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Date: June 27, 2024
Our Ref: 144262
Subject: South Centre Smithville Block Plan Area 9

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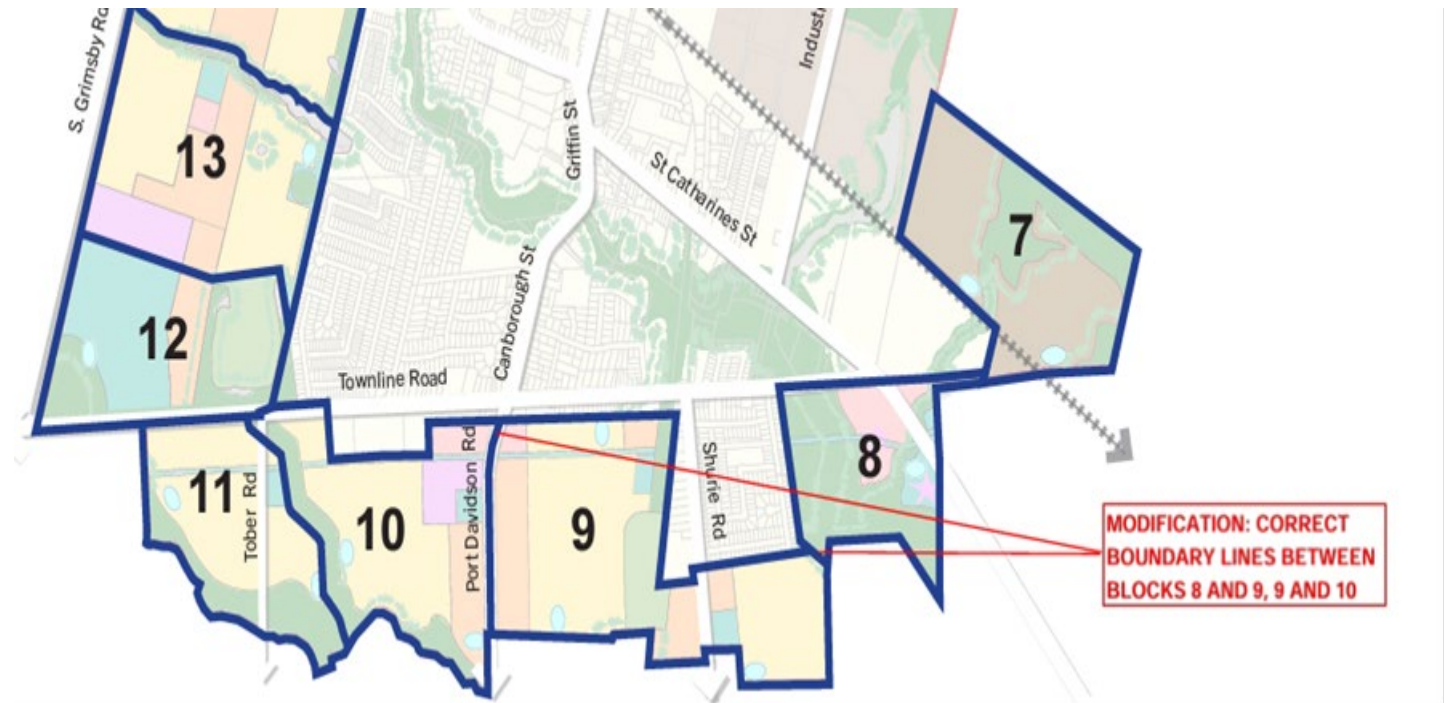
During the past 3 years the Township of West Lincoln and the Region of Niagara have been working on a major urban boundary expansion for Smithville. The Township has adopted Official Plan Amendments #62 and #63 which have expanded the Urban Boundary to now include the lands south of Townline Road and other lands. The new Regional Official Plan also includes these lands in the urban boundary. Background information regarding the Urban Boundary Expansion can be found on the Township web site—a link is provided below for your convenience.

<https://www.westlincoln.ca/en/township-office/urban-boundary.aspx>

While these lands are now “urban” actual subdivision or land development applications first require the completion of Block Plans to guide the overall redevelopment and to ensure that roads and services are properly coordinated across multiple ownership parcels. In essence these Block Plans are similar to the picture on the cover of a jig saw puzzle box in that they deal with the “big picture” so that ultimately all the pieces in the box can fit together. A report by Township Planning Staff summarizing the Block Plan process can also be found on the Township web page at the link below:

<https://www.westlincoln.ca/en/resources/PD-29-2023-Block-Plan-and-Master-Environmental-Servicing-Plan.pdf>

Below is an image taken from Township Official Plan Amendment 63 which delineates Block Plan Area 9. This is generally the lands south of Townline Rd. between Port Davidson Road and Shurie Road and the lands east of Shurie Road and south of Alma Gardens. There are many separate property owners within this Block Plan area and we currently represent the owners of the central portion generally west of and abutting the former rail corridor—approximately where the number 9 is located on the below image.




On behalf of these owners, we are now preparing the more detailed Block Plan for Area 9 and will submit this to the Township for review and approval. Detailed Studies in support of the Block Plan will include such as:

- Storm Water Management and Drainage
- Infrastructure and Servicing
- Transportation Planning
- Karst Assessment
- Scoped/Detailed Environmental Impact Study
- Urban Design
- Planning Rational/Justification

For obvious reasons the above studies and Block Plan will have to include all of the lands in the Block and ensure that roads and services are coordinated. Once the Block Plan is submitted for Township review/approval we will also proceed with the actual subdivision approvals for lands that can immediately be serviced. Your lands will benefit by the Block Plan process as this sets the stage for their redevelopment as well.

On behalf of our clients, the purpose of this letter is to first of all establish contact and to let you know that this Block Plan process is starting. We ask for your email contact so that we can correspond easier and keep you better informed. The second reason for the letter is to invite your cooperation and participation in the Block Plan process. If you have or are retaining independent experts to assist with the development of your lands, then we would appreciate having their contacts so that we can coordinate with them. Ultimately, we expect that the costs of the





studies and Block Planning process will be shared between all benefitting owners in that Block proportionate to their respective land holdings. Your input into the Block Plan is important as you will be a benefitting owner and we welcome your participation.

Please acknowledge receipt of this letter and provide your email contact and direction on how you wish to proceed or not. My contact info is below, and I welcome your comments or phone call. My next correspondence with you will include our preferred Block Plan together with our Planning Rational/Justification report.

Sincerely,
Arcadis Professional Services (Canada) Inc.



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