



# East Smithville Secondary Plan

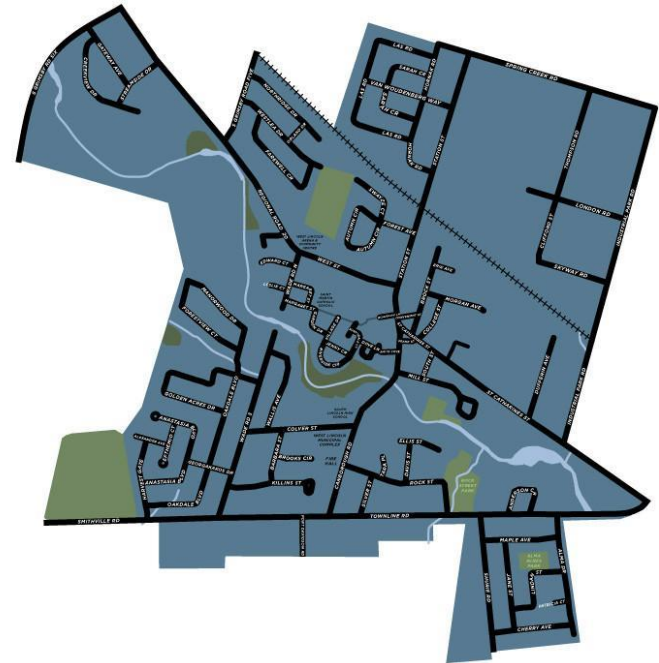
## Council Meeting

February 8, 2021

Dan Currie  
Partner

# Overview

1. Introductions
2. Purpose of Project & Secondary Plan
3. Summary of Background Report
4. Review of Proposed Land Use Concepts
5. Results of Consultation to Date
6. Next Steps



## SMITHVILLE

NIAGARA REGION, ONTARIO



Monday February 8, 2021

Smithville, West Lincoln  
East Smithville Secondary Plan

# Purpose of Project & Secondary Plan

What is the purpose of this project?

- To determine the best land use pattern for the East Smithville Study Area in order to develop a Secondary Plan.

The development of the East Smithville Secondary Plan is divided into 3 phases:

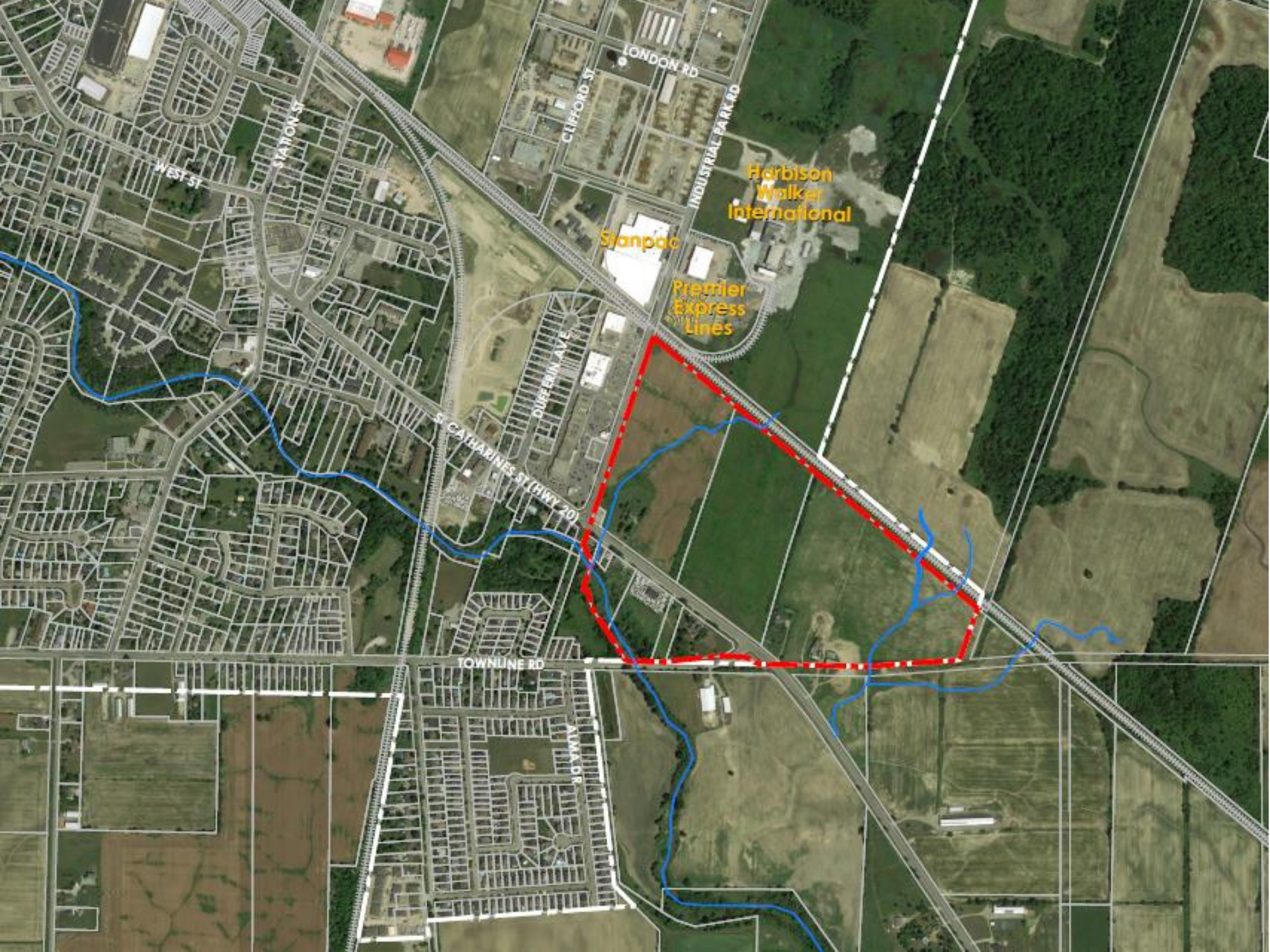
**Phase 1:** Preparation of background research and analysis report.

**Phase 2:** Refining land use options through public consultation. Preparation of preferred land use scenario.

**Phase 3:** Completion of Secondary Plan.







WEST ST

STATION ST

CLIFFORD ST

LONDON RD

INDUSTRIAL PARK RD

Harbison  
Walker  
International

Stanpac

Premier  
Express  
Lines

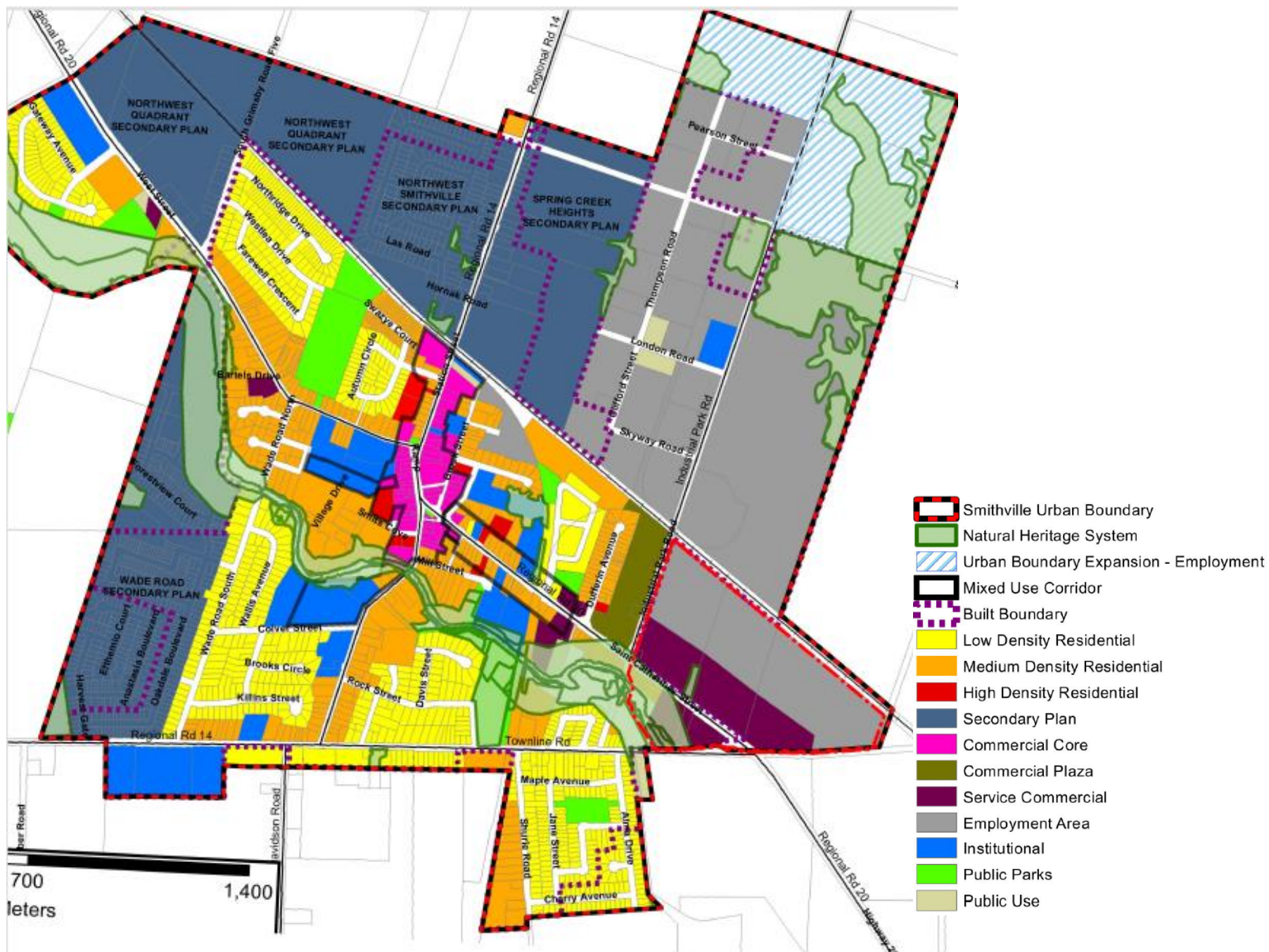
S. CATHARINES ST (HWY 20)

DUFFEIN AVE

TOWNLINE RD

YAMACR  
AVENUE





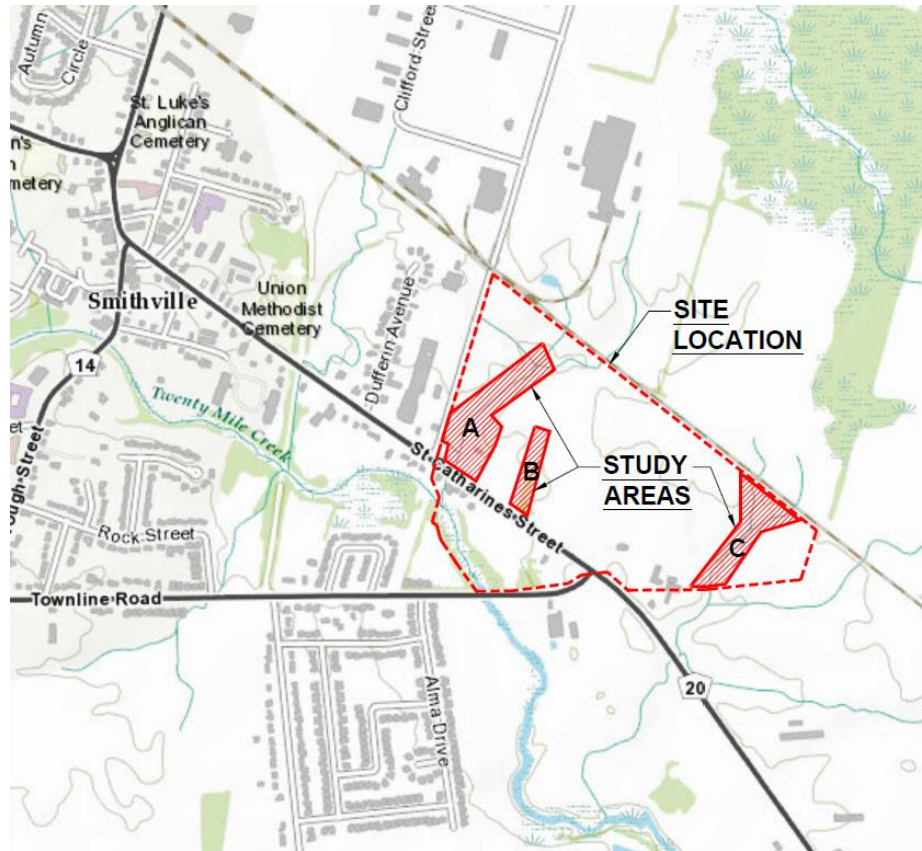
# Summary of Background Report

- Background report was prepared as input to the future Secondary Plan.
- The purpose of the Report is to provide a review and analysis of the relevant technical studies, policy documents and other background information.
- The Background Report includes the following:
  - A review and analysis of existing studies and policy and regulatory frameworks applicable to the Secondary Plan Area;
  - Technical review of current conditions relating to land use, natural environment, servicing and transportation;
  - Summary of existing constraints;
  - Employment Area Conversion Analysis; and,
  - Summary of potential land use options.



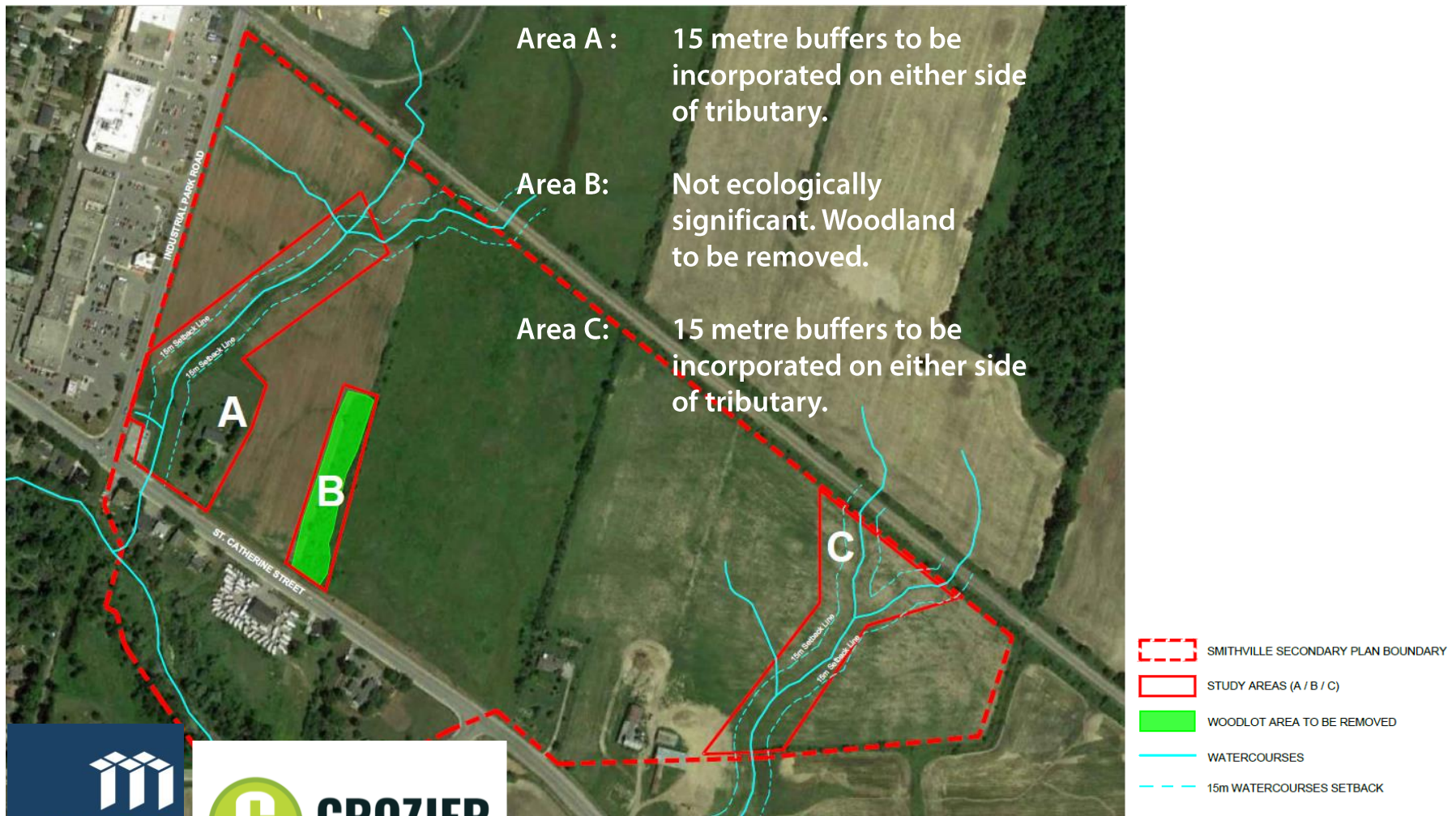
# Natural Heritage

- Crozier assessed the natural heritage features and functions of three areas within the Secondary Plan Area.
- The specific objectives of this study was to:
  - Provide an evaluation of the ecological features and functions of the subject lands.
  - Identify and map significant features, key ecological attributes and sensitivities of the subject lands.
  - Determine need for buffers and provide recommendations for mitigation and protection of natural features.



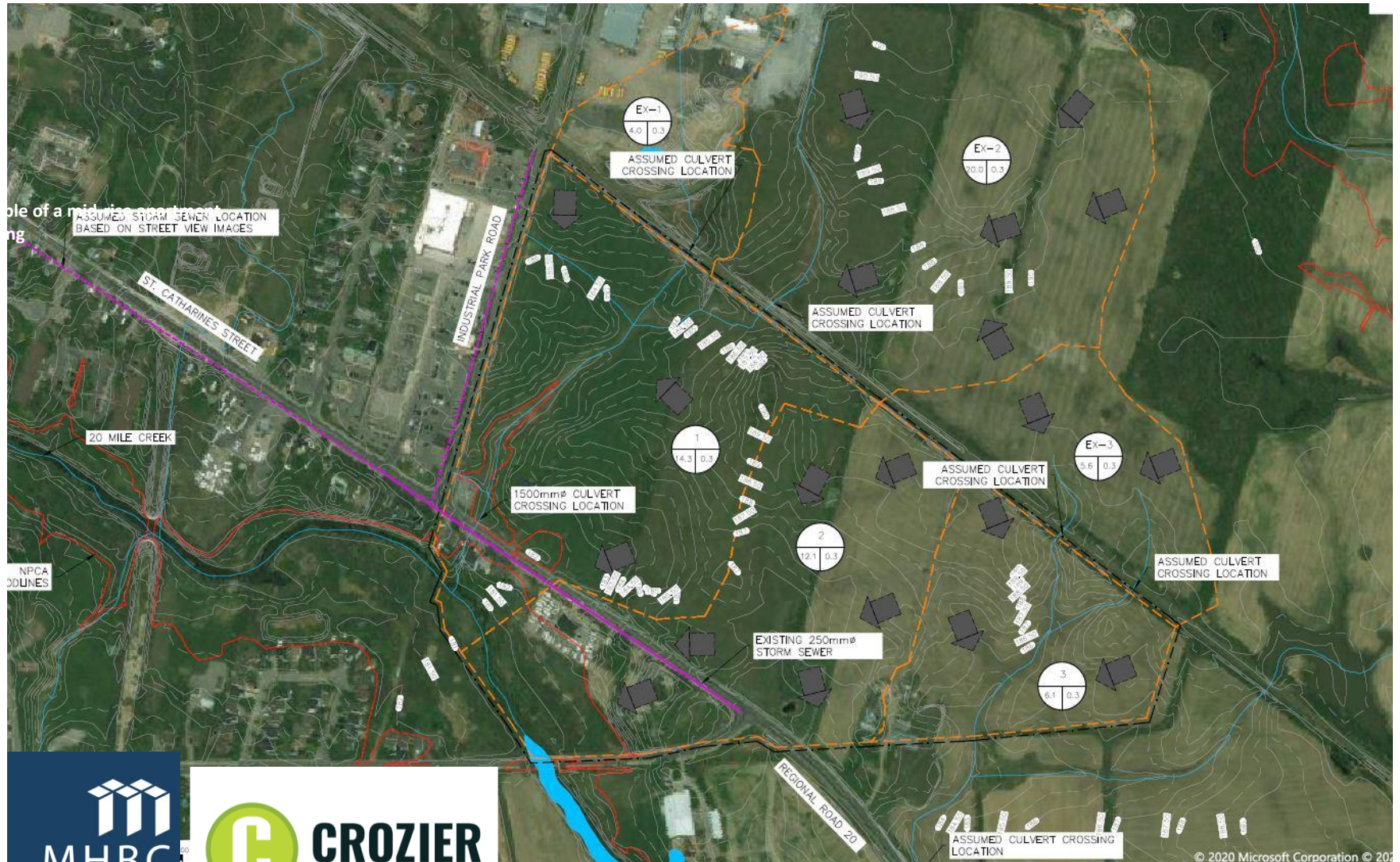


# Natural Heritage



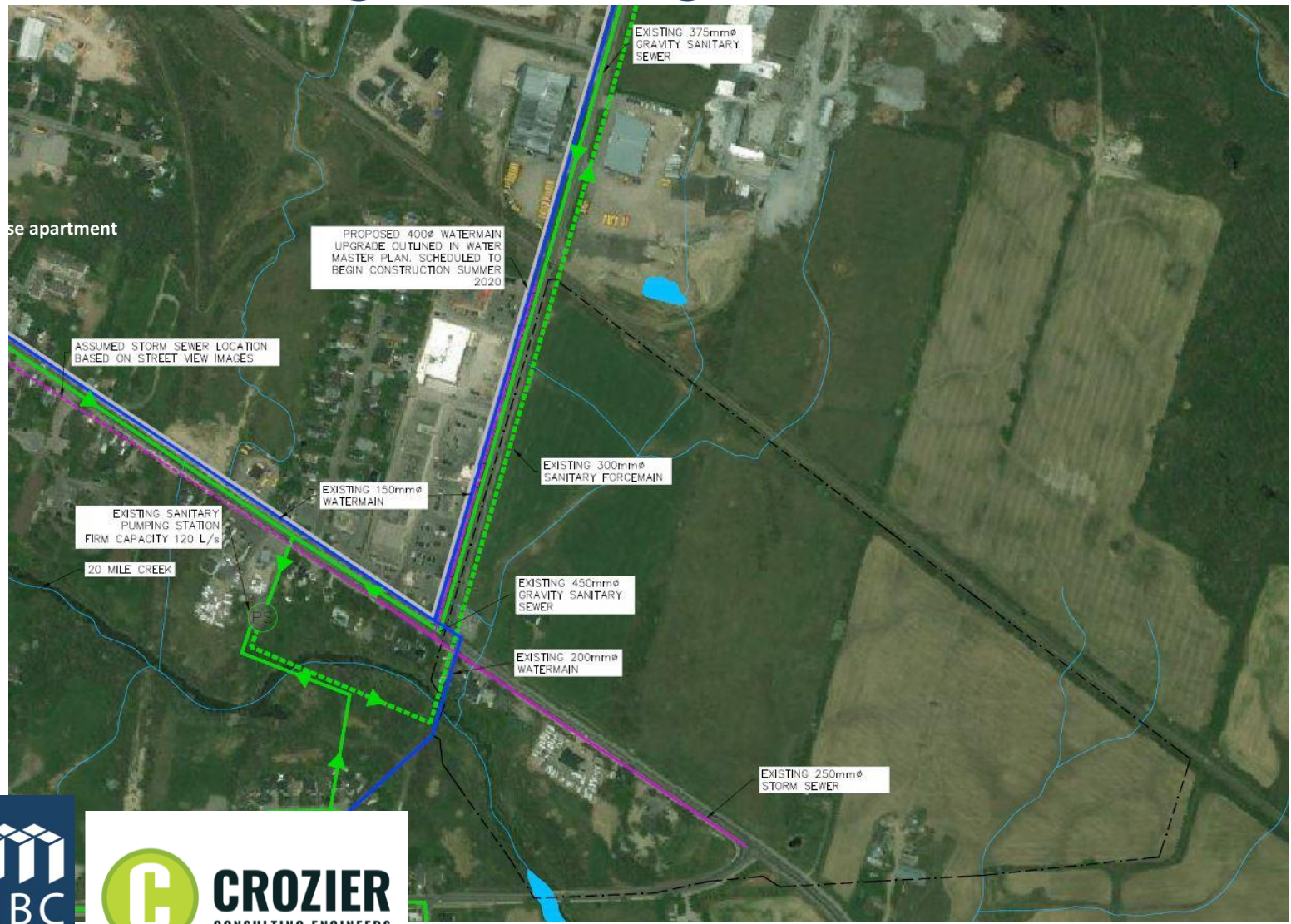


# Existing Drainage Conditions





# Existing Servicing Conditions

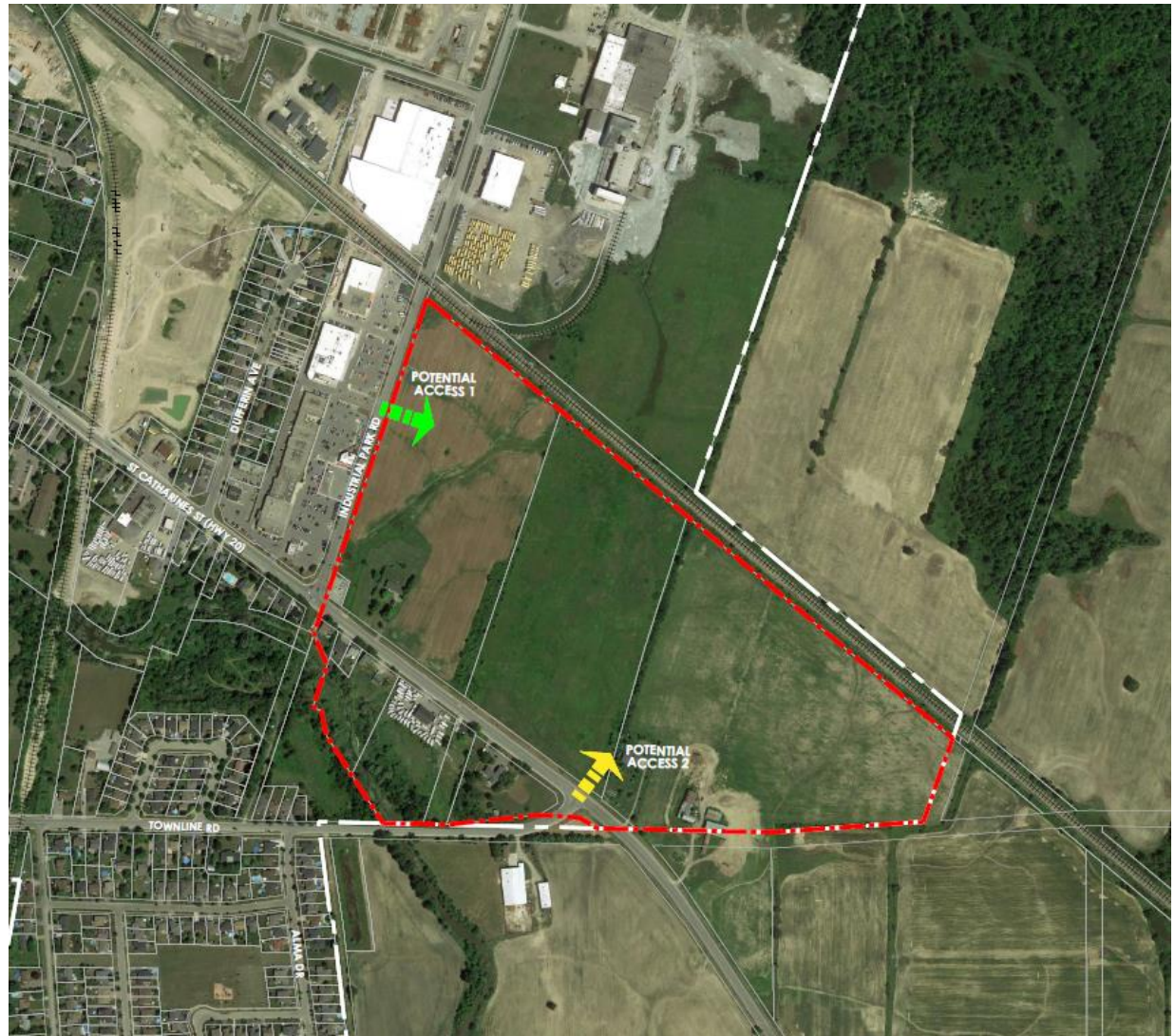




# Transportation Accesses

Two accesses are proposed to the lands:

1. One full move access to Industrial park Road. Access is to be centred between Railway and intersection of St. Catharines Street.
2. One full move access to create the fourth leg at the intersection of St. Catharines Street and Townline Road.



# CP Railway

- According to the Guidelines for New Development in Proximity to Railway Operations, a **30 metre setback** from the railway corridor is desirable.
- Why is it needed?
  - Provides a buffer from railway operations;
  - Provides a buffer between future residents and potential adverse emissions, noise and vibration; and,
  - Provides for a safety barrier in the rare chance that a derailment was to occur.



Figure 8:  
**Required 30 m  
Railway Setback**

Legend	
	Smithville Urban Area Boundary
	Secondary Plan Area Boundary
	Parcel Fabric
	Railway Lines
	30 m Railway Setback

DATE: July 15, 2020

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DRN: JB



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# Compatibility with Industrial Uses

- The *D-6 Compatibility between industrial Facilities Guidelines* identifies the minimum separation distances for incompatible land uses (i.e. residential and industrial).
- The guidelines recommend the following minimum separation distances for sensitive land uses:

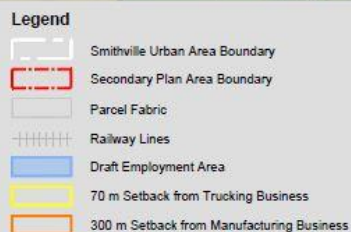
Industrial Classification	Zone of Influence	Minimum Setback Distance
Class I (Light)	70 metres	20 metres
Class II (Medium)	300 metres	70 metres
Class III (Heavy)	1,000 metres	300 metres

# Compatibility with Industrial Uses

Option 1: Minimum setback from industrial source



Figure 10:  
MECP Guidelines D1  
& D6 Minimum  
Recommended  
Industrial Setback  
Distances



DATE: July 15, 2020

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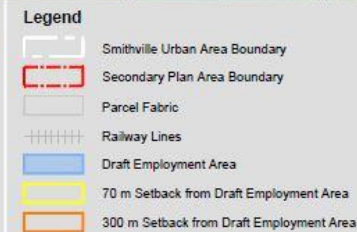
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Option 2: Minimum setback from property line



Figure 11:  
MECP Guidelines D1  
& D6 Minimum  
Recommended  
Industrial Setback  
Distances



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# Land Use Option 1



## Legend

- Smithville Urban Area Boundary
- Secondary Plan Area Boundary
- Parcel Fabric
- Watercourses
- Railway Lines
- Railway Setback
- Floodplain (NPCA)
- Potential Trail Connections

## Proposed Land Use

- Low Density Residential ( $\pm 12.22$  ha)
- High Density Residential ( $\pm 3.15$  ha)
- Commercial/Class 1 Industrial ( $\pm 5.38$  ha)
- Mixed Use ( $\pm 3.09$  ha)
- Natural Heritage System ( $\pm 2.92$  ha)
- Stormwater Management Facility ( $\pm 2.43$  ha)
- Park ( $\pm 1.05$  ha)
- Proposed Collector Road

# Land Use Option 2



## Legend

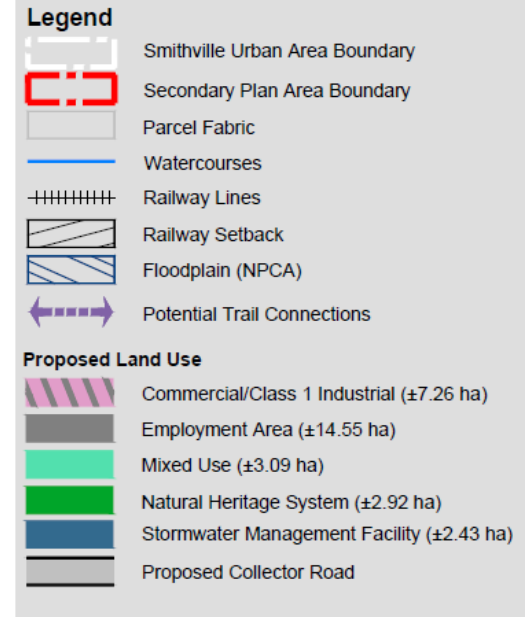
- Smithville Urban Area Boundary
- Secondary Plan Area Boundary
- Parcel Fabric
- Watercourses
- Railway Lines
- Railway Setback
- Floodplain (NPCA)
- Potential Trail Connections

## Proposed Land Use

- Low Density Residential ( $\pm 14.32$  ha)
- Commercial/Class 1 Industrial ( $\pm 3.26$  ha)
- Mixed Use ( $\pm 6.24$  ha)
- Natural Heritage System ( $\pm 2.92$  ha)
- Stormwater Management Facility ( $\pm 2.43$  ha)
- Park ( $\pm 1.05$  ha)
- Proposed Collector Road



# Land Use Option 3



# Community Consultation

## 1. Agency Comments

- Comments on Technical reports from Region of Niagara, NPCA, and Township staff

## 2. Land Owner Consultation

- General agreement of concepts that identify a range and mix of uses
  - Flexibility of uses along St. Catherine's
- Areas of potential concern:
  - Road access to lands
  - Staging
  - Potential environmental features and necessary buffers/setbacks





# Next Steps

- Review input received through community consultation
- Prepare recommended land use concept and a draft secondary plan
- Finalize secondary plan based on community comments on the draft secondary plan
- Submit final secondary plan to Council for consideration
- Consultation and Engagement is planned to occur in two stages.



Questions?



Wednesday January 6, 2021

Smithville, West Lincoln  
East Smithville Secondary Plan