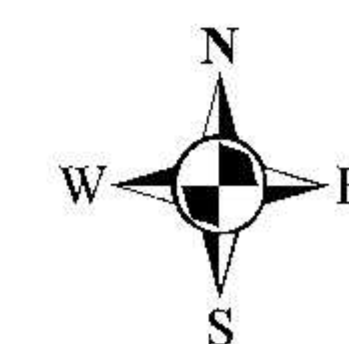
SPECIAL POLICY
AREA 1

Legend

- Smithville Urban Boundary
- Hamlet Settlement Area
- Public Parks
- Solid Waste Landfill Site
- Landfill Area of Possible Influence
- Good General Agricultural
- Natural Heritage System
- Municipal Boundary
- Special Policy Areas



PLANNING DEPARTMENT



Note:
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of the Township's Official
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Detail on some features
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Date: March 2014

OPA NO. 63
SCHEDULE B **DRAFT**

-  AREA TO BE DESIGNATED AS NATURAL HERITAGE SYSTEM
-  AREA TO BE REMOVED FROM NATURAL HERITAGE SYSTEM

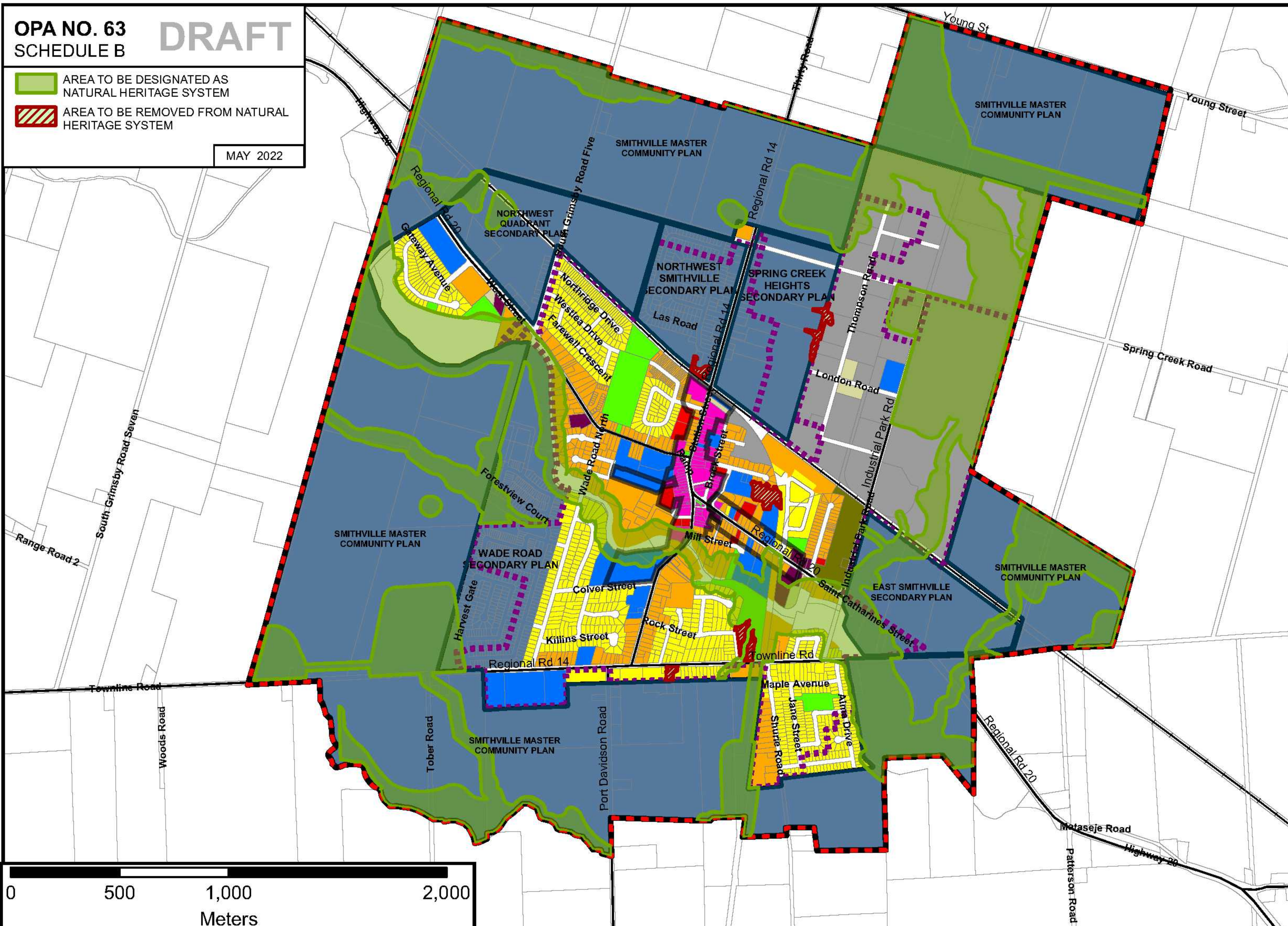
MAY 2022

TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

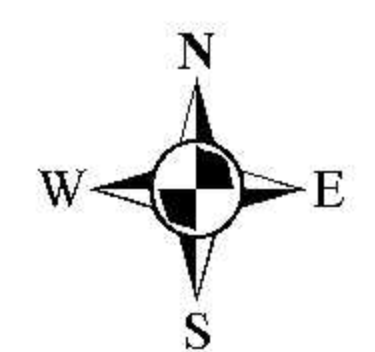
SCHEDULE 'B-4'
LAND USE
SMITHVILLE

Legend

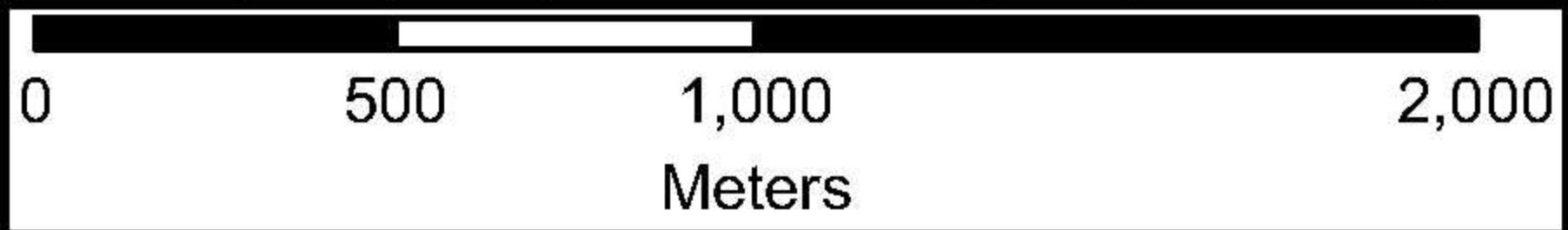
-  Smithville Urban Boundary
-  Mixed Use Corridor
-  Urban Boundary Expansion - Employment
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Secondary Plan
-  Commercial Core
-  Commercial Plaza
-  Service Commercial
-  Employment Area
-  Institutional
-  Public Parks
-  Public Use
-  Floodline (NPCA)



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OPA NO. 63
SCHEDULE C **DRAFT**








 AREA TO BE DESIGNATED AS GREENFIELD AREA (P2G)

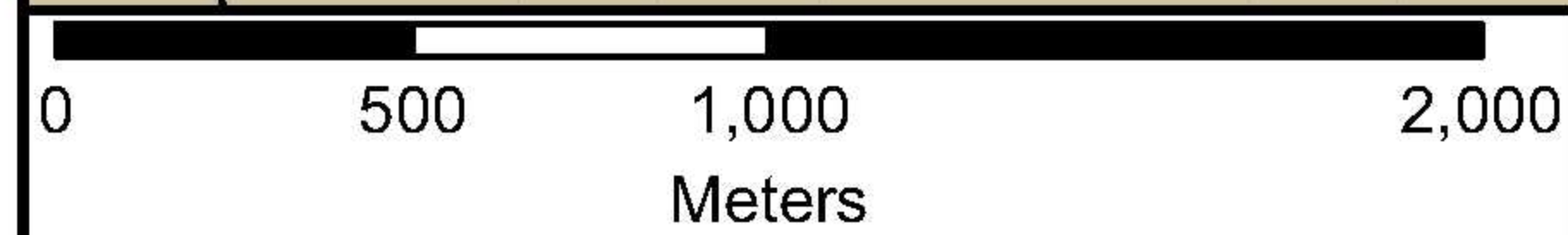
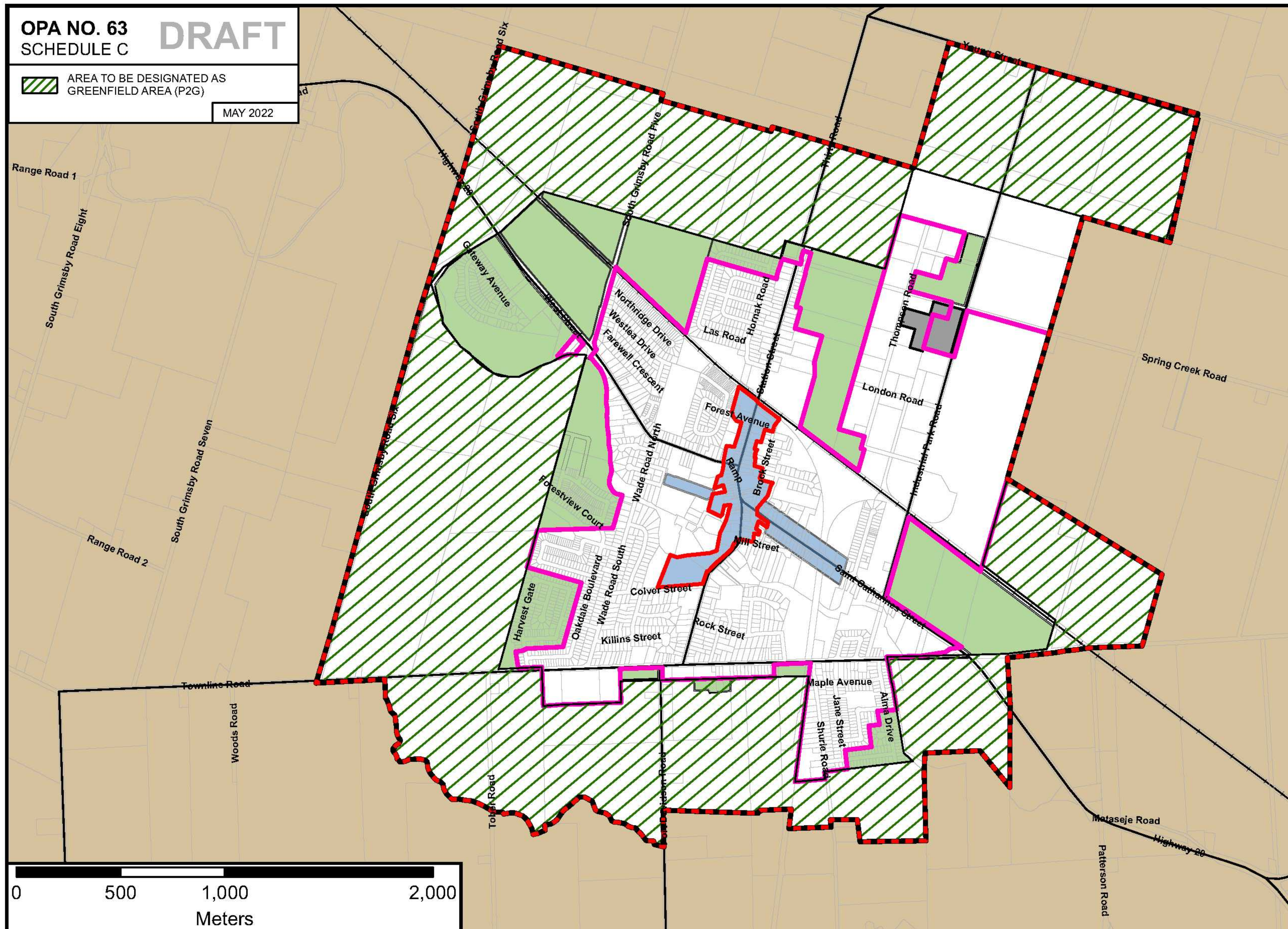
MAY 2022

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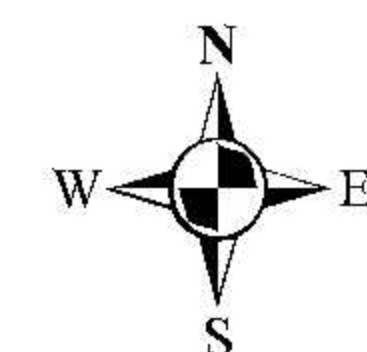
SCHEDULE 'B-5' URBAN STRUCTURE SMITHVILLE

Legend

-  Smithville Urban Boundary
-  CIP Boundary
-  Built Boundary
-  PCB Lands
-  Greenfield Area (P2G)
-  Intensification Area
-  Agricultural & Rural Area



PLANNING DEPARTMENT



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Date: March 2014

OPA NO. 63
SCHEDULE D

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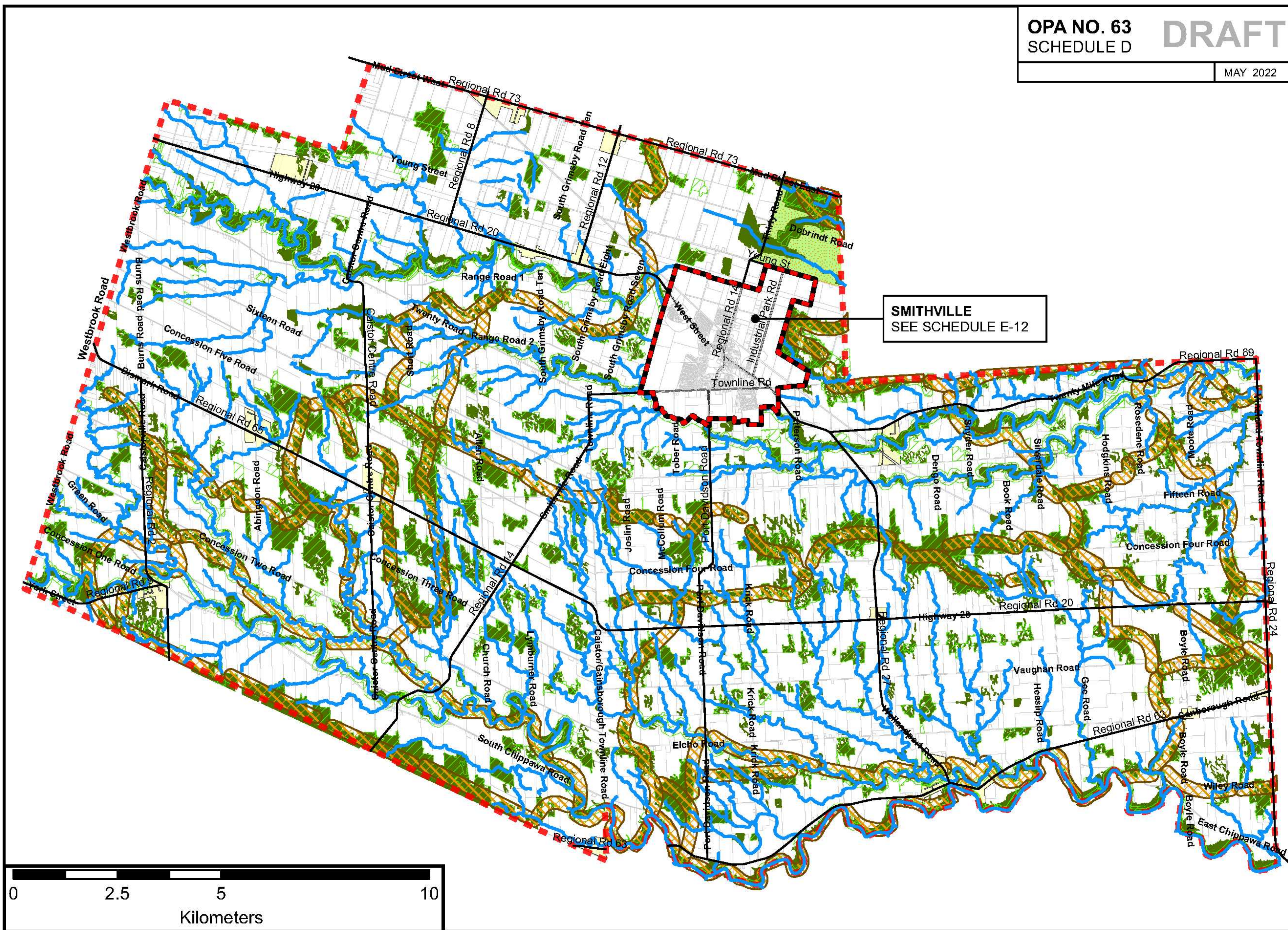
MAY 2022

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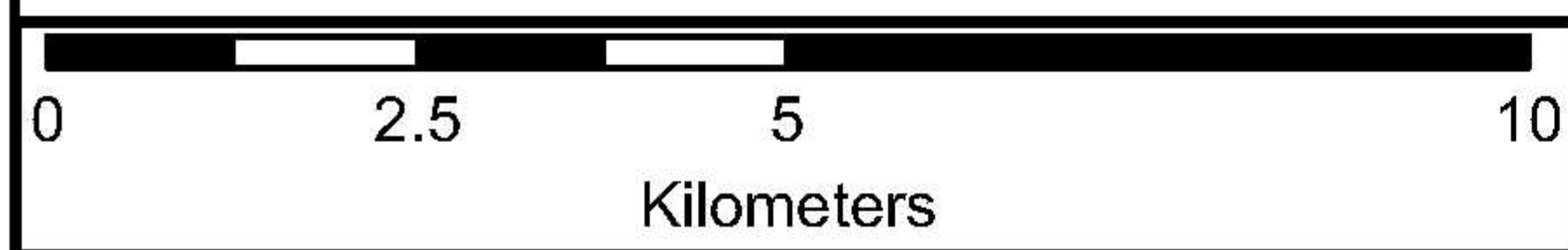
SCHEDULE 'C-1' NATURAL HERITAGE SYSTEM

Legend

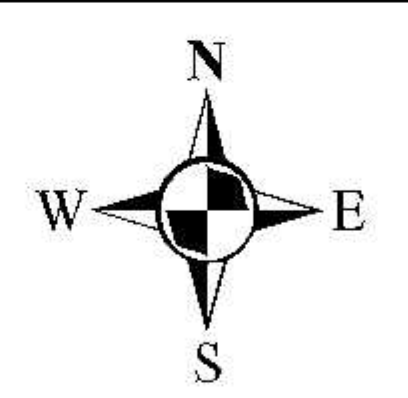
-  Smithville Urban Boundary
-  Hamlet Settlement Area
-  Greenbelt Lands
-  Environmental Protection Area
-  Environmental Conservation Area
-  Potential Corridors
-  Fish Habitat
-  Municipal Boundary



SMITHVILLE
SEE SCHEDULE E-12



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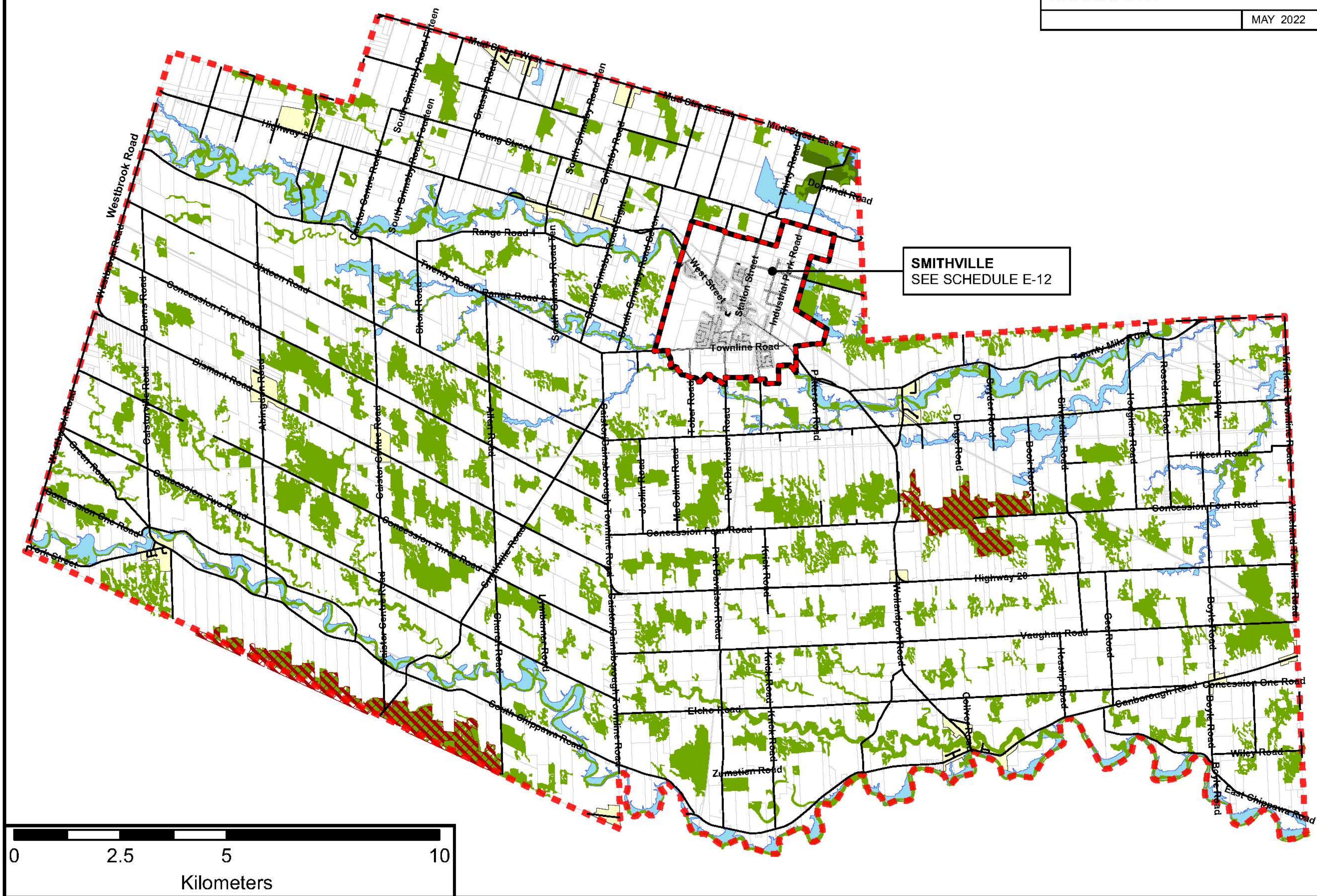
OPA NO. 63
SCHEDULE E

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MAY 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-2' NATURAL HERITAGE SYSTEM ENVIRONMENTAL PROTECTION AREA

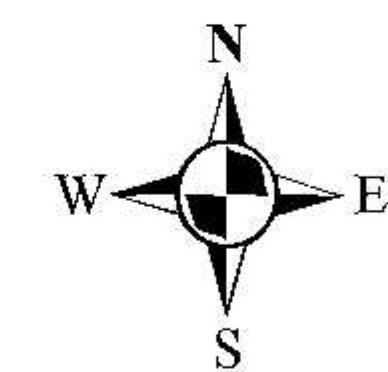


Legend

- Smithville Urban Boundary
- Hamlet Settlement Area
- Areas of Natural and Scientific Interest
- Greenbelt Natural Heritage System
- Provincially Significant Wetlands (PSW)
- Floodplain
- Municipal Boundary

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Date: March 2014

OPA NO. 63
SCHEDULE F

DRAFT

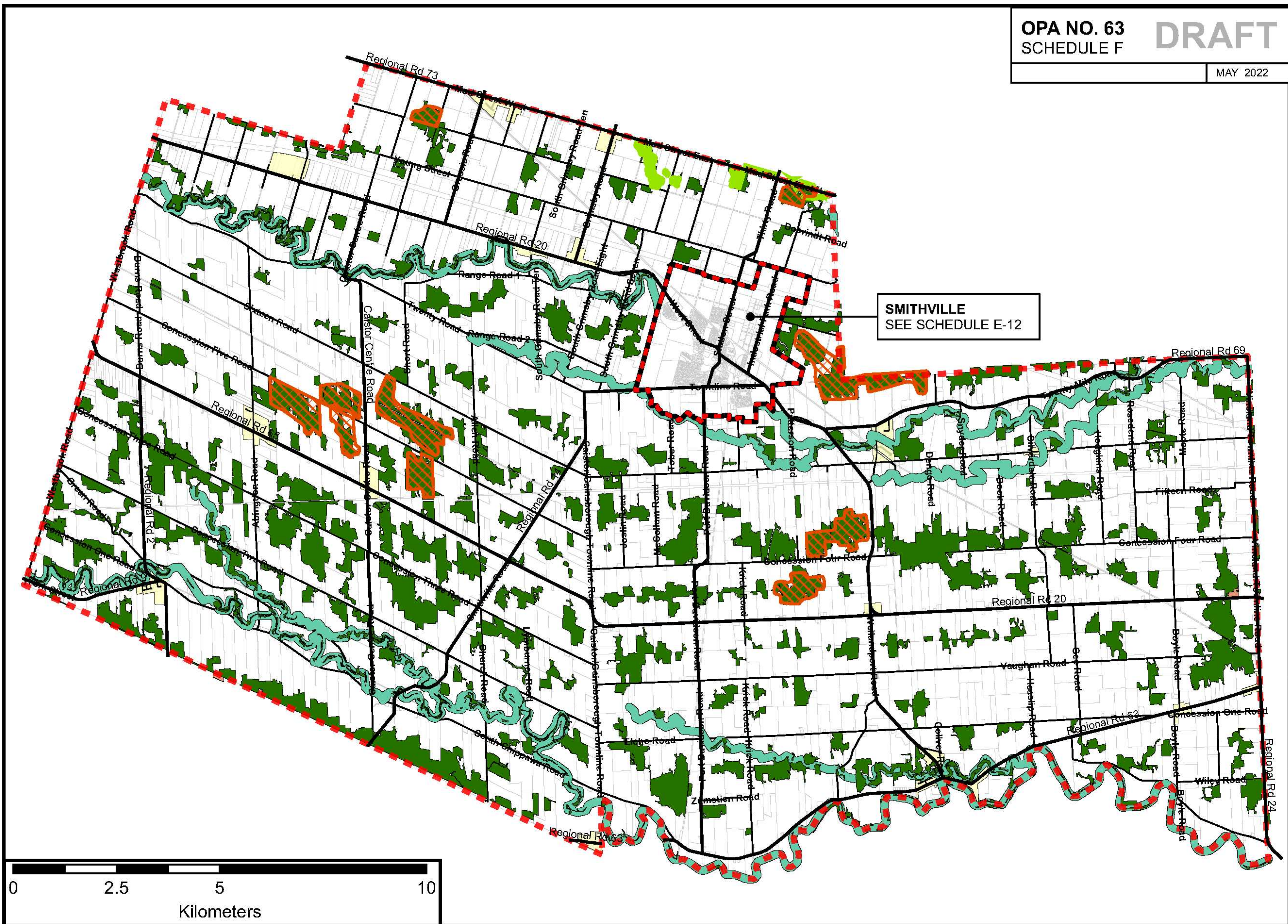
MAY 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-3' NATURAL HERITAGE SYSTEM ENVIRONMENTAL CONSERVATION AREA

Legend

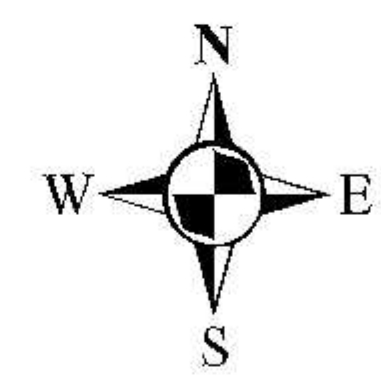
-  Smithville Urban Boundary
-  Hamlet Settlement Area
-  Regionally Significant Life Science ANSI
-  Other Evaluated Wetlands
-  Significant Woodlands
-  Public Conservation Land
-  Valley Shoreline
-  Municipal Boundary



SMITHVILLE
SEE SCHEDULE E-12



PLANNING DEPARTMENT



Note:
This Schedule forms part
of the Township's Official
Plan and must be read in
conjunction with the text.

Detail on some features
may be lost at this scale.

Date: March 2014

OPA NO. 63
SCHEDULE G

DRAFT

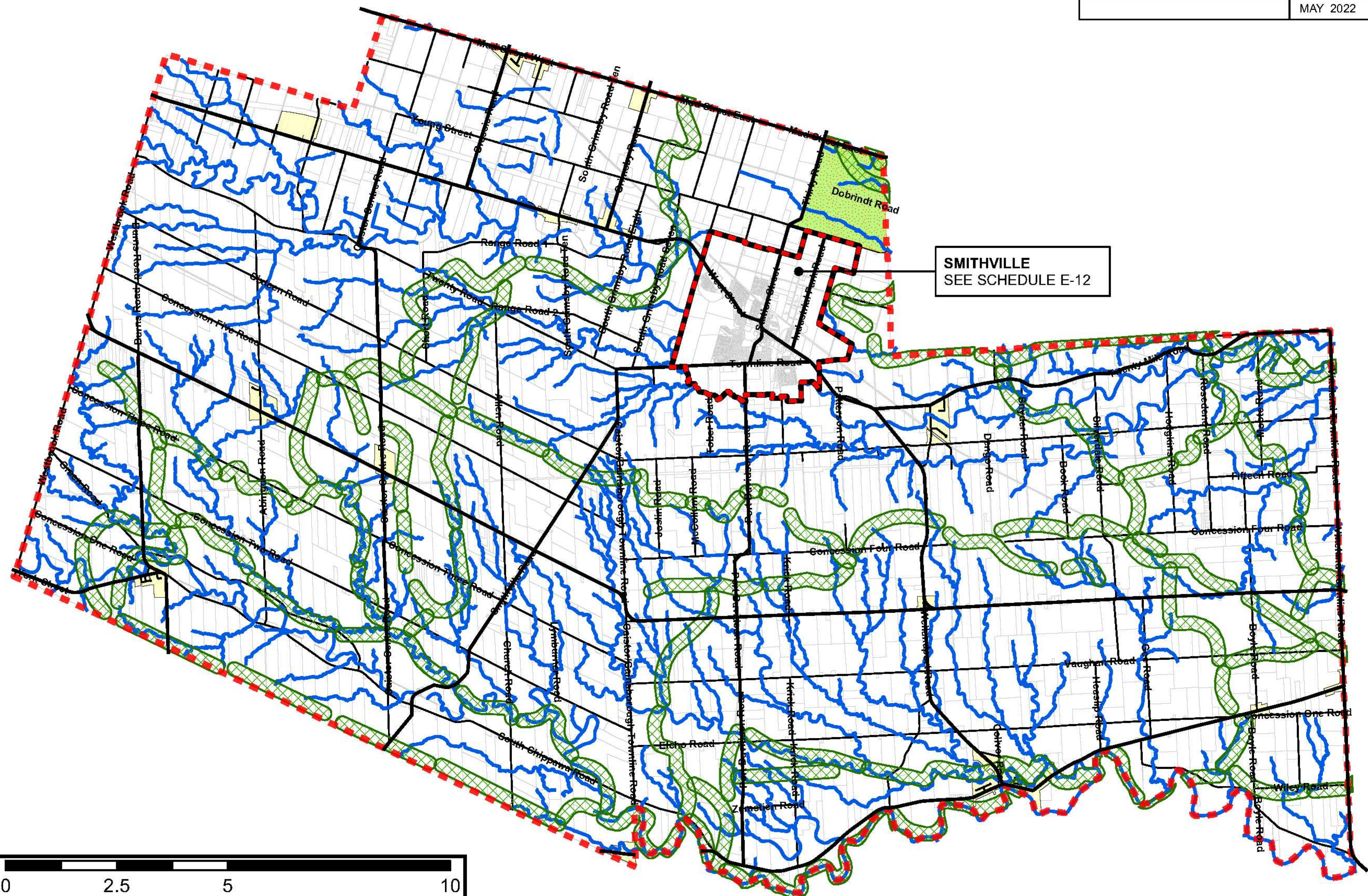
MAY 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

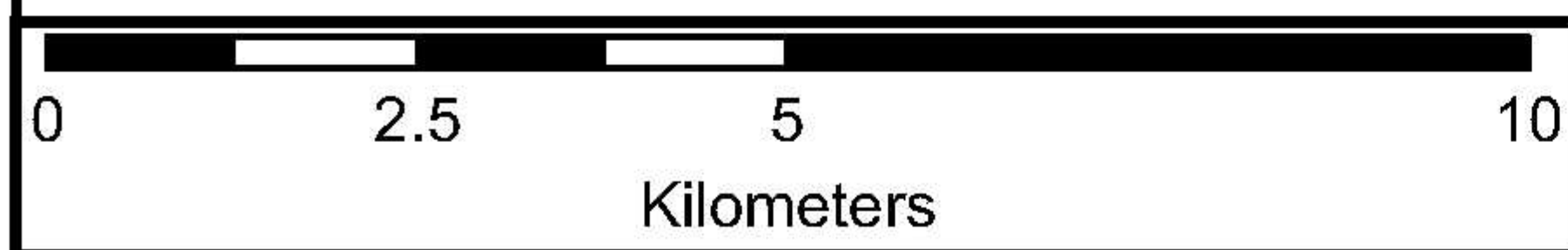
SCHEDULE 'C-4' NATURAL HERITAGE SYSTEM OTHER FEATURES

Legend

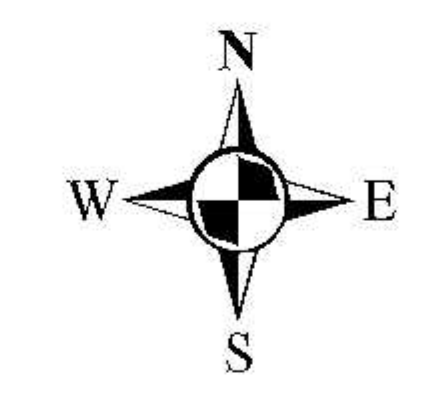
-  Smithville Urban Boundary
-  Hamlet Settlement Area
-  Greenbelt Lands
-  Core Natural Heritage Corridors
-  Fish Habitat
-  Municipal Boundary



SMITHVILLE
SEE SCHEDULE E-12



PLANNING DEPARTMENT



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conjunction with the text.

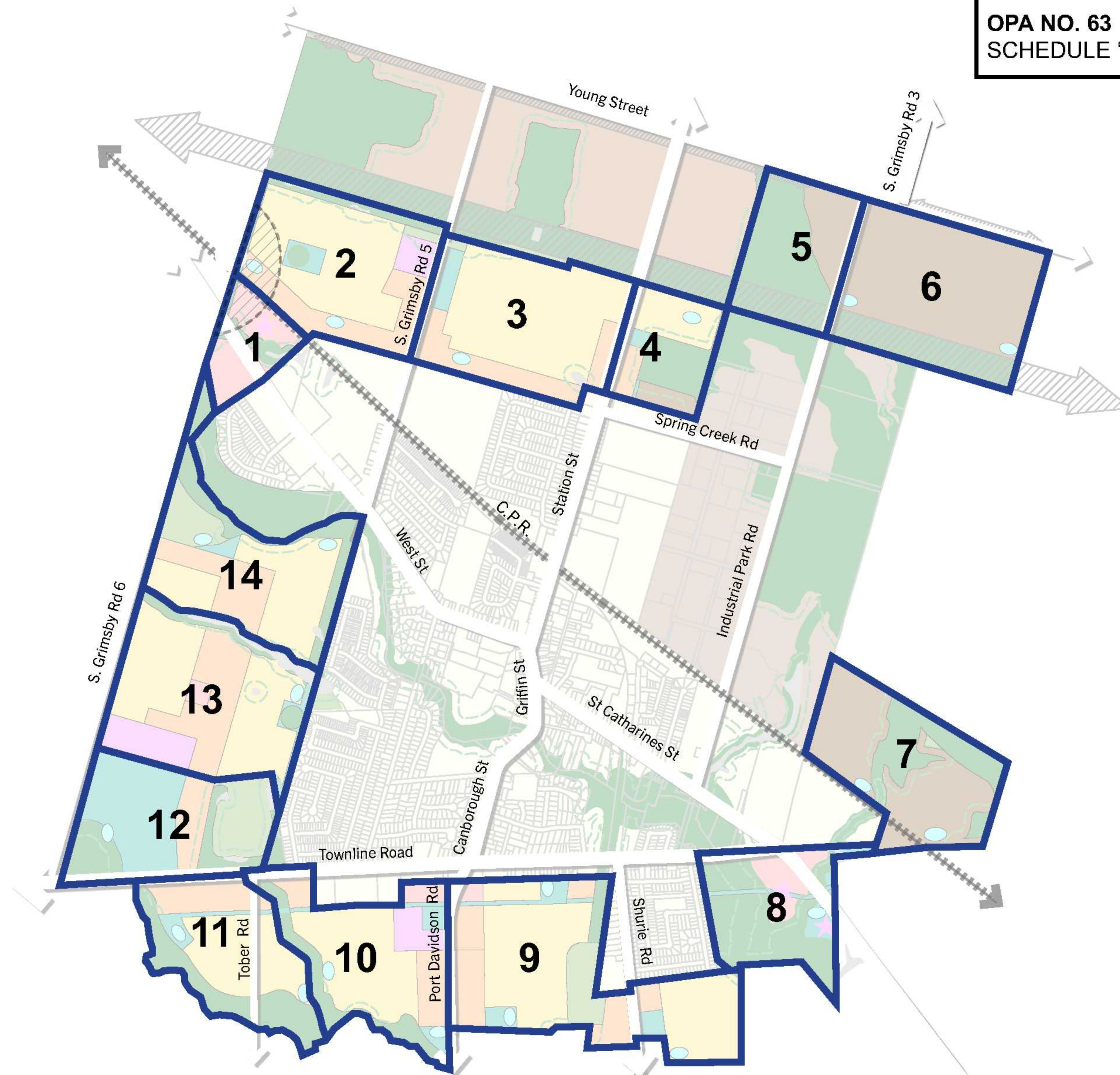
Detail on some features
may be lost at this scale.

Date: March 2014

OPA NO. 63
SCHEDULE "H" **DRAFT**

**TOWNSHIP OF WEST
LINCOLN
OFFICIAL PLAN**

**SCHEDULE "E-6"
SMITHVILLE MCP
BLOCK PLAN AREAS**



Legend
Block Plan Areas

West Lincoln
Your Future Naturally

PLANNING DEPARTMENT

Note:
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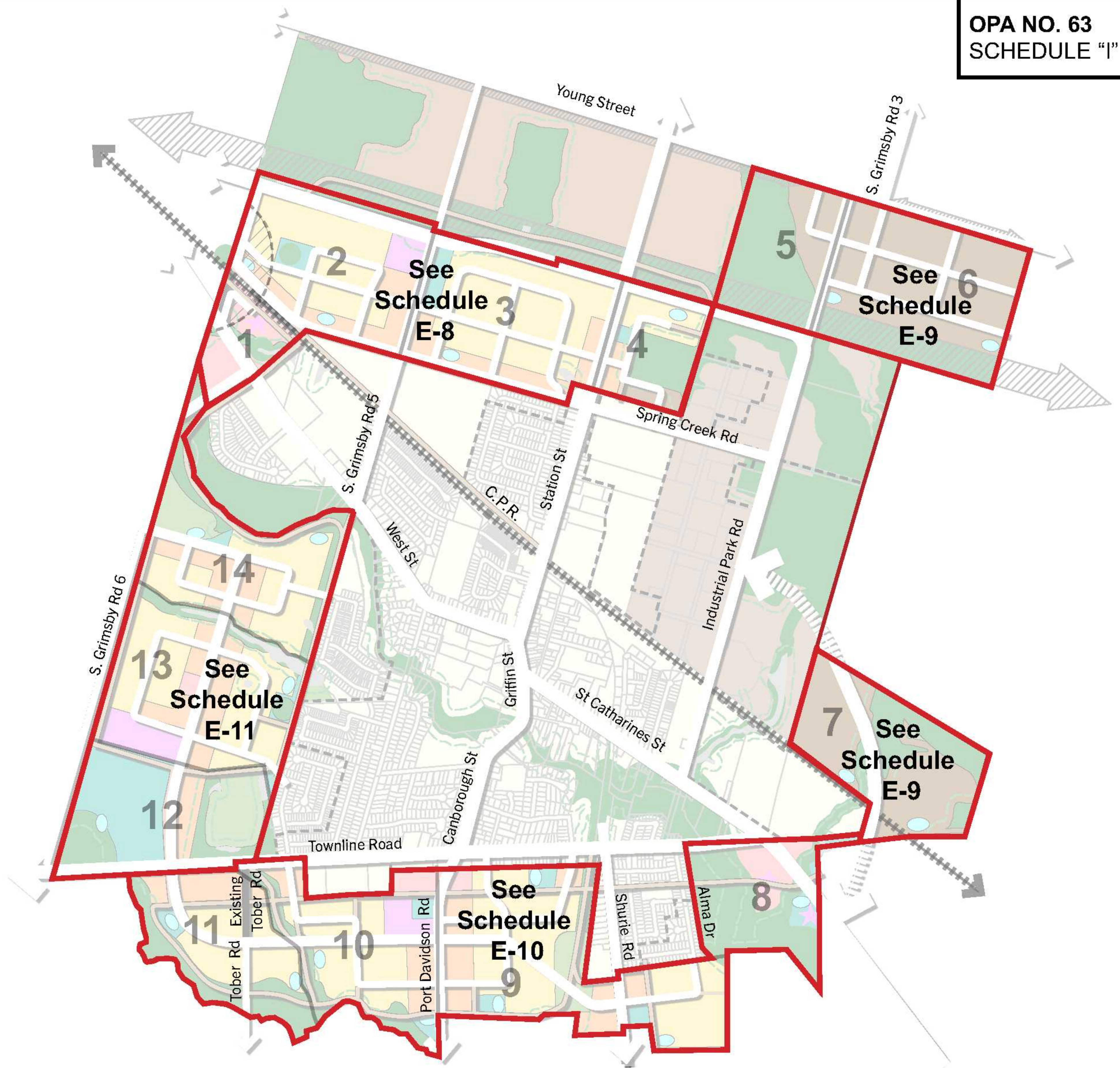
Detail on some features
maybe lost at this scale.

Date: May 2022

OPA NO. 63
SCHEDULE "I" **DRAFT**

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE "E-7"
SMITHVILLE MCP
OVERALL LAND USE PLAN
INDEX MAP**



Legend
Secondary Plan Sub-Areas

West Lincoln
Your Future Naturally
PLANNING DEPARTMENT

Note:
This Schedule forms part of the Township's Official Plan and must be read in conjunction with the text.
Detail on some features maybe lost at this scale.

Date: May 2022

OPA NO. 63
SCHEDULE "J" **DRAFT**

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

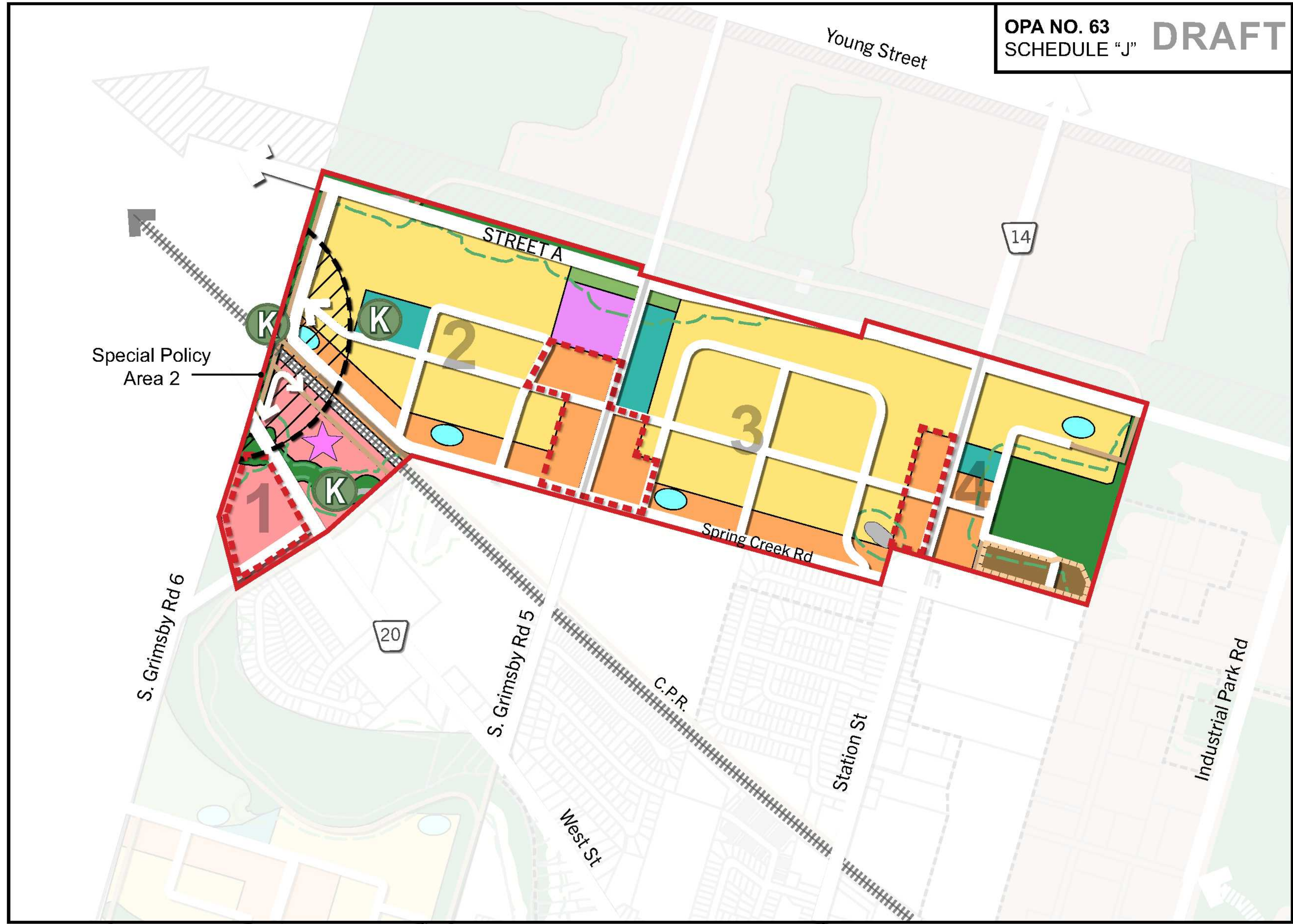
SCHEDULE "E-8" SMITHVILLE MCP NORTH COMMUNITY AREA LAND USE PLAN

- Legend**
- Built-up Area
 - Secondary Plan Sub-Area Boundary
 - Urban Place-Types**
 - Residential
 - Medium Density
 - Mixed Use Node
 - Commercial
 - Open Space
 - Community Facility
 - Employment
 - Restricted Employment
 - Natural Heritage System**
 - Natural Heritage System (NHS)
 - Conceptual Buffer
 - Recommended Restoration Area
 - Potential Restoration Area
 - Other Features**
 - Karst
 - Wetlands for Further Review
 - Infrastructure/ Corridors**
 - Future Active Transportation/Trails
 - Proposed SWM Facility
 - Proposed Sanitary Pumping Station
 - Gas Pipeline
 - Hydro Corridor
 - Existing Rail Corridor

West Lincoln
Your Future Naturally
PLANNING DEPARTMENT

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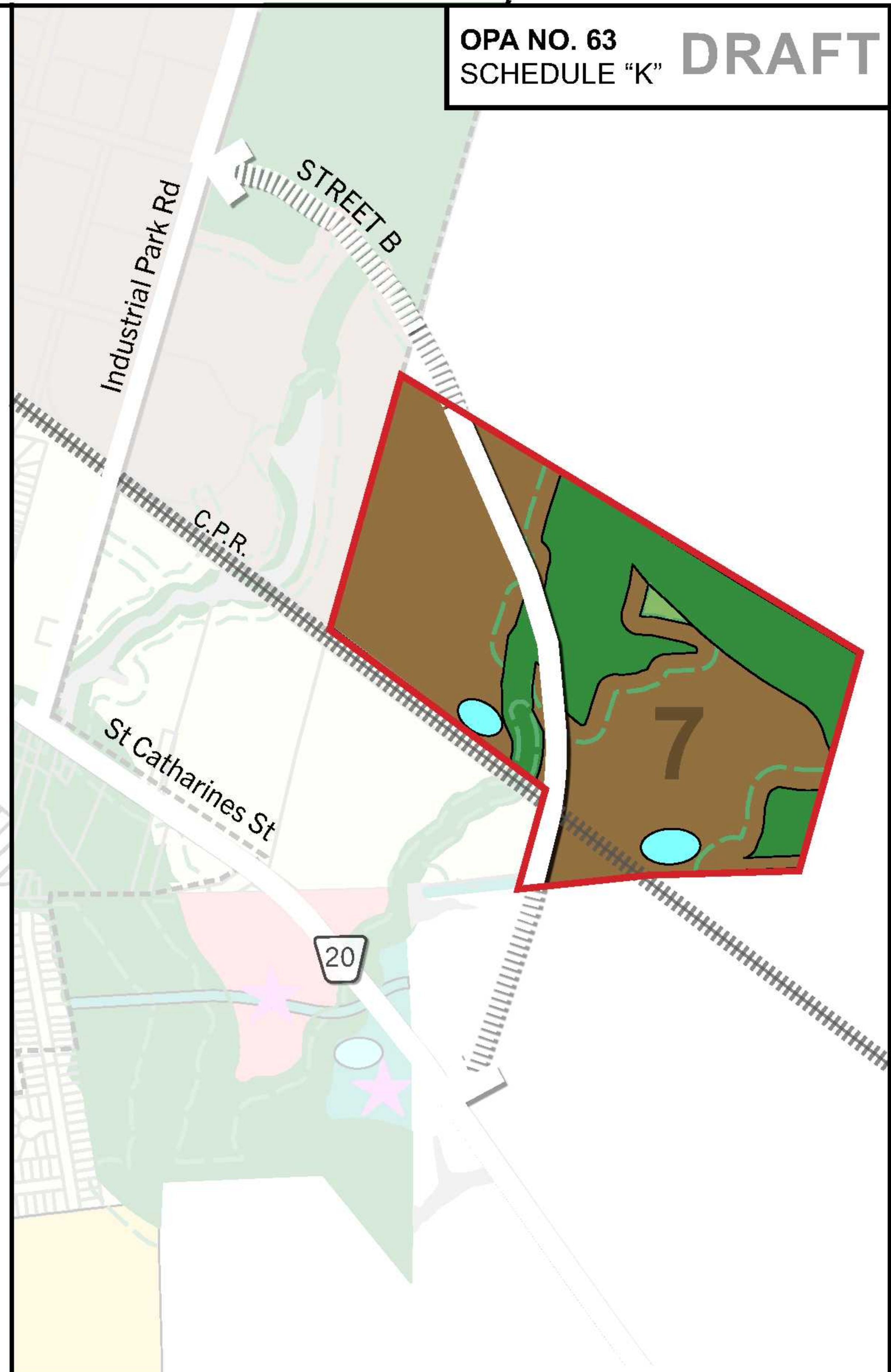
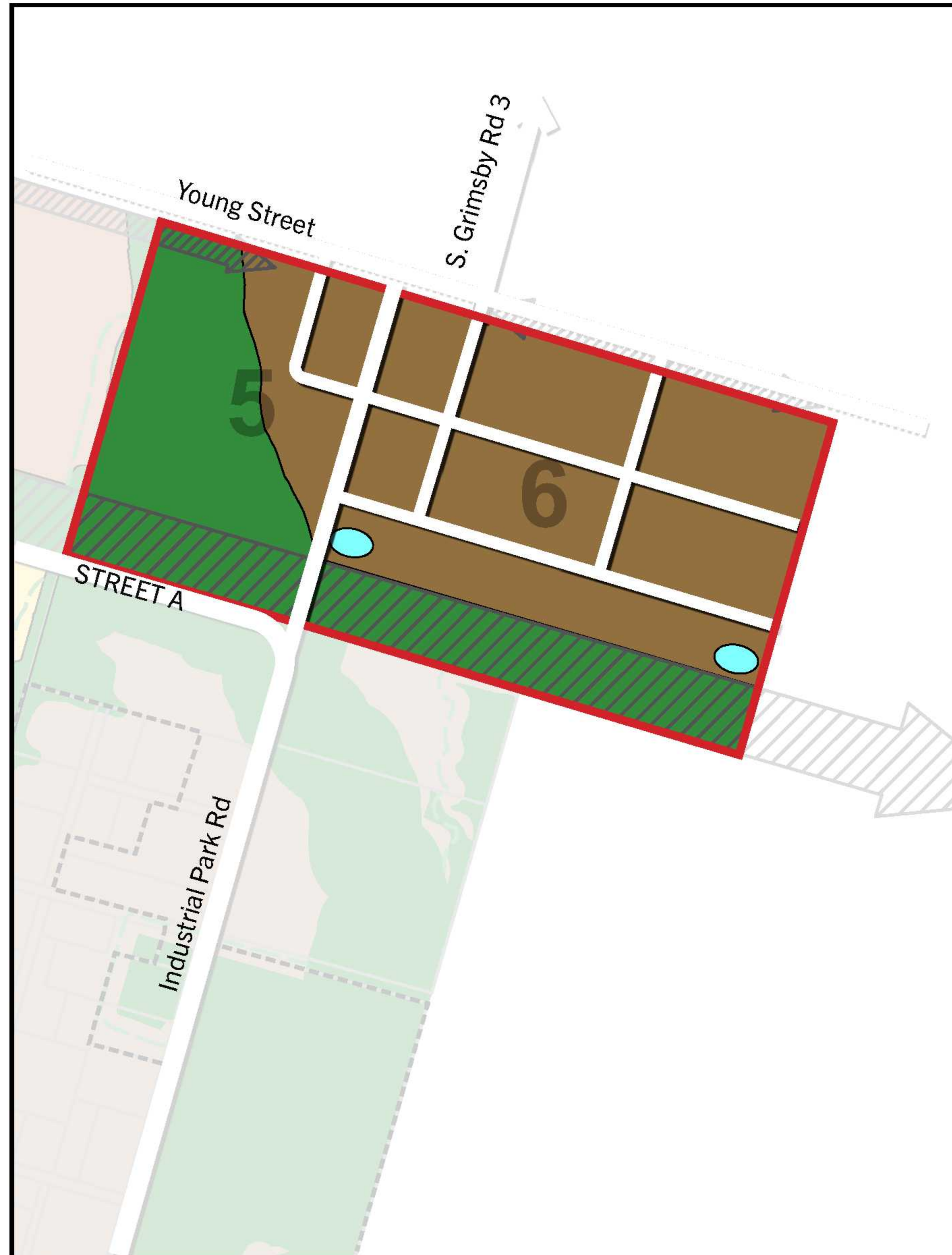
Date: May 2022



OPA NO. 63
SCHEDULE "K" **DRAFT**

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-9" SMITHVILLE MCP EMPLOYMENT AREA LAND USE PLAN



Legend

- Built-up Area
- Secondary Plan Sub-Area Boundary
- Urban Place-Types**
- Residential
- Medium Density
- Mixed Use Node
- Commercial
- Open Space
- Community Facility
- Employment
- Restricted Employment
- Natural Heritage System**
- Natural Heritage System (NHS)
- Conceptual Buffer
- Recommended Restoration Area
- Potential Restoration Area
- Other Features**
- Karst
- Wetlands for Further Review
- Infrastructure/ Corridors**
- Future Active Transportation/Trails
- Proposed SWM Facility
- Proposed Sanitary Pumping Station
- Gas Pipeline
- Hydro Corridor
- Existing Rail Corridor



PLANNING DEPARTMENT

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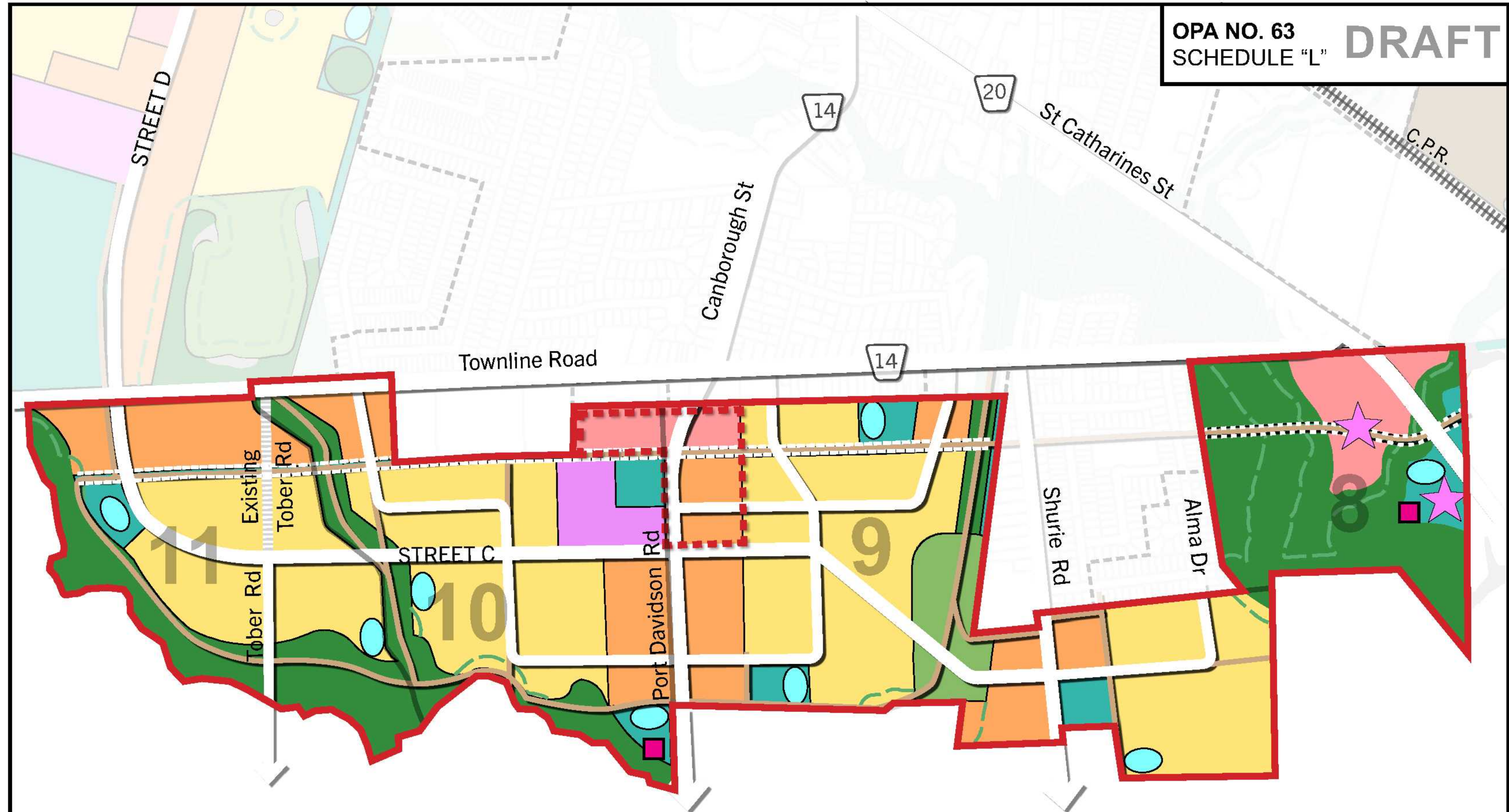
Detail on some features
maybe lost at this scale.

Date: May 2022

OPA NO. 63
SCHEDULE "L" **DRAFT**

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-10" SMITHVILLE MCP SOUTH COMMUNITY AREA LAND USE PLAN



- Legend**
- Built-up Area
 - Secondary Plan Sub-Area Boundary
 - Urban Place-Types**
 - Residential
 - Medium Density
 - Mixed Use Node
 - Commercial
 - Open Space
 - Community Facility
 - Employment
 - Restricted Employment
 - Natural Heritage System**
 - Natural Heritage System (NHS)
 - Conceptual Buffer
 - Recommended Restoration Area
 - Potential Restoration Area
 - Other Features**
 - Karst
 - Wetlands for Further Review
 - Infrastructure/ Corridors**
 - Future Active Transportation/Trails
 - Proposed SWM Facility
 - Proposed Sanitary Pumping Station
 - Gas Pipeline
 - Hydro Corridor
 - Existing Rail Corridor



Note:
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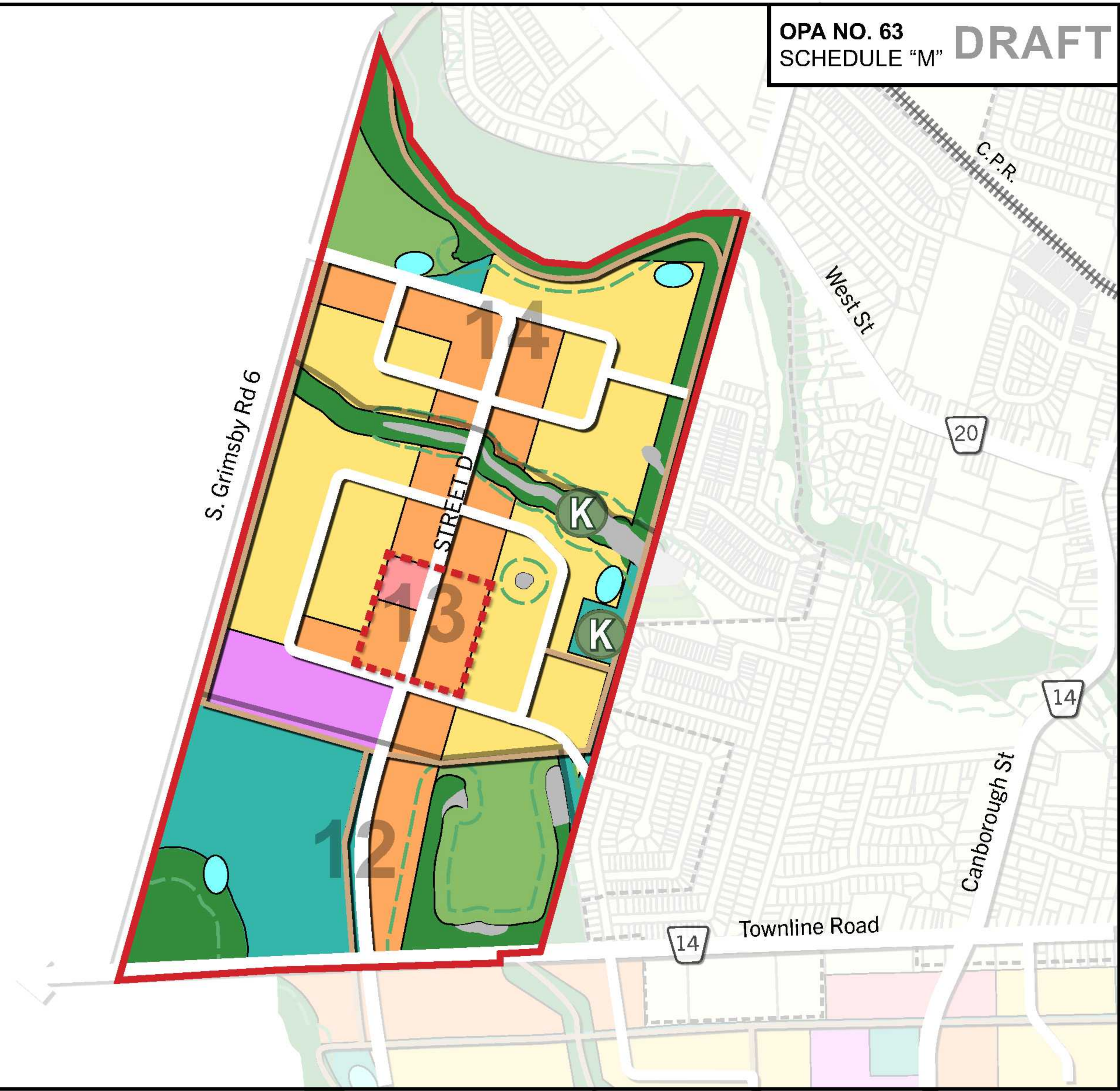
Detail on some features maybe lost at this scale.

Date: May 2022

OPA NO. 63
SCHEDULE "M" **DRAFT**

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE "E-11"
SMITHVILLE MCP
WEST COMMUNITY AREA
LAND USE PLAN**



- Legend**
- Built-up Area
 - Secondary Plan Sub-Area Boundary
 - Urban Place-Types**
 - Residential
 - Medium Density
 - Mixed Use Node
 - Commercial
 - Open Space
 - Community Facility
 - Employment
 - Restricted Employment
 - Natural Heritage System**
 - Natural Heritage System (NHS)
 - Conceptual Buffer
 - Recommended Restoration Area
 - Potential Restoration Area
 - Other Features**
 - Karst
 - Wetlands for Further Review
 - Infrastructure/ Corridors**
 - Future Active Transportation/Trails
 - Proposed SWM Facility
 - Proposed Sanitary Pumping Station
 - Gas Pipeline
 - Hydro Corridor
 - Existing Rail Corridor

West Lincoln
Your Future Naturally
PLANNING DEPARTMENT

Note:
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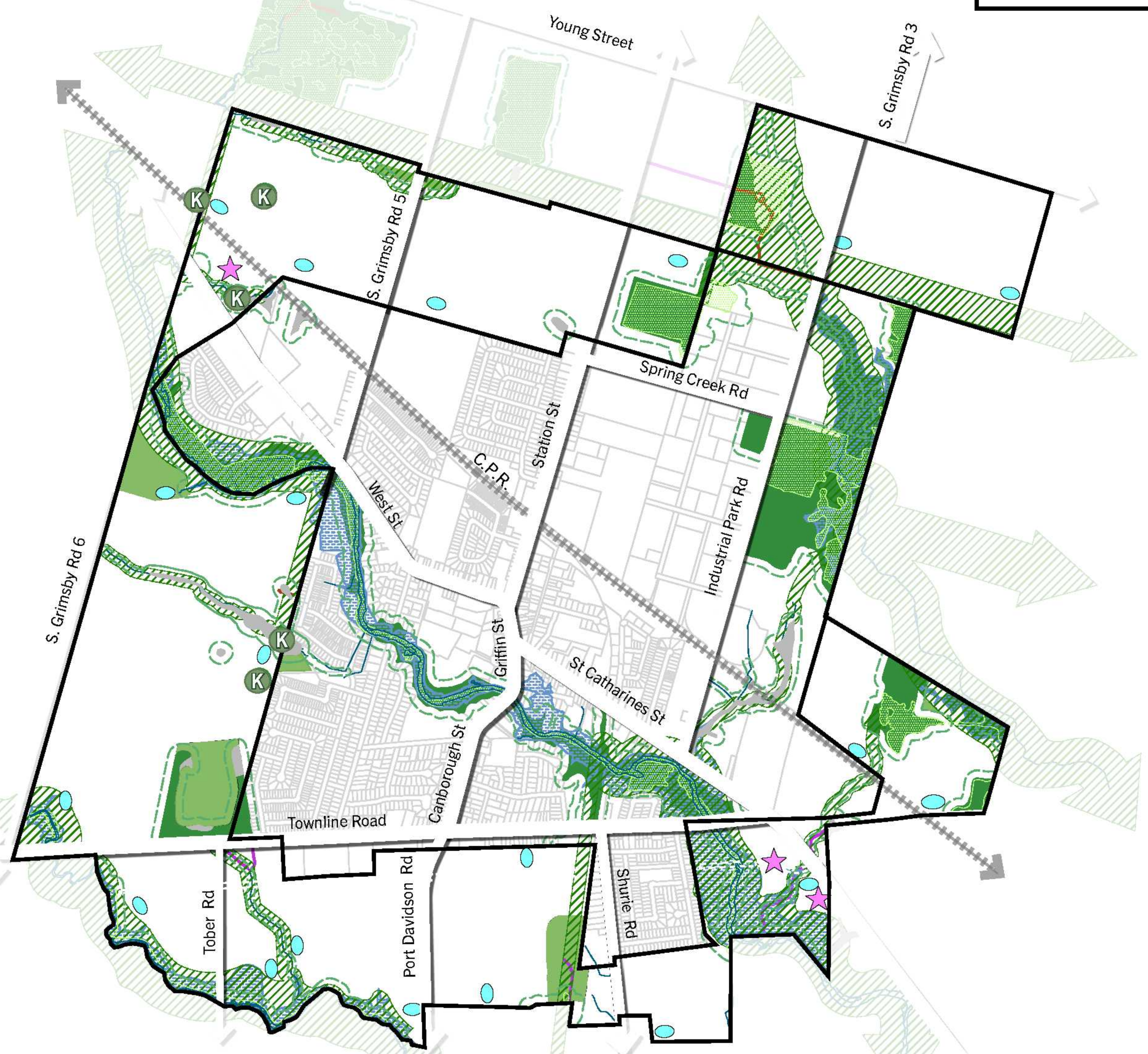
Detail on some features maybe lost at this scale.

Date: May 2022

OPA NO. 63
SCHEDULE "N" **DRAFT**

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE "E-12"
SMITHVILLE
NATURAL HERITAGE SYSTEM**



- Legend**
- Secondary Plan Sub-Area Boundary
 - Natural Heritage System**
 - Core Area
 - Conceptual Buffer
 - Recommended Restoration Area
 - Linkage
 - Other Features**
 - Karst
 - Potential Restoration Area
 - Provincially Significant Wetland (MNRF)
 - Wetlands for Further Review
 - Floodline (NPCA)
 - Waterbodies**
 - Watercourse
 - HDF Protection
 - HDF Conservation
 - Proposed SWM Facility

West Lincoln
Your Future Naturally
PLANNING DEPARTMENT

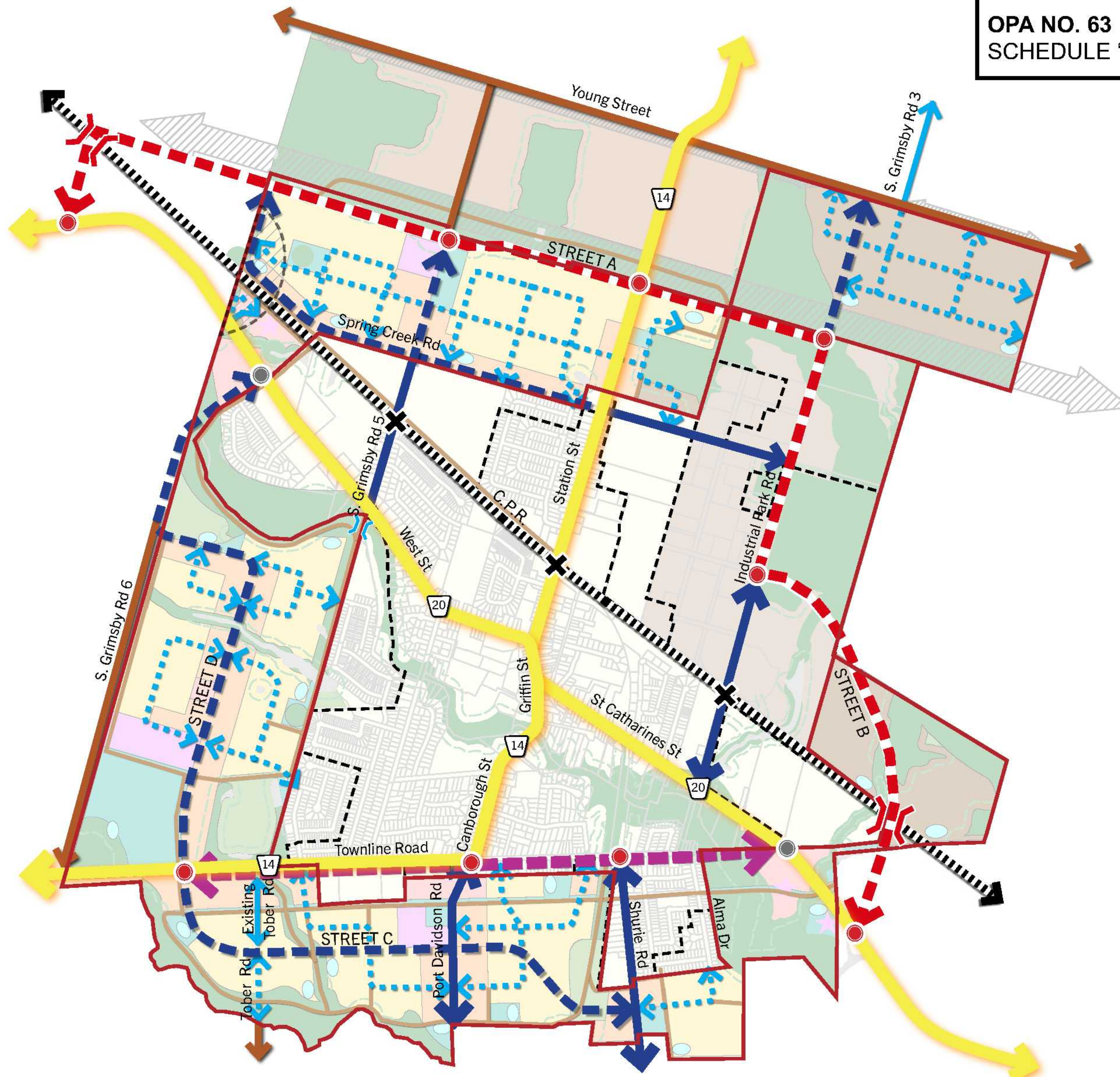
Note:
This Schedule forms part of the Township's Official Plan and must be read in conjunction with the text.
Detail on some features maybe lost at this scale.

Date: May 2022

OPA NO. 63
SCHEDULE "O" **DRAFT**

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-13" SMITHVILLE TRANSPORTATION PLAN



Legend

- Existing Urban Boundary
- Secondary Plan Boundary
- Transportation Network**
- Future Active Transportation/Trails
- Regional Road
- Future Arterial 'A' Road
- Future Arterial 'B' Road
- Existing Collector Road
- Future Collector Road
- Existing Rural Road
- Conceptual Local Road
- Existing Rail Corridor
- Existing Rail Crossings (At Grade)
- Future Rail Crossings (Grade Separated)
- Future Pedestrian Bridge
- Key Intersection / Roundabout
- Future Key Intersection / Roundabout



PLANNING DEPARTMENT

Note:
This Schedule forms part of the Township's Official Plan and must be read in conjunction with the text.

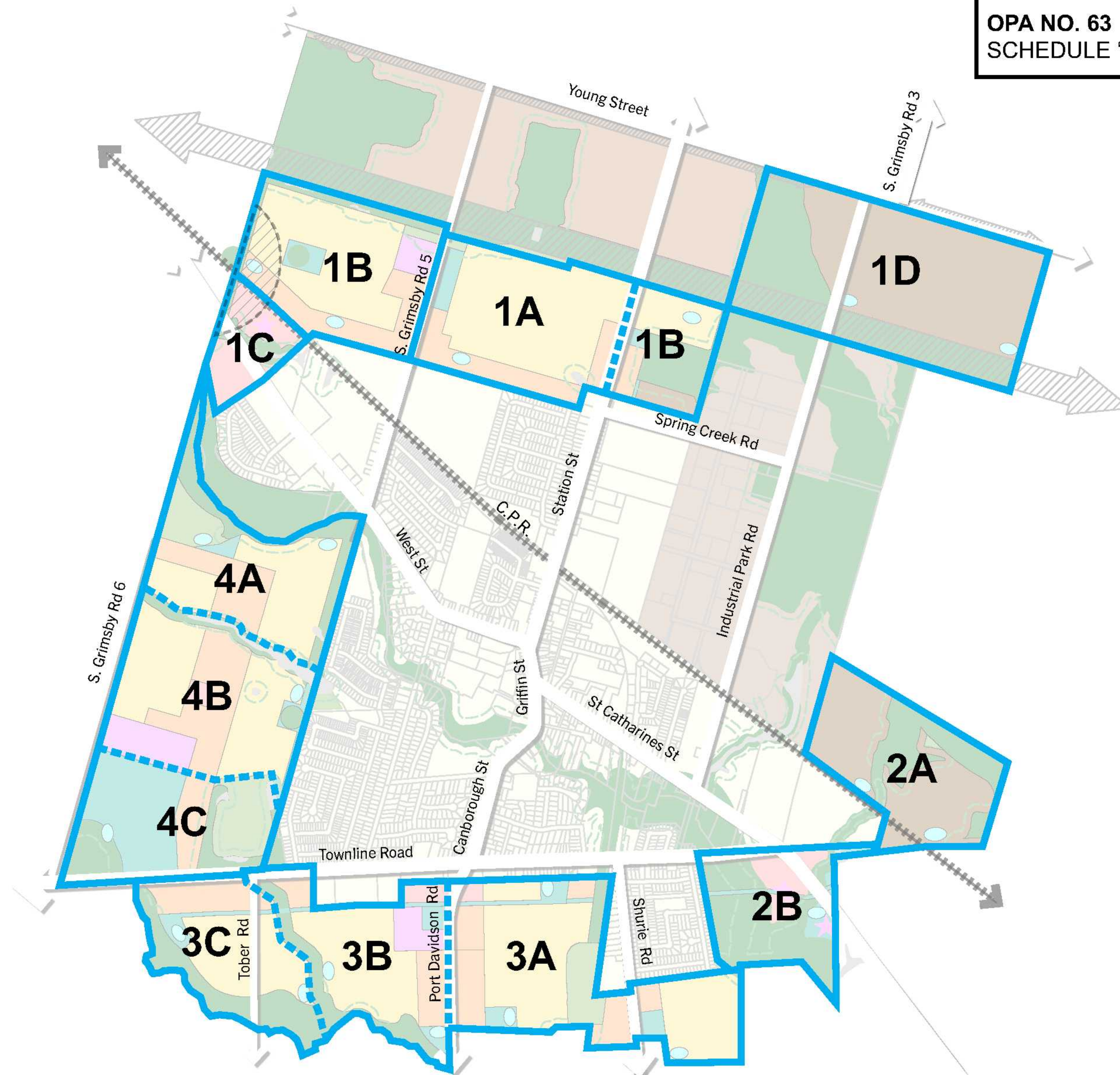
Detail on some features maybe lost at this scale.

Date: May 2022

OPA NO. 63
SCHEDULE "P" **DRAFT**

**TOWNSHIP OF WEST
LINCOLN
OFFICIAL PLAN**

**SCHEDULE "E-14"
SMITHVILLE MCP
DEVELOPMENT
STAGING PLAN**



Legend

- Overall Stage Areas
- Sub Phases



PLANNING DEPARTMENT

Note:
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of the Township's Official
Plan and must be read in
conjunction with the text.

Detail on some features
maybe lost at this scale.

Date: May 2022

OPA NO. 63
SCHEDULE Q

DRAFT

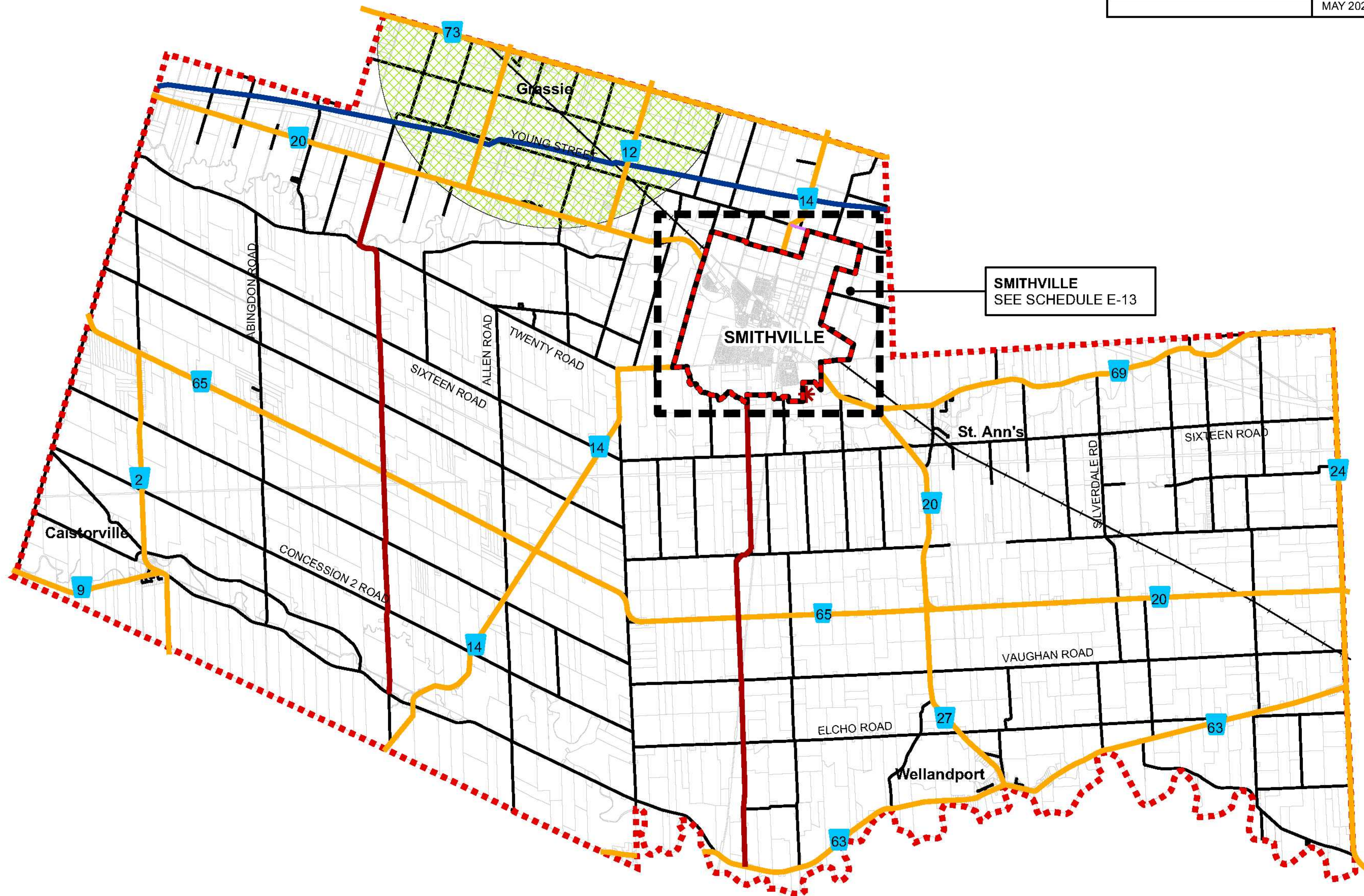
MAY 2022

TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

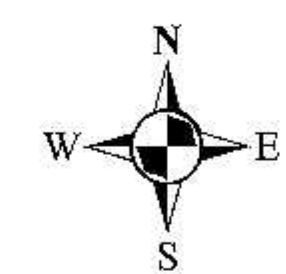
SCHEDULE 'F'
INFRASTRUCTURE &
TRANSPORTATION

Legend

-  Smithville Urban Boundary
-  Smithville Sewage Lagoons
-  Arterial
-  Township Arterial
-  Collector
-  Trans Canada Pipeline
-  Municipal Boundary
-  Rail Corridor
-  Airfield Outer Surface
-  Local Road



PLANNING DEPARTMENT



Note:
This map is to be
interpreted in conjunction
with the text of the Official
Plan.

Date: March 2014

June 15, 2022

Pat Wirth



Township of West Lincoln

318 Canborough Street
Smithville, Ontario, LOR 2A0

Attention: Dave Bylsma, Mayor, Mike Rehner, Jason Trombetta,
Shelley Bradaric, Harold Jonker, Cheryl Ganann, William Reilly, Councilors and
Joanne Scime, Town Clerk

Re: Passing of OPA 62 and 63

I have recently been receiving correspondence from Planning regarding the new urban boundary which will come to the edge of the creek on my property at 2428 Tober Road sometime in the future.

I have now been made aware of the passing of OPA 62 and OPA 63 regarding existing green space which is to happen on June 27th. While the passing of OPA62 and OPA63 will protect our existing green space, I am led to believe that this may be contested by existing land owners and developers. I trust that that Council will use their best efforts to see that OPA 62 and OPA 63 remain as prepared and that no changes be made.

It is important that Smithville move forward and at the same time retain its identity as a great place to live with parks, waterways, trails, open space and natural habitat.

Sincerely, Pat Wirth

A handwritten signature in cursive script, appearing to read "Pat Wirth".

Official Plan Team
Planning and Development Services - Niagara Region

We are the owners of the property located at Regional Rd 20NS, Con 8 PT LOT 33 RP 30R6980 Parts 11 to 13, a map is inserted at the end of this letter. This property is being actively farmed by one of the owners, Frank DeFilippis – Twenty Ridge Farms. Frank DeFilippis is a registered farmer with the OFA (Ontario Federation of Agriculture). We are sending this letter as it has come to our attention that this property is designated as PSW (Provincially Significant Wetlands) as part of the Niagara Region Draft Official Plan.

On September 29, 2020 by invitation of staff at the Township of West Lincoln (Gerrit Boerma) a walk through of this property took place. The walk through took place from the hydro corridor to Highway 20. In attendance at that meeting was Frank DeFilippis, Gerrit Boerma (Township of West Lincoln) and staff from the Niagara Region (Adam Boudens) and the NPCA (Adam Aldworth). The consensus from our discussion that day was that PSW were not evident.

Below you can see the recent email correspondence between myself and Mr. Boerma. Mr. Boerma indicates that in order to have this marking of PSW removed we would most likely need to hire an environmental consultant to do that work.

We have farmed this land for fifty years and want to continue to farm this land. It is very unfair to expect a farmer to hire an environmental consultant just to ensure that land can continue to be farmed without the worry that it could be halted due to a designation that has been discretionarily placed on the property.

We are requesting that the PSW be removed from the portion of land from Highway 20 to the Hydro Corridor, the same portion that we walked on September 29, 2020. At that meeting, all in attendance agreed that there was no evidence of PSW. We will be sending a copy of this letter to Nadine Gill at the OFA as well as our Regional Representative, Councillor Albert Witteveen.

Below is a copy of the email correspondence with Mr. Boerma as well as the map.

Sincerely

Frank DeFilippis
Nick DeFilippis

EMAIL CORRESPONDANCE WITH GERRIT BOERMA:

----- Forwarded message -----

From: **Frank DeFilippis** <

Date: Wed, Feb 9, 2022 at 9:06 AM

Subject: Visit from NPCA Niagara Region and West Lincoln

To: Nick DeFilippis

>, <gboerema@westlinvoln.ca>

Good morning Gerrit

On September 29, 2020, there was a meeting with yourself and staff from the NPCA and Niagara Region at our family-owned property located at Regional Rd 20NS, Con 8 PT LOT 33 RP 30R6980 Parts 11 to 13. I was also in attendance at that meeting. We walked all the way to the Hydro corridor that day so that staff could inspect the property.

I would appreciate it if you could forward the resulting decision that was made by the staff from NPCA and the Region. I recall that after the meeting the consensus was that there really was no reason for the property inspected to be considered PSW. I have noticed that on the Region website that a portion of that property that we walked is still PSW. Based on how the meeting went on September 29th it doesn't make sense.

I look forward to hearing from you.

Thank you,

Frank DeFilippis

Gerrit Boerema

Mon, Feb
14, 9:56
AM

Good Morning Frank,

There have been no changes made to the natural heritage mapping or Provincially Significant Wetland (PSW) mapping on your property by the NPCA or Region. This is because PSW is mapping that is done by the Province and only the Province can change that mapping (not the NPCA or Region).

The Region and NPCA advised that based on what they saw, mapping changes could be justified to the Province, but that this would require going through an Ontario Wetland Evaluation Study (OWES). I reached out to the Ministry at that time, and even sent them a few of the pictures, and they confirmed that to re-map any PSW, would require going through the OWES process.

This process can be undertaken by a private landowner, but you would most likely need to hire your own environmental consultant to do that work. If you want, I can send you a few contacts from the NPCA, Region and Ministry.

Gerrit,

<p>Gerrit Boerema</p> <p>Planner II</p> <p>Tel: 905-957-3346 ext.5133 Email: gboerema@westlincoln.ca Web: www.westlincoln.ca</p>

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

COVID 19 Update January 27, 2022 – Starting January 31st, the Township of West Lincoln is proceeding with implementing the Province's steps to cautiously and gradually ease Public Health measures. Please read the latest update on our [website](#)



Frank DeFilippis

Mon, Feb
14, 10:47
AM

to Gerrit

Thanks for getting back to me Gerrit. If you can send the contacts that would be great

Gerrit Boerema

Mon, Feb
14, 12:03
PM

to me

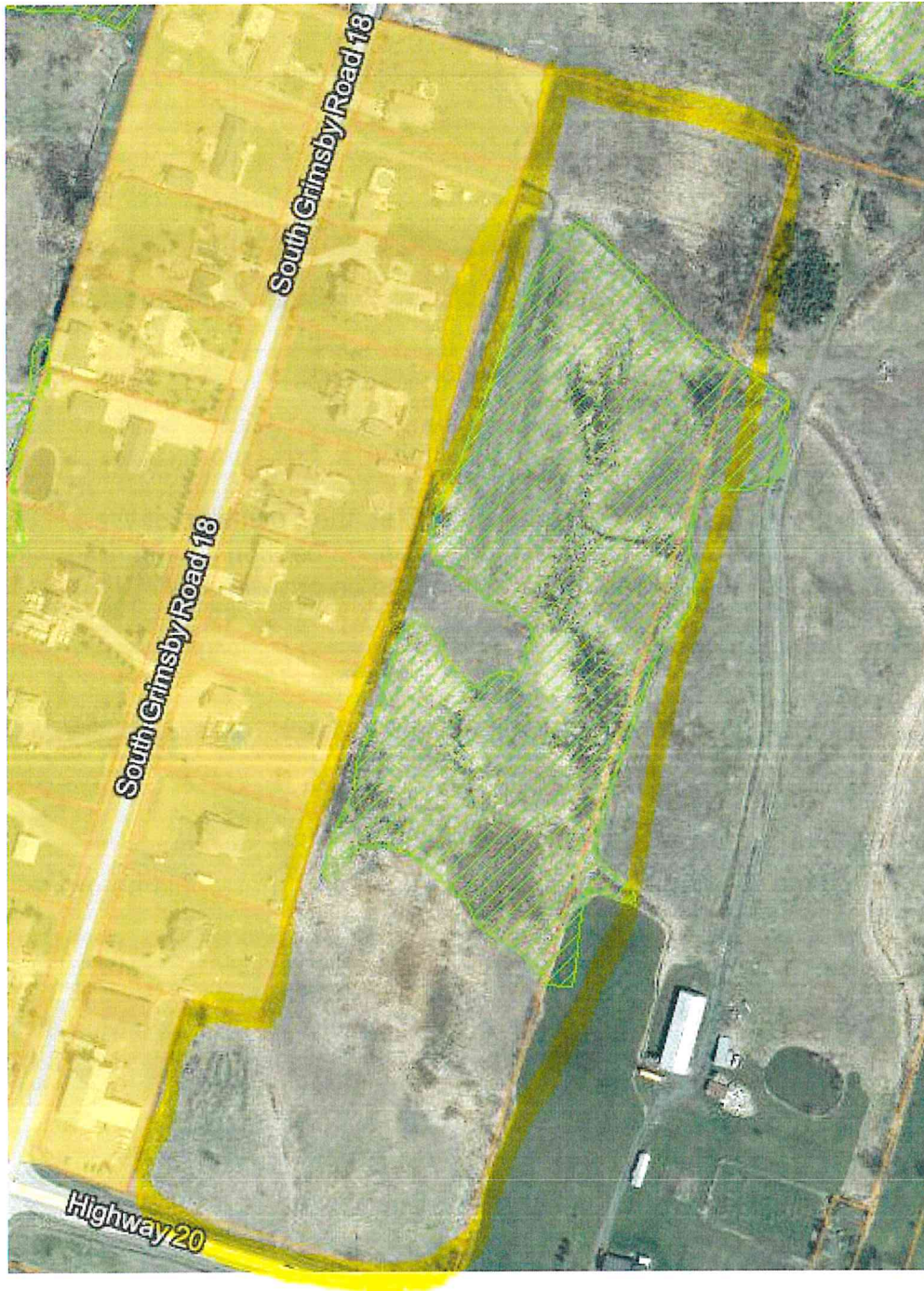
Sure – The Provincial Contact was/is David Denyes - David.Denyas@ontario.ca

The NPCA contact who came on the site visit was Adam Aldworth aaldworth@npc.ca

And the Regional staff that came to the site was Adam Boudens Adam.Boudens@niagararegion.ca

Gerrit,

Below is the map of the property, it is being actively farmed from the hydro lines to highway 20, there are no Significant Wetlands in this area, contrary to how the map is coded.



On Jun 15, 2022, at 3:58 PM, Chris <[REDACTED]> wrote:

Hi Joanne: Wednesday, June 15, 2022

We hope you are in favor of this official plan since to us it seems to be a win/win situation.

There is sensible urban expansion along with good protection for our natural heritage systems.

Our paid experts should know what they are talking about and looking out for the future of our community and its citizens.

We ask that you strongly support the Official Plan Amendment 62 and 63 for the sake of West Lincoln's residents and their physical and mental well-being.

Supporting you on June 27,
Sid and Chris Frere

-----Original Message-----

From: noreply@westlincoln.ca [<mailto:noreply@westlincoln.ca>] On Behalf Of Kathy & Henry Pupek, 46 Richard Crescent
Sent: June 8, 2022 4:00 PM
To: Barb Hutchinson <BHutchinson@westlincoln.ca>
Subject: [BULK] Support of OPA 63

Dear Mayor and Councillors,

As residents of Smithville, we whole-heartedly support the above proposal that will help ensure that Smithville will 'grow naturally' by protecting our Natural World Heritage sites that provide crucial habitats to many iconic species, as well as protect rare ecological processes and stunning landscapes. Thanks to all who progressively vote to contribute to our economy, climate stability and overall human well-being, now and for future generations.

Origin: https://www.westlincoln.ca/en/township-office/mayor-and-council.aspx?fbclid=IwAR0d701Gb9abo0tZhr_ubRbPKbv_LpP13iW2PAsKfZToomGzKGy1hNHlYgQ

This email was sent to you by Kathy & Henry Pupek <[REDACTED]> through <https://www.westlincoln.ca/>.

From: Toni Mills [mailto:]
Sent: June 22, 2022 8:01 PM
To: Joanne Scime <jscime@westlincoln.ca>
Subject: OPA 63

I am sending you a copy of an email I have sent to the Councillors so that it can be entered into records.

I am just sending this email to compliment the effort and thought that has gone into the growth plan for Smithville. It demonstrates a conscientious effort to be responsible about “building on” to our community. I am also happy to see the fair inclusion of a Natural Heritage System for so many reasons. Personally, my kitchen, living room and deck look out onto the creek and the walk bridge. Although, I have seen some changes in water flow and sometimes overflow, there is still a substantial gathering of wildlife and waterfowl. Having this green space, with all of the creatures that go with it, has been a major contributor to my mental health, especially during the past two years of Covid and isolation. As a Christian, I understand we are all stewards of God’s creation, and I am pleased with OPA 63 and its inclusion of a proper amount of green space.

Thanking you, in advance, for approving this plan, I am

Sincerely,

Antoinette (Toni)Mills

Ron and Sylvie Budenas

18 Harvest Gate
Smithville, Ontario
L0R 2A0

June 7, 2022

Township of West Lincoln

318 Canborough Street
Smithville, Ontario
L0R 2A0

Attention: *Dave Bylsma, Mayor; Mike Rehner, Jason Trombetta, Shelly Bradaric, Harold Jonker, Cheryl Ganann, William Reilly, Councillors and Joanne Scime, Town Clerk*

Re: **OPA 62 and 63**

We have previously written to Mr. Reilly and Mr. Treble regarding our profound displeasure with the egregious actions initiated by the landowner and a developer that occurred behind our property this past spring. We were very thankful that the actions taken by Mr. Reilly and Mr. Treble halted those actions as swiftly as they did. Our immediate neighbours were equally thankful and appreciative.

Consequently, that left us with the feeling that members of council and our mayor are supportive of the common sense approach to development and expansion of Smithville and we believe that this will continue to be the case.

We are therefore writing again to express our support of Council in passing OPA 62 and OPA 63 on June 27, 2022 with particular protection of our Natural Heritage Systems. We must all remember that while development is inevitable it must be done in a manner that will benefit everyone now and for generations to come so council's responsibility is not just for us but for the future of everyone. Natural Heritage Systems which include waterways, trees and wildlife are critically important for a healthy community and must be protected at all costs.

We trust that our wishes will be given full consideration and remain,

Yours respectfully,



Ron and Sylvie Budenas
289-799-0830

Section	Regional Comment
Special Policy Area 1	Special Policy Area 1 is identified on Schedule A at the north end of Smithville outside of the proposed settlement area boundary. However, there are no corresponding policies in OPA 63. Please provide the Region with the policies that will apply to Special Policy Area 1 and the intent of those policies.
Special Policy Area 2	Special Policy Area 2 is identified on Schedule A at the northwest quadrant of the proposed settlement area and encompasses the Minimum Distance Separation arc for poultry facilities west of the proposed boundary. However, there are no corresponding policies in OPA 63. Please provide the Region with the policies that will apply to Special Policy Area 2.
6.11.7.1 Introduction	<p>This section states, “The outer boundary of the Secondary Plan coincides with Smithville’s urban boundary while the inner boundary coincides with previous urban boundary limit prior to the approval of the MCP (Official Plan Amendment No. 63), encompassing a total land area of approximately 540 hectares.”</p> <p>Based on the review of OPA 62, the Region understands that the settlement area boundary is being expanded through the approval of OPA 62, not OPA 63. Please clarify.</p> <p>1. Area Context & Integrated Planning Approach - 3rd paragraph</p> <p>Existing land use in the MCP Area is characterized primarily by land historically used for agriculture. The Leisureplex Township Park located along South Grimsby Road 6 is the primary public outdoor sports venue in West Lincoln. Existing land uses are privately serviced on the basis of individual on-site sanitary systems and water supply wells <u>as well as private water cisterns</u>. Existing hydro transmission corridors are located along the north limits of the MCP Area, and a natural gas pipeline corridor crosses through the area south of Townline Road.</p>
6.11.7.2.1 Land Use Plan	Some sections refer to the “Smithville MCP”, whereas other sections refer to the “Secondary Plan”. Please make consistent.
6.11.1.7.2 d)	Suggesting removing this policy – it will be difficult to police and it is always left to the last development to get the overall MCP area to 50ppj/ha
6.11.7.2.2	Land use designations are referred to as place-types, such as the “Residential” place-type. In the land use maps designations are classified as place-types. The mapping should clearly state that these are land use designations.

6.11.7.2.3 h)	Requiring an Official Plan amendment to permit an additional storey at maximum will entail a lengthy process for negligible height increases. Consider revising the approach to permit an additional storey, or consider allowing four storeys as of right.
6.11.7.2.5 c)	It does not appear that “small-scale retail commercial uses” or “small scale office commercial uses” are defined. Has the Township considered placing a size restriction to define these terms? Has the Township considered creating a standalone mixed-use designation, rather than having a mixed-use overlay designation?
6.11.7.2.5 e) i	It is not clear what “commercial uses should comprise 80% of development” means. Consider revising to “commercial uses should comprise 80% of total planned ground floor area”.
6.11.7.2.5 h) i	It is not clear what “residential uses should comprise 80% of development,” means. Consider revising to “residential uses should comprise 80% of ground floor area,”.
6.11.7.2.8 a) ii, iii	The Employment designation located in the north east quadrant of the expansion area is identified as a Core Employment Area in the proposed Niagara Official Plan. Core Employment Areas are intended to accommodate clusters of traditional employment uses such as industrial, manufacturing, construction, transportation and warehousing. Major office uses and major institutional uses are prohibited. Office uses permitted should be ancillary to the core employment uses. The permitted uses in this section must be revised to align with the uses permitted in Core Employment Areas.
6.11.7.2.8 c)	Major retail and major commercial uses are not permitted in Regional Employment Areas. Please revise this policy to clarify that these uses are not permitted.
6.11.7.2.9 a)	The majority of these uses are not permitted in Regional Employment Areas as they are not traditional employment uses such as industrial, manufacturing, construction, transportation and warehousing. Please revise to permit only those uses permitted in Core Employment Areas.
6.11.7.3.4	Policy e) should be updated to clarify that a Terms of Reference (TOR) for all required EIS work must be submitted to the Township, Region and NPCA for review and approval. An additional section should be added which reads “Any approved refinements to the NHS as illustrated on Schedule E-12 must be submitted to the Township and Region in georeferenced shape-file format in order to ensure appropriate updates to digital mapping resources.”
6.11.7.3.7 c)	This policy should be updated to ensure that that wetland assessment determines whether a feature meets the definition of wetland (as defined by the CA Act and/or the criteria of Other Wetland as defined by the Niagara Official Plan).

6.11.7.3.14 f)	This policy should be updated to clarify that that EIS may be required in order to support any development or site alteration within a Buffer.
6.11.7.6.1 e) Implementation	Block Plans being submitted should be required to conform to the Smithville Community Master Plan Secondary Plan when it is in effect.
6.11.7.6.1 f) Implementation	The Region should also be involved in the consultation regarding Block Plan development to ensure that Block Plan build out aligns with infrastructure timing, and that the Block Plan is in conformance with the Secondary Plan when in force. The Region must be included in the review of Block Plans located within a Regional Employment Area.
6.11.7.6.1 h) Implementation	If development is proposed in a Regional Employment Area, the Region must be consulted and involved in the planning process as the Region is the approval authority.
6.11.7.6.2a) ii)	Proposed sanitary and water servicing plans and review and confirmation of capacity of municipal servicing systems, including water <u>and wastewater</u> system modelling, based upon the MSP;
6.11.7.6.2a) vi)	A Traffic <u>Transportation</u> Impact Study (TIS) prepared in accordance with the recommendations and guidelines of the TMP and identifying and providing an assessment of connections to the existing road network, and the required timing and
6.11.7.6.2 vi	The Region encourages the Township to participate in the Regional Development Charge public engagement to help establish that required infrastructure is coming online at the correct time for the Smithville MCP area.
6.11.7.6.2 vii	Street and active transportation network design should integrate design principles from the Complete Streets Model Policy Handbook.
6.11.7.6.3 d) v	Spelling mistake – it should read The proposal changes to the Sub Phasing...



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June 8, 2022

Via Email Only

Mr. Brian Treble, MCIP, RPP
Director, Planning & Building
Township of West Lincoln
318 Canborough Street, Box 400
Smithville, ON, L0R 2A0

Our File: PLOTH201800502

Dear Mr. Treble

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
OPA No. 62 – Smithville Urban Boundary Expansion
OPA No. 63 – Smithville Master Community Plan
Township of West Lincoln**

Thank you for the opportunity to review the above Official Plan Amendments (OPA). OPA No. 62 facilitates an urban boundary expansion for Smithville, which will help the Township achieve its growth targets while OPA No. 63 implements the Master Community Plan (MCP) for Smithville that provides the guiding land use policies for the urban boundary expansion. The NPCA has reviewed both amendments and offers the following comments.

OPA No. 62:

NPCA staff have no objections to OPA No. 62. The main component of the amendment is the expansion of the Smithville urban boundary. The area identified for inclusion into the urban boundary has undergone extensive review and is supported by technical studies such as the Smithville Subwatershed Study (SWS). The SWS has identified natural heritage features, natural hazards, restoration areas and a natural heritage system within Smithville and will be implemented as part of the MCP. NPCA staff are satisfied that the location of natural heritage features and natural hazards have been well documented for the Smithville urban boundary expansion.

OPA No. 62 includes several Hamlet boundary expansions. While the NPCA has no objection to any of the proposed Hamlet boundary expansions, several of the areas to be included in the various Hamlets contain potential NPCA-Regulated watercourses. These features would have to be reviewed at the time of future development/site alteration. Also, the lands identified for inclusion into the Fulton Hamlet boundary contain Provincially Significant Wetlands (PSW). Both NPCA

Policies and the Provincial Policy Statement (PPS) do not allow for development within PSWs. Any future development/site alteration adjacent to these PSWs will require review by the NPCA.

OPA No. 63

In general, the NPCA is supportive policies in OPA No. 63. One area we want to bring to the Township's attention is the definition of wetland. In the draft policies, wetland is defined using the *Conservation Authorities Act* definition. That definition is:

Wetland means land that,

(a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface,

(b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse,

(c) has hydric soils, the formation of which has been caused by the presence of abundant water, and

(d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water,

but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause (c) or (d).

The PPS definition of wetland is:

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

The PPS definition has a lower threshold for what constitutes a wetland, whereas the *Conservation Authorities Act* definition requires each component to be present for a feature to be considered a wetland. This could result in a feature being excluded as a wetland that might have otherwise been included if wetlands were defined using the PPS definition. It is also unclear if using the *Conservation Authorities Act* definition for *Planning Act* decisions would be consistent with the PPS. This should be reviewed.

NPCA staff are pleased that the Township has taken the time to investigate the Smithville study area for the presence of karst through the SWS and included a comprehensive set of policies in OPA 63. Of note is Section 17 (d) which prohibits development within 50 metres of a high-constraint karst feature and one medium-constraint karst feature. While the NPCA has no objection to the Township's position to prohibit development within these karst features, the NPCA's natural hazard policies presently do not differentiate between levels of constraint for karst features and would allow consideration of development/site alteration within a karst feature subject to satisfying NPCA Policies. We note that the NPCA is currently reviewing its policies and this may change in the near future.

NPCA staff also support the use of Block Plans and Master Environmental Servicing Plans (MESPs) as the planning framework for Smithville. This approach has been used by many municipalities in the Greater Toronto Area and provides a mechanism to ensure coordinated build out of greenfield lands. It also allows for the completion of more detailed environmental and servicing work such as wetland water balances and the necessary pre-development monitoring to occur ahead of individual site applications.

Other minor comments for the policies of OPA No. 63 that we have include:

1. Section 2 (d) makes reference to “ecological buffers”. Since buffers can be provided for hydrologic function as well as ecological function of a feature, consideration should be given to simply using the term buffer.
2. Section 3 (c) and (d) – it may be simpler to define the acronym for each of these ministries e.g. MNDMNR means the Ministry of Northern Development, Mining, Natural Resources and Forestry/MECP means the Ministry of Environment, Conservation and Parks.
3. Section 5 (e)(iv) allows for small-scale structures for recreational uses within the Smithville Natural Heritage System. Consideration should be given to specifying active vs. passive recreational uses.
4. Section 6 (b) requires the completion of a wetland water balance assessment for applications adjacent to wetlands. NPCA staff support this and note that the policy should require that the wetland water balance be completed at the block plan stage through the MESP, to the extent possible.
5. Section 6 (c) should specifically mention the Niagara Peninsula Conservation Authority.
6. Section 6 (f) pertains to Wetlands for Further Review that have been evaluated and determined not to be significant and potentially allows for development and site alteration subject to the applicable Official Plan policies and approval by the Township. Please note that such wetlands may be regulated by the NPCA.
7. Section 14 (b) makes referent an ecologically appropriate width for buffers. Consideration should be given to including the term “and hydrologically” after the word ecologically.

I trust this information is helpful. If you have any questions, please let me know.

Regards,



David Deluce, MCIP, RPP
Senior Manager, Environmental Planning & Policy

cc: Mr. Richard Vandezande, MCIP, RPP, (email only)
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