

East Smithville **Secondary Plan**

Township of West Lincoln

Date:

May 2021

Prepared For:

Township of West Lincoln

Prepared by:

MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)

540 Bingemans Centre Drive, Suite 200

Kitchener, Ontario

T: 519.576.3650

F: 519.576.0121

Contents

1.0	INTRODUCTION.....	3
1.1	Purpose of the Plan.....	3
1.2	Integration with the Township of West Lincoln Official Plan	3
1.3	Authority.....	3
2.0	PURPOSE.....	4
3.0	VISION AND GOALS.....	5
3.1	Vision.....	5
3.2	Goals.....	5
4.0	COMMUNITY STRUCTURE AND DESIGN.....	7
4.1	Community Structure.....	7
4.1.1	Land Use Designations.....	8
4.2	Community Design.....	8
4.2.1	Design Principles.....	9
4.2.2	Urban Design Policies.....	9
5.0	LAND USE POLICIES.....	12
5.1	General Policies.....	12
5.2	Low Density Residential.....	12
5.3	Medium Density Residential.....	13
5.4	Mixed Use.....	14
5.5	Business Park.....	15
5.6	Parks and Natural Features.....	16
5.6.1	Parks.....	16
5.6.2	Natural Features.....	17
6.0	SUSTAINABILITY.....	18
7.0	SERVICING & TRANSPORTATION STRATEGY.....	19
7.1	Stormwater Management Strategy.....	19
7.2	Servicing Strategy.....	20
7.3	Transportation Strategy.....	20
7.3.1	Internal Local Streets.....	20

8.0	DEVELOPMENT PHASING.....	21
9.0	IMPLEMENTATION.....	22
9.1	Non-Conforming Land Uses.....	22
9.2	Industrial Compatibility Setbacks.....	22
9.3	Amendments to the Plan.....	23
9.4	Future Development Applications.....	23
9.5	Monitoring.....	24
9.6	Updating the Plan.....	24
9.7	Interpretation.....	24

1.0 INTRODUCTION

1.1 Purpose of the Plan

The purpose of the East Smithville Secondary Plan is to provide a planning framework to guide the detailed planning and future development of East Smithville over the next 20 years. The Secondary Plan builds on the policy framework of the Township of West Lincoln Official Plan ("Township Official Plan") and Provincial and Regional plans and policies in order to provide direction for the orderly development of the East Smithville community. The Secondary Plan establishes the principles for the design and development of the neighbourhood. It also establishes the land use patterns and conceptual locations of community infrastructure, such as parks and stormwater management ponds.

1.2 Integration with the Township of West Lincoln Official Plan

The Township of West Lincoln Official Plan states that all Greenfield Areas will require a Secondary Plan prior to development. The identified area of East Smithville shall be developed as one secondary plan.

The content of Sections 2-9 of this document are considered to be the formal Secondary Plan and will form part of an Official Plan Amendment to the Township Official Plan. Accordingly, in the future, any alterations to the policies in Sections 7-9 shall require an Official Plan Amendment (unless otherwise stated in this Secondary Plan). The contents of Section 1 is provided for explanatory purposes only and does not form part of the text of the Official Plan Amendment to implement the Secondary Plan policies. When an Official Plan Amendment is prepared at a later date, the OPA will be formatted in a manner which is consistent with the policy framework established in the current Official Plan.

1.3 Authority

The Secondary Plan has been prepared under the *Planning Act* and aligns with the policies of the Township of West Lincoln Official Plan, the Region of Niagara Regional Official Plan, the 2020 Provincial Policy Statement and the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

2.0 PURPOSE

The Secondary Plan for East Smithville has been prepared to:

1. Co-ordinate and guide development in the East Smithville Neighbourhood in a manner that integrates new Greenfield development with the existing urban neighbourhood and adjacent rural lands and employment/industrial lands, while respecting and protecting the surrounding environmental features;
2. Determine the appropriate density and layout of the neighbourhood;
3. Determine the appropriate land uses of the neighbourhood; and,
4. Establish parameters related to the review and approval of development applications within the Secondary Plan area.

3.0 VISION AND GOALS

3.1 Vision

The East Smithville Secondary Plan area totals approximately 34 hectares in size and is located on the eastern edge of Smithville. The Secondary Plan lands are surrounded by existing commercial uses to the west, the Canadian Pacific Rail Line ("CP Rail") and industrial uses to the north, primarily undeveloped agricultural land to the east, and residential/agricultural land uses to the south.

It is the intent of the Township of West Lincoln that these lands be developed with a mix of uses and densities. The East Smithville Secondary Plan area is expected to function as a future prominent gateway into the urban area of Smithville, with the potential to accommodate up to 455 new residential units.

Accordingly, it is the vision of the secondary plan that the development of East Smithville shall reflect the small town character of Smithville and provide an attractive, high-quality, safe, sustainable, interconnected, and pedestrian-friendly community for future residents of all ages and abilities to enjoy. Ultimately, East Smithville will become an urban neighbourhood with a strong pedestrian focus enhanced by public green space and trail linkages and a commercial/mixed use function to support the needs of the neighbourhood residents and the Smithville community.

3.2 Goals

The goals of the Secondary Plan are:

- To develop a land use and development concept that will implement the vision;
- To determine the appropriate population and housing yield/ mix for the development area;
- To provide land use and urban design policies to guide the development of the community;
- To encourage the development of a range and mix of housing types, including the development of accessible and affordable housing;
- To encourage and promote best practices in environmental design and energy conservation;
- Provide a framework for the development of a neighbourhood with a compact urban form that is pedestrian-oriented and incorporates a park, open spaces and trails and provides linkages to the wider trail network;

- To promote active transportation by providing a safe neighbourhood with a high level of connectivity for pedestrians and cyclists;
- To ensure the orderly and logical development of the community by providing a development phasing strategy; and,
- To ensure the appropriate development of the community by providing direction and guidance to the review and approval of development applications.

DRAFT

4.0 COMMUNITY STRUCTURE AND DESIGN

4.1 Community Structure

The Community Structure Plan is illustrated in Schedule A and sets out the overall urban structure for the East Smithville Secondary Plan area. The Community Structure is based on the design principles identified in Section 4.2.1 and provides a neighbourhood structure organized around a central community entrance; a local road pattern which connects to the existing collector road network in the surrounding area; an integrated open space network with potential trail connections and natural features; and, the community place types considered for the Smithville Master Community Plan.

The lands are identified as Designated Greenfield Area in the Regional Official Plan and are currently Designated Greenfield Area in the Township Official Plan. The East Smithville lands will be developed as a primarily low and medium density residential neighbourhood, with the opportunity to develop a limited amount of local mixed uses at key locations. Greenfield areas are required to meet an overall density of 50 persons and jobs per hectare. The Niagara Regional Official Plan requires that residential lands in designated Greenfield areas will be planned and designed to achieve a minimum density target of 50 people and jobs combined per hectare. It is recognized that density targets are to be achieved across the designated greenfield area and the Region.

To achieve density targets and create complete communities that provide for housing needs and choice within the Township, the Township's Official Plan emphasizes the development of Greenfield areas to create more compact, multi-modal, mixed use communities with a range of housing types to develop an orderly and logical progression and which utilizes land, infrastructure and services efficiently. Based on the land area and the density required to achieve the greenfield density target, the development of the lands is expected to yield between 266 and 455 residential units which would support a population of approximately 730-1063 people.

4.1.1 **Land Use Designations**

Lands within the Secondary Plan Area are designated as one, or more, of the following land use categories as illustrated on Schedule A:

- i) Low Density Residential,
- ii) Medium Density Residential,
- iii) Mixed Use,
- iv) Business Park,
- v) Park,
- vi) Stormwater Management; and,
- vii) Natural Features

The land use designations for the Secondary Plan are intended to complement the broader land use designations provided in the Township of West Lincoln Official Plan. In most cases, the land use policies and permissions described in the Secondary Plan are more detailed than those provided for within the Official Plan. Where there are inconsistencies between a particular policy in the Official Plan and the Secondary Plan, the policies of the Secondary Plan shall prevail.

The location and size of stormwater management facilities and the extent of natural features is approximate. It is the intent that a detailed stormwater management study and an environmental impact study will be required to be submitted, for consideration by the Township, as part a complete application for development.

4.2 **Community Design**

The Township Official Plan identifies that form and density of growth within the Township's urban areas should be guided by appropriate design standards intended to achieve a complete community that is livable, vibrant, well-connected, and prosperous. In order to achieve the desired vision, the Township has prepared and adopted Urban Design Guidelines for Smithville which provide enhanced guidance for the physical design of public and private development in Smithville to create an attractive, high-quality, safe, sustainable, interconnected, pedestrian-friendly and transit-ready community.

The Secondary Plan is based on neighbourhood urban design principles, aimed at establishing a complete community. These principles have used the design guidelines identified in the Township of West Lincoln Smithville Urban Design Manual as their basis.

The Secondary Plan design principles are founded on six key themes aimed at establishing a 'complete community':

- Safety;
- Integration and phasing;
- Housing mix and density;
- Open space network; and,
- Identity and urban design.

4.2.1 Design Principles

Development in the East Smithville Secondary Plan area shall be consistent with the following principles:

- Provide a diverse mix of land uses and unit types to support a vibrant neighbourhood;
- Provide a neighbourhood design concept that considers safety and mitigates railway-oriented impacts;
- Develop a neighbourhood at the pedestrian scale to promote social interaction, active streetscapes and an overall walkable neighbourhood;
- Establish an open space network of integrated and connected public spaces including a neighbourhood park, trail connections, and connections to stormwater management facilities and natural features;
- Develop a well connected network and hierarchy of streets, pedestrian paths and trail connections that enhance connectivity and provide for safe modes of active transportation (i.e. walking and cycling);
- Provide opportunities for recreational spaces that will serve all age groups and physical abilities, with an integrated active transportation system;
- Promote compatibility of scale and form between new and existing adjacent development;
- Create focal points, corridors and activity nodes within the community to enhance way-finding and establish an identifiable community structure;
- Promote sustainable design throughout the built environment to promote efficient use of energy, land, and infrastructure through conservation and energy-saving practices and systems; and,
- Establish distinct gateways to the East Smithville neighbourhood and the Smithville area to create a cohesive community identity.

4.2.2 Urban Design Policies

1. Any proposed development shall address the Urban Design Policies of this Plan and, where appropriate, Policies within the Township Official Plan and the applicable built form guidelines established in the Township's Smithville Urban Design Manual.
2. Gateway Nodes are defined in the Township's Smithville Urban Design Manual as nodes located at the primary entrances to Smithville. Development within lands identified as a

Gateway Node shall adhere to the Gateway Node design guidelines contained within Section 7.2 of the Urban Design Manual.

3. An urban design brief, or design guidelines, which demonstrate how any proposed future plan of subdivision meets the direction of the Township's Smithville Urban Design Manual and the Urban Design principles and policies of this Secondary Plan, will be required in support of any such application.
4. Development within the Secondary Plan area, including but not limited to areas of public use, shall be designed in accordance with the Accessibility for Ontarians with Disabilities Act, and other applicable Provincial legislation and the Region's Accessibility Design Standards.
5. Streetscapes throughout the East Smithville Community are important components of the public realm. Streetscapes will be designed to enhance community character and sense of place.
6. Residential streetscapes shall be designed to ensure the provision of sufficient on-street parking through creative design solutions such as varying housing types and lotting patterns.
7. Development throughout the East Smithville community shall be encouraged to create a sense of identity and place through the use of various design attributes, including unique building typologies, architectural design treatments, building materials, decorative lighting, decorative street signs, boulevard treatments, gateway features and landscaping elements.
8. Throughout the neighbourhood, buildings shall be designed to form a well defined and continuous street edge with subtle variations in height and setbacks and high quality architectural features.
9. Human scale buildings will be required and be achieved through siting and orientation of a building on a lot and the distribution of building heights and massing. Consideration of building materials and architectural articulation must have regard for maintaining a human scaled form of development. Building heights shall provide appropriate transition between the higher intensity areas to the surrounding lower intensity areas.
10. Decorative lighting, street signage and entrance features are encouraged.
11. Buildings on corner lots should articulate facades on both street frontages.
12. Buildings at terminating vistas will be encouraged to be designed as landmarks, with architectural innovation and quality urban design that reflects the community character. Incorporation of public art and enhanced landscaping will be encouraged at these areas.
13. Dwellings located on lots in visually prominent locations are priority lot dwellings. Priority lots include corner lots, at 'T'- intersections, or directly adjacent to open spaces, parks, trails natural areas or agricultural lands. Priority lot dwellings shall be identified as such on plans of subdivision and the treatment of priority lots shall be described in the design brief to be submitted in support of a development application.

14. Stormwater management systems shall be integrated into the design of buildings and the landscape where appropriate.

15. Business Park lands are:

- a. expected to have a high degree of urban and architectural design;
- b. expected to have buildings facing the street;
- c. expected to have parking areas located at the side or rear of buildings. If parking is located in front of the building, there shall be landscaped buffers between the parking area and the street; and,
- d. expected to have site and building design controlled through the site plan approval process.

5.0 LAND USE POLICIES

5.1 General Policies

1. The East Smithville Secondary Plan is planned to achieve a minimum overall density of 50 people and jobs per hectare.
2. Residential lands will be designated as primarily low and medium density residential, with high density mixed use development along St. Catharines Street.
3. Development located adjacent to a rail line shall comply with CP Rail Principle Main Line requirements.
4. In order to address challenges related to development within proximity to a rail line, future development applications are encouraged to refer to recommendations contained within the Guidelines for New Development in Proximity to Railway Operations document and apply these principles, where applicable and appropriate.
5. To be consistent with the Township Official Plan and to achieve the density target, the East Smithville Neighbourhood will be planned, designed and zoned to achieve a variety of housing types, styles and lot sizes.

5.2 Low Density Residential

1. The planned function of the Low Density Residential designation is to provide opportunity for the development of low-rise residential land uses at lower densities. While the predominant land use within the Low Density Residential designation will be residential, it is intended that complementary non-residential land uses may be permitted to locate within this designation provided they do not impact the ability of the lands to achieve the vision and policies of this Plan and the required overall density target.
2. Lands designated Low Density Residential may be zoned to permit the following residential uses:
 - a. Single detached dwellings;
 - b. Semi-detached dwellings;
 - c. Linked semi-detached dwellings;
 - d. Street townhouse dwellings; and,
 - e. Duplex dwellings.

3. In addition to permitted residential uses, lands designated Low Density Residential shall permit the following uses, subject to applicable policies of the Township of West Lincoln Official Plan and the Zoning By-law:
 - a. Home Occupations;
 - b. Public and Private Utilities;
 - c. Bed and Breakfast Establishments;
 - d. Day Care Facilities;
 - e. Places of Worship;
 - f. Educational Facilities;
 - g. Accessory Apartments; and,
 - h. Garden Suites.
4. Low Density Residential uses shall achieve a maximum density of 30 units per hectare.
5. The maximum building height in the Low Density Residential land use designation shall be 2.5 storeys.

5.3 Medium Density Residential

1. The planned function of the Medium Density Residential designation is to accommodate a range of medium density housing types including townhouse dwellings and stacked townhouse dwellings. The aim of this designation is to encourage medium density development and provide for the appropriate transition from lower density uses and non-residential uses. While the predominant land use within the Medium Density Residential land use designation will be residential, it is intended that complementary non-residential land uses may be permitted to locate within this designation provided they do not impact the ability of the lands to achieve the vision and policies of this Plan and the required overall density target.
2. The Township will encourage and support the mixing and integrating of innovative and different forms of housing to achieve and maintain a higher density built form.
3. Lands designated Medium Density Residential may be zoned to permit the following residential uses:
 - a. Street townhouses;
 - b. Cluster townhouses;
 - c. Stacked townhouses; and,
 - d. All residential uses permitted in the low density residential designation of this Secondary Plan.
4. In addition to permitted residential uses, lands designated Medium Density Residential shall permit the following uses, subject to applicable policies of the Township of West Lincoln Official Plan and an amendment to the Zoning By-law, where applicable:
 - e. Day Care Facilities;

- f. Places of Worship; and
 - g. Educational Facilities.
- 5. Medium Density Residential uses shall have a maximum density of 40 units per hectare.
- 6. The maximum building height in the Medium Density Residential designation shall be 4 storeys.
- 7. Medium Density Residential development shall be subject to Site Plan Control and shall be designed and appropriately located with the direction of the Township's Smithville Urban Design Manual.

5.4 **Mixed Use**

- 1. The Mixed Use designation is intended to be flexible and responsive to land use pattern changes and demands, and permit a broad range of residential, commercial and retail uses which are compatible with the surrounding area and meet the day to day needs of the neighbourhood. It is the intent that multiple residential buildings, with commercial uses at the ground floor, are the predominant use of land in the mixed use designation; however, the Township will consider applications that provide a mixture of uses on a site provided this type of built form does not impact the ability of the East Smithville Neighbourhood to achieve the required density target.
- 2. Lands designated Mixed Use may be zoned to permit the following uses:
 - a. Office;
 - b. Clinic;
 - c. Live-work units;
 - d. Apartment buildings;
 - e. Stacked and street townhouses; and,
 - f. Communal housing.
- 3. Lands designated Mixed Use may be zoned to permit the following uses on the ground floor of a building that contains residential uses:
 - a. Small scale local serving retail uses; and
 - b. Small scale local serving commercial uses.

The maximum size of such uses shall be 1,000 m².

- 4. Lands designated Mixed Use may be zoned to permit mixed use buildings with ground floor commercial uses and/or a mixed use site with residential uses located to the rear of commercial uses.
- 5. The Mixed Use designation shall have a minimum density of 50 units per hectare.
- 6. The maximum building height in the Mixed Use designation shall be 6 storeys.

7. The Township may consider a height beyond 6 storeys subject to the submission of a design brief which demonstrates the proposed increase in height will maintain an appropriate public realm and pedestrian streetscape.
8. Development within the Mixed Use designation shall be subject to Site Plan Control and shall be designed and located with consideration for the direction of the Township's Smithville Urban Design Manual.
9. A design brief in support of site plan applications for mixed use development is required.
10. Entrances and driveways are prohibited along the frontage of St. Catharines Street.

5.5 Business Park

1. The planned function of the Business Park designation is to accommodate service commercial, small scale and self-contained plant or warehouse uses, and office uses. It is the intent of the Business Park area to act as a connecting centre for the neighbourhood and create opportunities for residents to obtain commercial services and employment opportunities required to meet their day to day needs, within a reasonable walking and cycling distance. Accordingly, a range of commercial uses, light industrial business and professional offices are appropriate.
2. Commercial uses should be small scale in nature and be developed up to a maximum of 2,000 m² of gross leasable area.
3. Lands designated Business Park may be zoned to permit the following uses:
 - a. Service commercial;
 - b. Small scale employment uses that are compatible with adjacent residential uses;
 - c. Personal service;
 - d. Restaurants;
 - e. Commercial recreational facilities;
 - f. Office;
 - g. Clinic; and,
 - h. Local Convenience/Retail.
4. The following uses are prohibited within the Business Park designation
 - a. Drive-through facilities of any kind;
 - b. Automotive-oriented uses of any kind (sales, service, gas stations); and,
 - c. Adult entertainment establishments.
5. The Zoning By-law may further refine the list of permitted and prohibited uses.
6. Buildings shall have a minimum building height the equivalent of 2 storeys and a maximum building height of 5 storeys.
7. The Township may consider a maximum height beyond 5 storeys in the Business Park designation subject to the submission of a design brief which demonstrates the proposed increase in height will maintain an appropriate public realm and pedestrian streetscape.

8. Commercial facilities shall be designed to provide a safe environment for pedestrians and encourage walking.
9. Buildings shall be located such that they help to frame the street, and vehicle parking is located to minimize conflicts with pedestrians.
10. Surface parking lots are to be adequately screened.
11. Lighting shall be oriented away from residential areas and have minimal impact on existing and new residential uses.
12. Development within the Business Park designation shall be subject to Site Plan Control and shall be designed and located consistent with the direction of the Township's Smithville Urban Design Manual.
13. A design brief in support of site plan applications for commercial development is required.
14. A stationary noise assessment should be required at the site plan approval stage to ensure compatibility of non-residential uses with adjacent residential and other sensitive uses.

5.6 Parks and Natural Features

5.6.1 Parks

1. The planned function of the Parks land use designation is to provide East Smithville and the surrounding neighbourhood with convenient access to a broad range of uses, including municipal parks and other green spaces.
2. A central park is a key component of the Secondary Plan. It is the intent that the park designation be developed consistent with the Neighbourhood Parks and Playgrounds and Linear Parks and Greenspace Corridors typologies identified in Section 9 of the Township Official Plan.
3. The amount and type of parkland within the community shall be consistent with the policies contained within Section 9 of the Township Official Plan and will be determined through the draft plan of subdivision process.
4. Park spaces shall have trail connections to promote connectivity via on-street or off-street trails connecting blocks, open spaces and other points of interest.
5. Parks and trails shall be strategically located and linked to the broader trail system, as identified in the Township's Trails and Corridors Master Plan and the identified potential trail connections on Schedule A.
6. All trails shall be designed consistent with the Township of West Lincoln Trails and Corridors Master Plan.
7. Parks shall be easily accessible to residents and will be located within close proximity to all residential areas.
8. The Township encourages the integration of stormwater management facilities as part of the parks and open space system. Wherever feasible and appropriate, stormwater management facilities shall be designed to provide a park-like setting or the character of a

natural wetland. However, stormwater management facilities shall not be accepted as parkland under the parkland dedication provisions of the Township Official Plan and the *Planning Act*.

9. The planting of trees within parkland blocks is encouraged to provide shade and to enhance the urban forest.
10. In addition to the provision of open space and parks, private amenity recreation space should also be provided through future development applications, particularly for lands designated for medium density residential uses.
11. Minor adjustments may be made to the size and location of parks and open space through the development approval process, without further amendment to the Secondary Plan, as long as the general intent of the Secondary Plan is respected.

5.6.2 Natural Features

1. The location and extent of the natural features, on Schedule A, are approximate. The boundary of the natural features shall be delineated more precisely through an Environmental Impact Study, or other appropriate study deemed acceptable by the Township of West Lincoln, Regional Municipality of Niagara and the Niagara Peninsula Conservation Authority, and be required to be submitted as part of a future development application for the lands.

6.0 SUSTAINABILITY

1. Development of the East Smithville Community is encouraged to implement efficient and effective methods of providing energy. This could be achieved by incorporating renewable energy resources, neighbourhood and building design techniques or other innovative initiatives.
2. The Township will promote development that strives to conserve energy and achieve the sustainability objectives of the Official Plan by encouraging, supporting and, where appropriate, requiring:
 - a. Compact development and efficient built form;
 - b. Transit supportive development and the greater use of active modes of transportation;
 - c. Environmentally responsible design and construction practices;
 - d. The use of green roofs;
 - e. The integration, protection and enhancement of natural features and landscapes into building and site design; and,
 - f. The reduction of resource consumption associated with development.
3. The incorporation of renewable energy sources, high-efficiency electrical and mechanical systems, water recycling and other “green” building features is encouraged.
4. The Township will encourage, at the development application stage, the reduction of energy and residential combustion emissions through a range of approaches including the development of R-2000 homes and similar commercial construction standards such as LEED or other similar published standards, the incorporation of Energy Star appliances, the physical layout of the plan having regard to energy conservation, and buildings powered by renewable energy sources.

7.0 SERVICING & TRANSPORTATION STRATEGY

The purpose of the Secondary Plan is to ensure the orderly and logical development of the East Smithville lands. Draft Plans of Subdivision shall consider the following policies:

7.1 Stormwater Management Strategy

This Plan provides a general stormwater management strategy as follows:

1. The lands located on the western half of the Secondary Plan area will drain west to a stormwater management facility located along the western portion of the Secondary Plan area and outlet to the western tributary of Twenty Mile Creek.
2. The lands located on the eastern half of the Secondary Plan area will drain east to a stormwater management facility located along the eastern portion of the Secondary Plan area and outlet to the eastern tributary of Twenty Mile Creek.
3. The location and size of stormwater facilities, as shown on Schedule A, is based on the general stormwater strategy and is, therefore, approximate. A detailed stormwater management study will be required to be submitted, for consideration by the Township of West Lincoln, the Niagara Peninsula Conservation Authority and the Region of Niagara as part of a complete application for development.
4. General stormwater management criteria required by the regulating agencies as follows:
 - a. For quantity control of all new developments, post-development storm water flows are to be maintained to pre-development levels;
 - b. For quality control, all regulatory concerns with respect to the quality of the storm water discharge must be fully and adequately addressed by the Consulting Engineer; and,
 - c. For water balance, post-development infiltration rates for the 2-year through to the 100-year storm should match pre-development level.

7.2 Servicing Strategy

This Plan provides a general water and sanitary servicing strategy as follows:

1. Full development of the lands will require the installation of water and sanitary sewer infrastructure.
2. The lands within the Secondary Plan will be serviced through the extension of sewer and water services along St. Catharines Street from Industrial Road.
3. The lands designated Business Park, located adjacent to Industrial Road may be serviced through connection to the existing sanitary sewer and water services on Industrial Road, subject to the completion of functional servicing reports and the satisfaction of Township and Niagara Region, as part of an application submission for development.

7.3 Transportation Strategy

This Plan provides a general transportation strategy as follows:

1. Lands in the Secondary Plan area shall be serviced by a collector road with a connection to the roundabout at St. Catharines Street and a connection to industrial Road. The alignment of the collector road, as shown in Schedule A, is conceptual and may be modified without amendment to this plan provided any change is consistent with the intent of the Secondary Plan.
2. Driveways and local street connections shall not be permitted on the north side of St. Catharines Street.
3. The Secondary Plan recognizes that there are existing driveway connections located on the south side of St. Catharines Street. It is a long range goal of the Secondary Plan to ensure that the number of driveways on the south side of St. Catharines Street will be reduced over time and, as such, additional driveways shall not be permitted on the south side of St. Catharines Street.

7.3.1 Internal Local Streets

1. All internal local streets shall require continuous sidewalks on either side of internal local streets.
2. All internal local streets shall be designed in accordance with the Township's Smithville Urban Design Manual.

8.0 DEVELOPMENT PHASING

The purpose of the Secondary Plan is to ensure the orderly and logical development of the East Smithville area. Draft Plans of Subdivision shall consider the following:

1. Full development of the lands will require the installation of water and sanitary sewer infrastructure.
2. Plans and functional servicing reports prepared in support of plans of subdivision are to identify staging and the rationale in support of the proposed staging.
3. It is the goal of the Secondary Plan to have all the lands, north of St. Catharines Street, developed at one time or incrementally from west to east. The Secondary Plan would permit alternate phasing whereby lands on the east side of the Secondary Plan area proceed as the first stage, subject to:
 - a. Any road connection to St. Catharines Street being provided to the satisfaction of the Township of West Lincoln and the Region of Niagara; and,
 - b. The extension of services being consistent with the servicing strategy identified in Section 7.0 and approval being granted to the satisfaction of the Township and the Region of Niagara.
4. Lands on the south side of St. Catharines Street may redevelop once municipal services have been extended.

9.0 IMPLEMENTATION

The purpose of the Secondary Plan is to guide the detailed planning and development of the East Smithville Lands over the next 20 years. The approval of plans of subdivision, and other development applications, that are consistent with the Secondary Plan will be the primary implementation mechanism.

9.1 Non-Conforming Land Uses

1. Any land use existing on the date of approval of this plan that does not conform with the land use designations as shown on Schedule A of this plan, or the policies related thereto, should as a general rule cease to exist in the long term.
2. Any land use that does not conform to the provisions of the Zoning By-law should, as a general rule, cease to exist in the long term.

9.2 Industrial Compatibility Setbacks

The D-6 Compatibility between Industrial Facilities Guidelines identifies the direct interest of the Ministry in recommending separation distances and other control measures for land use planning proposals to prevent or minimize adverse effects from the encroachment of incompatible land uses. The D-6 compatibility guidelines are intended to be applied in the land use planning process to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial land uses on one another.

In order to minimize impacts future land use problems between the residential uses in the Secondary Plan area and the industrial uses to the north of the Secondary Plan area, a Holding Zone may be applied by using the Symbol 'H' in conjunction with a land use zoning category under holding symbol to satisfy compatibility concerns. Generally, the Holding By-law shall:

1. Clearly specify the land uses to be permitted in the interim, the conditions for removal of the holding provision and any regulations applying to the lands during the period of time the holding provision is in place.
2. The timing of the removal of the holding provision would be dependent on meeting the conditions identified in the Holding By-law, which shall include, among other things, the following requirement:

- a. Demonstrate compliance with the Provincial D-6 Guideline “Compatibility Between Industrial Facilities and Sensitive Land Uses” where there are potential land use compatibility issues associated with existing, planned and or permitted industrial uses in proximity to proposed residential uses in the Secondary Plan area.

9.3 Amendments to the Plan

1. Applications for development which do not align with the Policies or land use schedule of this Plan shall require an Official Plan Amendment. Amendments to the Plan shall be subject to the policies of the Official Plan and shall require a planning justification report, along with any other supporting studies identified through the pre-consultation process.
2. The Township will update its zoning By-law to ensure that the land uses and design policies for this Secondary Plan are reflected in the City’s zoning By-law.
3. Applications for development within the Secondary Plan Area shall be subject to the policies of this Plan and the Official Plan (where applicable). Amendments to the zoning By-law shall be subject to the policies of this Plan and the Official Plan and shall require a planning justification report, along with any other supporting studies identified through the pre-consultation process.

9.4 Future Development Applications

1. The review and approval of future development applications will be based on the Secondary Plan. Applications will be reviewed for conformity and consistency with the Secondary Plan, and other guiding documents.
2. Before submitting a development application, applicants must attend a pre-consultation meeting, in accordance with the policies of Section 18.16 of the Official Plan.
3. As part of future development applications, further detailed studies may be required in support of any application. These studies may include:
 - a. Planning justification report;
 - b. Conceptual Site Plan;
 - c. Land Use/ Market Needs Report;
 - d. Detailed stormwater management study;
 - e. Archaeological Assessment;
 - f. Environmental Impact Study;
 - g. Transportation Impact Study;
 - h. Noise Study;
 - i. Vibration Study;
 - j. Detailed Servicing Design Studies;
 - k. Detailed Road Design Studies;

- l. Grading Plans;
- m. Urban Design Briefs;
- n. Landscape Plans;
- o. Tree Preservation Plan;
- p. Geotechnical Report;
- q. Functional Servicing Report;
- r. Environmental Assessment;
- s. Hydrogeological Study; and,
- t. Any other study as deemed necessary by the Township of West Lincoln, Regional Municipality of Niagara, the Niagara Peninsula Conservation Authority or any other agency that may have an interest in the application as determined by the Township.

9.5 **Monitoring**

1. The Township will prepare a monitoring program to track the implementation of the Secondary Plan and report on the progress of its implementation. The monitoring program should identify development statistics for residential development to ensure the density target can be achieved.

9.6 **Updating the Plan**

1. The Township will comprehensively review the policies of this Secondary Plan at the 5 year review of the Township's Official Plan. Depending on the outcomes of the review, the Township may decide to update the Plan.

9.7 **Interpretation**

1. In the event of a conflict between the Official Plan and this Secondary Plan, the policies of the Secondary Plan shall prevail.
2. Where the general intent of this Secondary Plan is maintained to the satisfaction of the Municipality, minor boundary adjustments will not require an amendment to this Secondary Plan.

Schedule **A**

Community Structure Plan

Structure Plan

East Smithville
Secondary Planning Area

LEGEND:

- Smithville Urban Boundary
- East Smithville Planning Area
- Parcel
- Railway
- Railway Setback
- Watercourse
- Floodplain
- Potential Trail Connection
- Class III (300m) Residential Separation Distance (D-6)

Proposed Land Use

- Low Density Residential
- Medium Density Residential
- Business Park
- Mixed Use
- Park
- Natural Heritage System
- SWM Pond
- Proposed Road

Date: May 17, 2021

File: 08234X



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200 540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3K9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

