

Gerrit Boerema

From: Jessica Dyson
Sent: February 16, 2021 10:56 AM
To: Gerrit Boerema; Brian Treble; Jeni Fisher
Subject: FW: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment 1701-001-21
Attachments: Notice of Public Meeting - 1701-001-21 - Greek Marz OPA ZBA.PDF

Hi everyone,

I received this email below on Friday.

Thank you,
Jess



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COVID Update Feb 2021 – The Provincial Government has stated starting Tuesday, February 16, 2021 the Region of Niagara will remain in Grey Lockdown stage for fourteen days In compliance with these regulations, the Township Office is closed, however, staff are available to assist the public, Monday to Friday, 9:00 am to 4:30 pm by phone at 905-957-3346 or by email. The best source of information is our new website <https://www.westlincoln.ca> where you can also find specific email address and phone extensions.

From: CP Proximity-Ontario [mailto:CP_Proximity-Ontario@cpr.ca]
Sent: February 12, 2021 1:05 PM
To: Jessica Dyson <jdyson@westlincoln.ca>
Subject: RE: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment 1701-001-21

Good Afternoon,

RE: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment 1701-001-21

Thank you for the recent notice respecting the captioned development proposal in the vicinity of Canadian Pacific Railway Company.

CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. Those guidelines are found at the following website address:

<http://www.proximityissues.ca/>

The safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change.

Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

Thank you,

CP Proximity Ontario



CP Proximity Ontario

CP_Proximity-Ontario@cpr.ca

7550 Ogden Dale Road SE, Building 1
Calgary AB T2C 4X9

From: Gerrit Boerema <gboerema@westlincoln.ca>

Sent: Thursday, February 11, 2021 8:43 AM

To: Jennifer Bernard <jbernard@westlincoln.ca>; Ray Vachon <rvachon@westlincoln.ca>; Mike DiPaola <mdipaola@westlincoln.ca>; Alderman, Aimee <Aimee.Alderman@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Alguire, Robert <Robert.Alguire@niagararegion.ca>; Dennis Fisher <dfisher@westlincoln.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; Ding, Maggie <Maggie.Ding@niagararegion.ca>; Barb Behring <bbehiring@westlincoln.ca>; John Schonewille <jschonewille@westlincoln.ca>; Brian Treble <btreble@westlincoln.ca>; CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>; Jim Sorley <jim.sorley@npei.ca>; KYLE, David E. <david.kyle@canadapost.postescanada.ca>; Mark-Ups@enbridge.com; circulations@mmm.ca; circulations@wsp.com; McPhee, Michelle <Michelle.McPhee@dsbn.org>; Lampman, Cara <Cara.Lampman@niagararegion.ca>; Nikolas Wensing <nwensing@npca.ca>; municipalplanning@enbridge.com; Clark.Euale@ncdsb.com; Cunningham, Lynne <Lynne.Cunningham@mpac.ca>; consultations@metisnation.org; jocko@sixnationsns.com; hdi2@bellnet.ca; traceyghdi@gmail.com; DL-Council Members <DL-CouncilMembers@westlincoln.ca>; fawn.sault@mncfn.ca; lonnybomberry@sixnations.ca; ExecutiveDirector@fenfc.org; executivedirector@nrnc.ca; Lisa Kasko-Young <lyoung@westlincoln.ca>; friedmanjoe21@gmail.com; fredv@royallepage.ca

Cc: Brian Treble <btreble@westlincoln.ca>; Jeni Fisher <jfisher@westlincoln.ca>; Jessica Dyson <jdyson@westlincoln.ca>; Joanne Scime <jscime@westlincoln.ca>

Subject: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

Good Morning,

Please find attached the notice of public meeting for Official Plan and Zoning Bylaw Amendment for the Greek Association and Marz Homes (Smithville West) Inc. for the property located at 6659 Regional Road 20.

If you have any comments please let me know by March 3rd.

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> <p>  </p>
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COVID Update Jan 2021 – In compliance with the Provincial Lockdown, the Township Office is closed, however, staff are available to assist the public, Monday to Friday, 9:00 am to 4:30 pm by phone at 905-957-3346 or by email. The best source of information is our new website <https://www.westlincoln.ca> where you can also find specific email address and phone extensions.

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----- IMPORTANT NOTICE - AVIS IMPORTANT -----

Gerrit Boerema

From: Nikolas Wensing <nwensing@npca.ca>
Sent: March 2, 2021 2:26 PM
To: Gerrit Boerema
Subject: Re: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment

Hello Gerrit,

I would just like to re-iterate the comments that the NPCA made at the pre-con stage, with a few slight modifications.

The NPCA does not object to the proposal, as there are no NPCA regulated features or hazards located on the subject property. The NPCA would like clarification as to the implications that this proposal will have on the current Marz Homes Subdivision application submitted to the Township of West Lincoln. Please circulate any revised plans and reports regarding the Marz Homes Subdivision application to the NPCA for review and approval.

Sincerely,

Nikolas Wensing, B.A., MPlan
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 228
nwensing@npca.ca
www.npca.ca

From: Gerrit Boerema <gboerema@westlincoln.ca>
Sent: Thursday, February 11, 2021 10:43 AM

<ExecutiveDirector@fenfc.org>; executivedirector@nrnc.ca <executivedirector@nrnc.ca>; Lisa Kasko-Young <lyoung@westlincoln.ca>; friedmanjoe21@gmail.com <friedmanjoe21@gmail.com>; fredv@royallepage.ca <fredv@royallepage.ca>

Cc: Brian Treble <btreble@westlincoln.ca>; Jeni Fisher <jfisher@westlincoln.ca>; Jessica Dyson <jdyson@westlincoln.ca>; Joanne Scime <jscime@westlincoln.ca>

Subject: Notice of Public Meeting - Greek Association & Marz Homes (Smithville West) Official Plan and Zoning Amendment

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If you have any comments please let me know by March 3rd.

Gerrit,

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

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Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

March 2, 2021

File No.: D.10.12.OPA-21-0007
D.18.12.ZA-21-0012

Gerrit Boerema
Planner II
Township of West Lincoln
318 Canborough Street
Smithville, ON L0R 2A0

Dear Mr. Boerema:

**Re: Regional and Provincial Comments
Official Plan and Zoning By-law Amendment Applications
Township File Nos.: 1701-001-21 & 1601-004-21
Applicant: Marz Homes (Smithville West) Inc. (Anthony Chiarelli)
Owner: Greek Association "Agios Haralabos" of Niagara
Agent: IBI Group (Jared Marcus)
Address: 6659 Regional Road 20
Township of West Lincoln**

Regional Planning and Development Services staff has reviewed the information circulated for the above-noted applications for Official Plan and Zoning By-law Amendments for lands municipally known as 6659 Regional Road 20 (Highway 20) in the Township of West Lincoln. These applications have been submitted in conjunction with a minor boundary adjustment to sever 1.384 acres (0.56 hectares) from 6659 Regional Road 20 to merge with the Marz Homes (Smithville West) Inc. property to the northeast which is currently proceeding through the Draft Plan of Subdivision Approval process.

The Official Plan and Zoning By-law Amendments are sought to change the current Institutional designation and zoning to Low Density Residential and Low Density Type 3 (R3), respectively, to permit the severed land to be used for future residential uses as part of the Marz Homes "Thrive" draft plan of subdivision. The concept would allow approximately 16 lots for single detached dwellings, fronting on a proposed internal street. The proposed Draft Plan of Subdivision will need to be modified if these Amendments are passed.

A pre-consultation meeting for this proposal was held on December 3, 2020 with staff from the Township, Region and Niagara Peninsula Conservation Authority in attendance, as well as the applicant and agent. The following comments are provided from a Provincial and Regional perspective to assist the Township in their consideration of the applications.

Provincial and Regional Policies

The subject land is located within a Settlement Area under the 2020 Provincial Policy Statement (PPS), designated Greenfield Area under the 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and Urban Area (Greenfield) in the Regional Official Plan (ROP). The subject land is located within the Northwest Quadrant Secondary Plan, which was included in the settlement area by ROP Amendment 3 (ROPA3) that adjusted the urban boundary in Smithville.

The PPS directs growth to settlement areas, and encourages the efficient use of land, resources, infrastructure and public service facilities that are planned or available. The Growth Plan contains policies that encourage the development of designated Greenfield Areas into complete communities that achieve a minimum density target of 50 residents and jobs combined per hectare, with a diverse mix of land uses and range of housing types, taking into account affordable housing and densities that meet the projected needs of current and future residents.

The ROP permits a full range of residential, commercial and industrial uses generally within the Urban Area, subject to the availability of adequate municipal services and infrastructure. The policies promote higher density development in Urban Areas and support growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups in Niagara. The ROP directs that designated Greenfield Areas are to be planned to achieve a minimum density target of 50 people and jobs per hectare across all Greenfield Areas in Niagara, in alignment with the Growth Plan. The Region considers that 5% of the future residential units would generate “at-home” employment (0.8 jobs). The proposed Amendments and severance to add lands (16 dwelling units) to the adjacent subdivision would exceed the minimum density target and yield a density of approximately 88.6 people and jobs per hectare (based on 16 units, 0.56 hectares of land and 3.05 persons per unit as provided in Table 4-1 of the ROP). The Amendments to facilitate future residential development will contribute to meeting the overall density target of 50 people and jobs per hectare for Greenfield Areas across the Township of West Lincoln, and will provide additional housing in the neighbourhood.

Given that the adjacent subdivision lands are proposing to provide for a range of dwelling units (single detached dwellings, townhouse units, mixed use condominium apartment units, and back-to-back units), Regional staff offer no objection to the introduction of additional low density development. Regional staff are of the opinion that

the proposed Amendments are consistent with the PPS and conform with the Growth Plan and ROP.

The subject lands are within the Northwest Quadrant Secondary Plan area, as approved by the Ontario Municipal Board (ROPA3 and Local Official Plan Amendment 37). Accordingly, Council and the applicant should refer to the comments from Township staff regarding the proposal's conformity to the Secondary Plan.

Archaeological Potential

The PPS and ROP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 10.C.2.1.13 of the ROP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved. The subject land may have high archaeological potential as a result of proximity to a historic watercourse. At the pre-consultation meeting, the completion of an archaeological assessment was required for the subject lands. In order to address Provincial and Regional archaeological resourcing policies, Regional staff recommends that a Holding (H) provision be added to the Amending By-law to ensure that an archaeological assessment is completed prior to any development on the subject lands. Staff acknowledge that the adjacent subdivision will require a future modification, and that this requirement may be addressed through that application process.

Noise Impacts

The subject land is adjacent to Regional Road 20 (Highway 20) to the south. Policy 1.2.6.1 of the PPS states that major facilities (including transportation infrastructure and corridors) and sensitive land uses are to be planned to “ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety...”. To implement this policy, the Ministry of Environment, Conservation and Parks (MECP) Noise Guidelines (NPC-300) are to be applied in the land use planning process to prevent or minimize future land use problems.

At the pre-consultation meeting, Regional staff identified the requirement for an updated Noise Study to evaluate the impact from Regional Road 20 on the proposed development. The submitted Planning Justification Report (dated February 2, 2021, prepared by IBI Group) indicates that a Noise Study was prepared by dBA Acoustical Consultants in support of the development on the Marz Home Lands, finding that the proposed development is suitable from a noise perspective provided the recommended mitigation measures are implemented. An update of this Noise Study was not provided with the subject applications; Regional staff will review and implement any mitigation measures recommended in the updated Noise Study with the future Draft Plan of Subdivision modification.

March 2, 2021

Servicing

With the future Draft Plan of Subdivision modification, Regional staff will require that the Stormwater Management Plans/Report and Functional Servicing report be updated to include the additional lands. Regional staff recommend the inclusion of a Holding (H) provision for the subject lands to ensure servicing requirements will be appropriately addressed.

Conclusion

Regional Planning and Development Services staff offers no objections to the proposed Official Plan and Zoning By-law Amendment applications to support the redevelopment of the lands located at 6659 Regional Road 20, to be incorporated with the adjacent Draft Plan of Subdivision lands. In order to address the archaeological potential for the subject lands, Regional staff recommends the inclusion of a Holding (H) provision requiring the completion of an archaeological assessment(s) to satisfy Regional and Provincial policies. The Holding (H) provision may also be applied to address servicing for the subject lands.

The proposed Official Plan Amendment is exempt from Regional Council approval in accordance with policies 14.E.6. and 14.E.7 of the Regional Official Plan, and the Memorandum of Understanding.

Should you have any questions or wish to discuss these comments, please contact the undersigned at aimee.alderman@niagararegion.ca, or Lola Emberson, MCIP, RPP, Senior Development Planner, at lola.emberson@niagararegion.ca.

Please send a copy of the staff report and notice of the Township's decision on these applications.

Best regards,



Aimee Alderman, MCIP, RPP
Development Planner

cc: Mr. R. Alguire, CET, Development Approvals Technician, Niagara Region
Ms. M. Ding, P.Eng., Stormwater Management Engineer, Niagara Region