

Attachment 2 to PD-73-2021



April 9, 2020

VIA EMAIL AND REGULAR MAIL

Township of West Lincoln
318 Canborough Street
Smithville ON L0R 2A0

Attention: Mr. Brian Treble, MCIP, RPP
Director of Planning & Building

Dear Mr. Treble,

Re: Abingdon Road Property, Town of West Lincoln
Proposed Hamlett Boundary Expansion

WEBB Planning Consultants are retained by Toscani Development Limited, the owners of a 5 hectare parcel of land that is partially within and adjacent to the existing Abingdon rural settlement area.

As you will be familiar, this parcel of land previously was entirely within the Hamlet area Boundary but inadvertently removed following the Township's adoption of the new Comprehensive Zoning Bylaw in June 2017.

Please note that the property owners have maintained their intent to see these lands appropriately developed in keeping with the planned function and sustainable practices for the various Hamlet areas that characterize the rural area of the Township. In addition, the owners are aware of drainage issues affecting Abingdon Road and the potential for the subject lands to rectify these issues through development of appropriate drainage and storm water management practices.

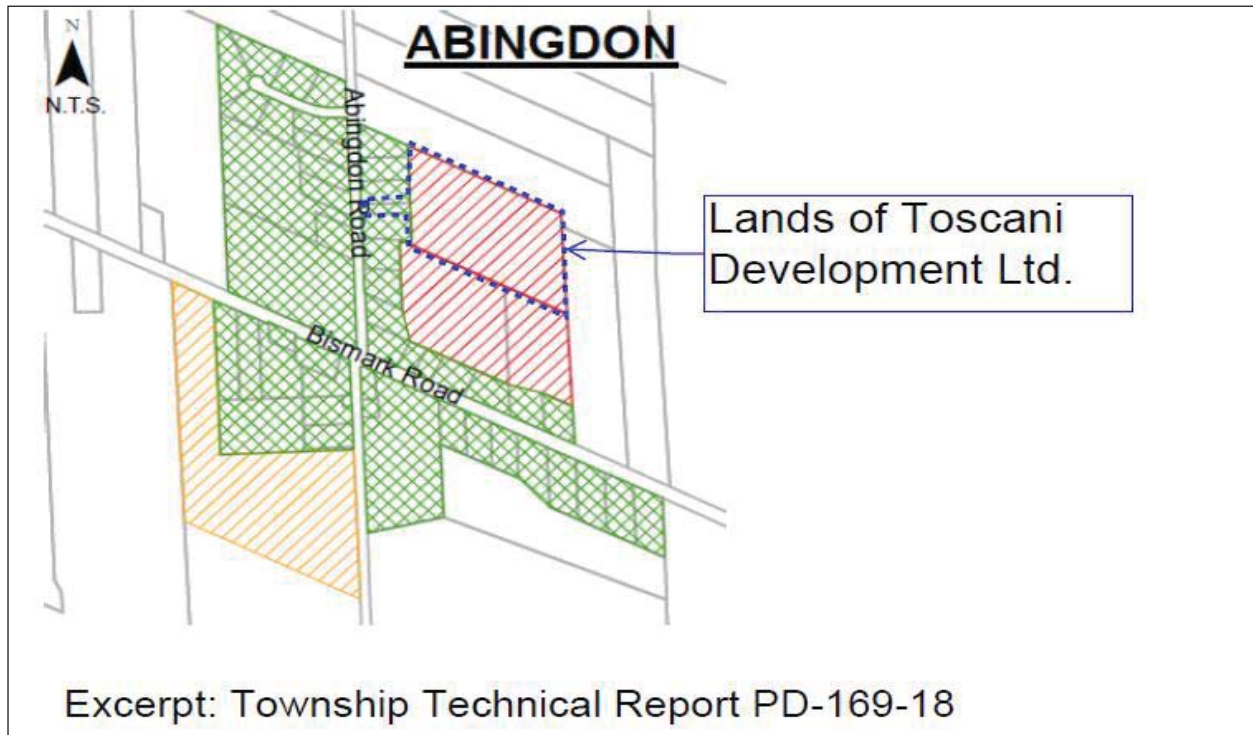
Having regard for the Policies of the Regional and local Official Plans, it is noted that the appropriate time to bring forward proposals to expand the Hamlet Boundaries is during the municipal comprehensive review process. As the MCR's are underway for both the Regional and local Plans, we believe it is appropriate to formally engage in the review process and seek to have the subject lands included within the Abingdon Hamlet boundary.

Specific to the MCR Process of West Lincoln, we have reviewed the Technical Report dated December 17th, 2018, (PD-169-18) that was prepared by Planning staff to identify proposals for possible Hamlet boundary expansions. The subject lands are identified as being proposed by the Township for inclusion (red hatching) in the Hamlet expansion according to the Figure appended to the Staff Report, an excerpt of which is provided on the following page. We concur with the preliminary position of the Staff Report that the subject lands should be considered as a possible expansion area.

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Re: Abingdon Road Property

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In summary, we believe that the lands of Toscani Development Limited have merit for inclusion within the Hamlet Boundary and wish to further discuss with Township Planning Staff the necessary steps to formalize this request and have the proposal considered as part of the on-going MCR process.

We would be pleased for the opportunity to have a further discussion with the Township staff to discuss this proposal and identify the supporting technical studies and concept drawings that may be required to facilitate a comprehensive review of the proposal. We will contact your office to arrange this discussion, in the meantime, please give me a call should you have any questions or comments regarding this submission.

Yours truly,

WEBB Planning Consultants Inc.

James Webb, MCIP, RPP

cc: Toscani Development Ltd.
S. Lewellyn & Associates





April 8, 2021

Ms. Kirsten McCauley, RPP
Acting Manager, Long Range Planning
Planning and Development Services
1815 Sir Isaac Brock Way, Thorold, ON
kirsten.mccauley@niagararegion.ca

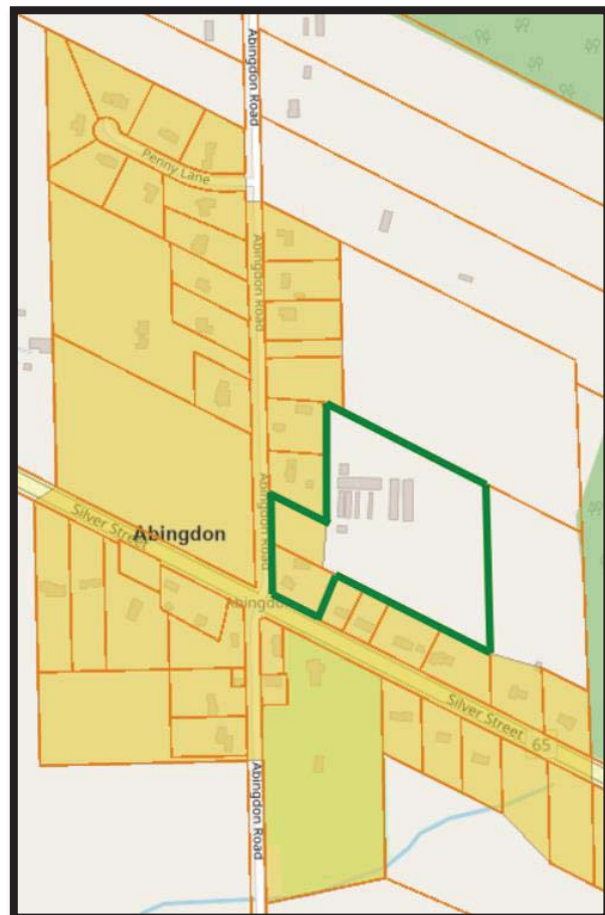
Re: Abingdon Hamlet Expansion
9197 Regional Road 65 (Silver St.)
Caistor Centre, ON L0R 1E0

DEVELOPMENT FEASIBILITY MEMO

LandPro Planning Solutions (LandPro) has been retained by the Mildenerger family (client) to submit this letter as a private request to expand the Hamlet of Abingdon settlement area boundary to include their property. The subject lands are located at 9197 Regional Road 65 (Silver St.). Our request is part of the current Municipal Comprehensive Review (MCR) being conducted by Niagara Region, which includes a review of all settlement area boundaries. The property is presented in **Figure 1**, right.

This letter is presenting justification for inclusion of the property into the Hamlet during the MCR process.

Figure 1 – Subject lands outlined in green (Source Niagara Navigator)



Abingdon Hamlet Expansion: Planning Justification Request

Mildenberger Family c/o Werner & Adam Mildenberger

BACKGROUND

LandPro was retained in June 2020 to assist the client in developing the subject lands as a residential subdivision. Preliminary discussions with the Township of West Lincoln (Township) indicated general support for the project, recognizing that a hamlet boundary expansion to be possible. The Township noted that Niagara Region is the responsible authority for boundary expansion.

In August 2020, an initial meeting was held with Township Planning staff; Niagara Region Planning staff; the client and LandPro, at which the idea of developing this land was presented. The meeting resulted in three (3) options being presented to proceed with the development of their property, namely:

1. Private Application (non-MCR);
2. Regional Request (MCR); and
3. Township Sponsored Application (Hybrid);

With that information the client took some time to consider their options.

On re-engaging at a Pre-consultation meeting, held January 21, 2021 with the Township and Region, the client was advised that private applications were no longer being accepted and that they will only be evaluating hamlet boundary expansions through the MCR. A soft deadline of March 31, 2021 was set to submit any such requests.

Subsequent follow-up with Regional Planning staff identified a revised target date of June 2021 for this request. LandPro wanted to ensure the client's request was substantiated and not deemed frivolous, so took the time needed to prepare this submission.

This letter serves to express our client's interest in having the Hamlet of Abingdon settlement area boundary expanded to include the lands located at the above referenced address. LandPro believes this request is logical, appropriate and represents good planning. We trust the Region will agree after reading this submission.

PURPOSE AND SCOPE

This letter provides the land use planning justification in support of the expansion request; demonstrating that this request represents good planning based on our review and analysis of applicable provincial and municipal policy, which includes:

- The Provincial Policy Statement, 2020;
- The Growth Plan for the Greater Golden Horseshoe, 2019;
- Niagara Region Official Plan (NROP), Consolidated 2014, including:
 - Council Direction provided to staff; and
 - Guidelines for Minor Rounding Out of Settlement Areas; and the

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- Township of West Lincoln Official Plan, Consolidated 2019

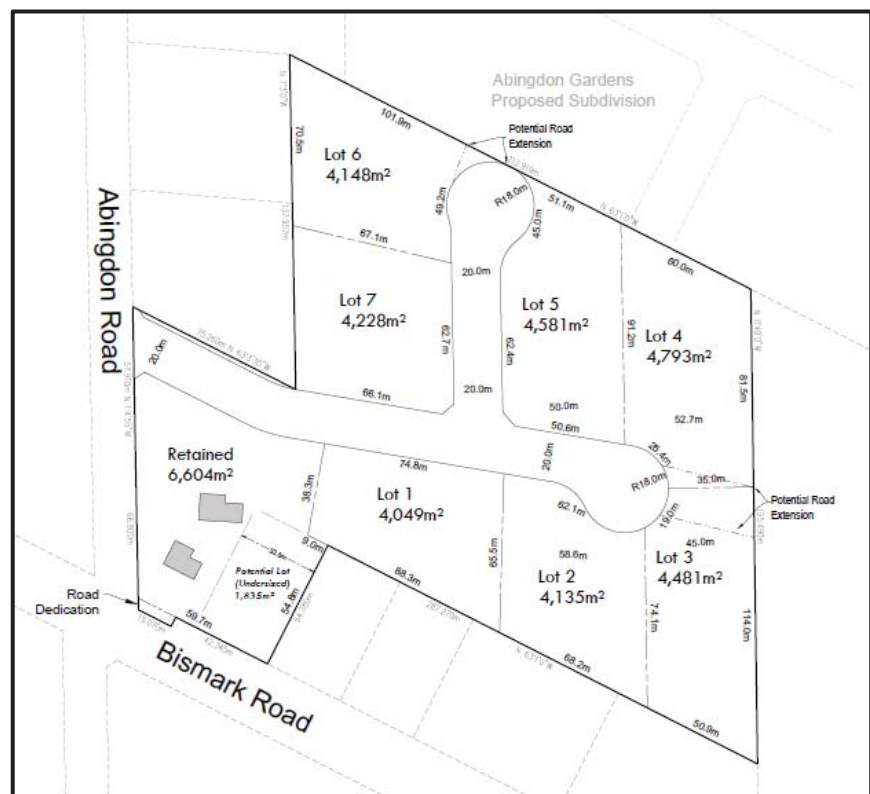
The focus of this submission is to demonstrate that this request will maintain the rural and agricultural character of the area; support the surrounding agricultural area, and be sustainably serviced in a financially and environmentally manner. This, together represents good planning.

THE SUBJECT LANDS**PROPERTY DESCRIPTION**

The subject property is located at the north-east corner of Abingdon Road and Regional Road 65 (Silver Street), in the Township of West Lincoln. Of note, the intersection is the geographic centre of the Hamlet of Abingdon.

The property offers the following approximate dimensions:

- 4.05 ha in area
- 58 m frontage on Abingdon Road
- Approx 287 m deep.

Figure 2 – Conceptual Plan of Subdivision

The property contains two designations under the Township Official Plan: “Settlement Area” (20%) and “Good General Agriculture” (80%). Our client’s goal is to develop the property with approximately eight (8) new lots. A Conceptual Plan has been prepared and is presented in **Figure 2**, and attached as an Appendix 1.

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HISTORICAL USE

Based on air photo analysis (www.niagaranavigator.com) and from anecdotal evidence provided by the family, it is our understanding the land was used for agricultural livestock, operating as a mink farm for many years.

It is unknown when the mink farm ceased operations, although visual examination of the agricultural buildings, they appear to be in fair repair, but would need some focused effort to be usable for most agricultural purposes.

SURROUNDING LAND USES

Surrounding land uses to the north, south and west include hamlet settlement areas. To the east it is agricultural with some environmental features. This information is presented in **Figure 3**, below.

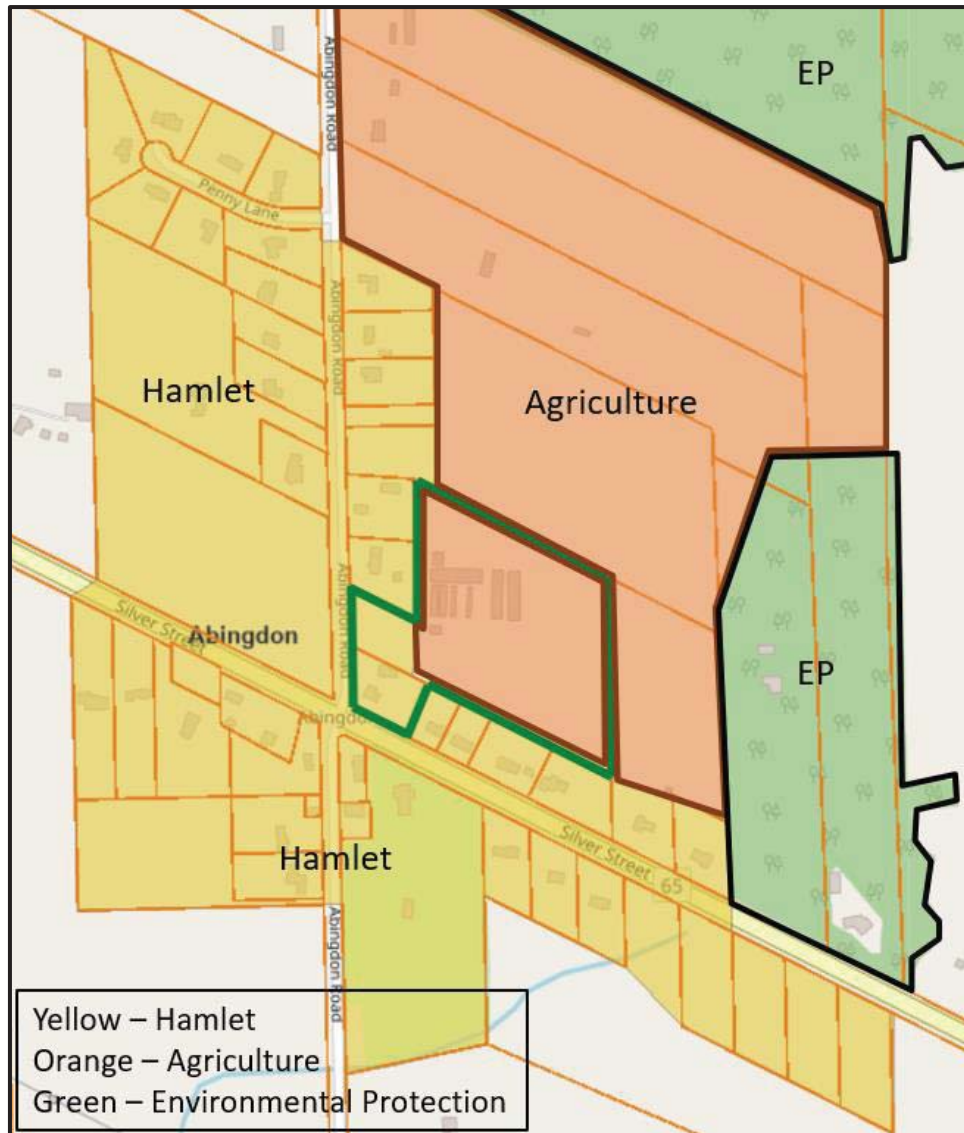


Figure 3 – Overhead view of Abingdon, Subject Lands outlined in Green (source: Niagara Navigator)

LAND USE POLICY JUSTIFICATION FOR HAMLET EXPANSION

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS, 2020) governs all land uses in Ontario by providing direction on matters of provincial interest related to land use planning and development. The current PPS is based on three overarching principles: **1) Building Strong Healthy Communities;** **2) Wise Use and Management of Resources;** and **3) Protecting Public Health and Safety.** To be considered good planning, an application must be consistent with the policies of the PPS.

Expanding a settlement area is subject to Section 1.1.3 - Settlements Area, which sets policy for hamlets, including setting criteria when an expansion is considered. This policy is based on the long-term prosperity of Ontario communities, with the goal being to achieve good planning. With that in mind 1.1.3 of the PPS states that communities; *'use land and resources wisely, promote efficient development patterns, protect resources, promote green spaces, and minimize unnecessary public expenditures through effective use of infrastructure'*. Expansion of the hamlet to include these lands can meet that, and it will be outlined more thoroughly below in the NROP and Township Official Plan sections.

Policy 1.1.3.8 provides authority for municipalities, in this case the Region of Niagara, to expand community boundaries, subject to meeting specific criteria. Policy 1.1.3.9 is also available, which provides for boundary expansions outside of the MCR process. Through discussion with the Township and Region, it is our understanding that all requests for expansion are being considered under 1.1.3.8 only. To be clear, satisfying policy 1.1.3.8 is based on meeting five (5) criteria, which are summarized in the Table 1 below.

Table 1 – Section 1.1.3.8 Settlement Area Expansion Criteria

1.1.3.8	Subsection	Comment
A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive	a) Sufficient growth cannot be accommodated through intensification, redevelopment and in designated growth areas.	This will likely be demonstrated through the Land Needs Assessment that is being conducted by the Region, as provincial data indicates that growth is meeting and/ or exceeding projections.
	b) The infrastructure servicing is financially and environmentally sustainable.	The infrastructure in this location is private and would be sustainably engineered.

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need to be adequately addressed as per policy 2.2.8.2(h) of the Growth Plan, that being said Sections 2 and 3 of the PPS do not apply to this property and therefore it complies.

Lastly, expanding the hamlet boundary would contribute to building strong, healthy communities; and the expansion will maintain the character of the surrounding, while also servicing the nearby agricultural community.

This submission is consistent with the PPS 2020.

A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a provincial level policy framework for managing growth in the Greater Golden Horseshoe, which applies to the Niagara Region.

The Growth Plan is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

The purpose of this letter to demonstrate that a hamlet expansion is appropriate in this area and to cover the subject property into the settlement area. The following are key principles and policies of the Growth Plan that apply to this matter.

As outlined above, the Growth Plan provides criteria for Settlement Area Boundary Expansion by complying with PPS policies. It also has policies setting out criteria for Settlement Boundary Expansions under Section 2.2.8. Of the policies under 2.2.8, subsections 1-2; and 4-6 all empower the municipalities to implement settlement area expansions. Lastly, 2.2.8.3 outlines that a boundary expansion must demonstrate that it can meet a set of feasibility criteria; of which this expansion can meet or mitigate.

Hamlet expansions are subject to the policies of the Growth Plan outlined above. The subject property meets all of the criteria that needs to be consider for a hamlet expansion to occur. It also can meet or mitigate any of the technical requirements needed for an expansion to be considered. The subject lands are a good candidate for inclusive into an expanded hamlet settlement area.

This application is consistent with Growth Plan policies.

MUNICIPAL POLICY**NIAGARA REGION OFFICIAL PLAN (CONSOLIDATED 2014)**

The Niagara Region Official Plan (NROP) is the guiding long-range and community planning document used to manage the physical, economic and social development of Niagara Region.

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It contains the objectives and policies pertaining to the economy, natural environment, resources, infrastructure, agricultural land and managing growth. Through these policies it implements Niagara Region's vision for growth management and regulating land use, of which applies to this development.

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN (CONSOLIDATED 2019)

Similarly, the Township of West Lincoln Official Plan (WLOP) provides detailed policies for development and land use guidance to ensure long-term social, economic and environmental stability for the Township.

A review of both planning documents outlines three consistent main points of focus for settlement area expansions in both Official Plans (OPs). Both OPs generally overlap on policies as they relate to Settlement Area Boundary Expansions. In Table 1 below, it will outline the overlapping policies criteria and include additional relevant policies.

Table 2 – Overlapping Policies of the Niagara Region, and West Lincoln Official Plans

Policy Synopsis	NROP	WLOP	Comment
Lands contiguous to existing hamlet boundary	4.H.2.3.v 4.H.2.3.vi	5.2.c	Figure 1 demonstrates that the subject property is contiguous to the hamlet boundary.
Conformity with the PPS and the Growth Plan	4.D.1.1.a) 4.D.1.1.b) 4.D.1.1.c)	5.2.a) 5.2.b) 5.2.g)	Conforms to 1.1.3.8.a) of the PPS and 2.2.6.2.a) of the Growth Plan Conforms to 1.1.3.8.a) of the PPS and 2.2.8.2.a) of the Growth Plan Conforms to 1.1.3.7.a) of the PPS and 2.2.8.2. of the Growth Plan Further support indicated in report: Niagara Official Plan – Steps and Directions Moving Forward, January 13, 2021, (suggests more land is needed to accommodate growth)
Servicing must be financially and environmentally sustainable	4.D.1.1.e)	5.7.c.xi	Appropriate technical reports will address this policy at the Plan of Subdivision level. Which will conform with 1.6 of the PPS and 2.2.8.3 of the Growth Plan.

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The policies outlined above in Table 1 indicate support from both the NROP and WLOP. There are additional policies from both OPs that further support the expansion of the Hamlet. They are outlined below with a brief comment.

NIAGARA REGION OFFICIAL PLAN
4.H.33 – Development in Hamlets will be permitted by plan of subdivision or consent.

The goal of the property owner is to develop this land through a plan of subdivision and re-zoning.

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN
5.2.a) – Sufficient land to accommodate the forecasted growth;

5.2.b) To develop as a complete, balanced community with a diverse mix of land uses, where residents have the opportunity to live, work and play in their community;

5.2.e) provides a framework to support rural Hamlets;

5.2.g) To direct a limited amount of growth to the Hamlet Settlement areas;

5.2.i) Infill is also supported within each of the Hamlet Settlement areas;

These policies address growth management. The intent for this land if included in a hamlet expansion, is for development by plan of subdivision, which will also require a re-zoning. This will meet the policies by providing housing options for anticipated growth.

Section 7 - Hamlet Settlement Boundaries present policies that are comparable and compatible with those outlined in Section 5. A number of the policies outline specific criteria for Hamlet expansions, residential development, and permitted uses. If the hamlet expansion were to be permitted to include the client's lands, the next step would be to develop this land through a Plan of Subdivision and Zoning By-law Amendment, which will directly address the policy criteria.

Based on recent changes to provincial policy, the NROP is expected to be updated at the conclusion of the Municipal Comprehensive Review. It is anticipated that this update will include more robust policies on Settlement Area expansions, which must be consistent with both the PPS and the Growth Plan, which we have already demonstrated.

Our client's request for expansion of the Hamlet of Abingdon is consistent with the policies, and indeed the spirit and intent of the Growth Plan. It is appropriate for the Hamlet's boundary to be expanded to include this property.

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NIAGARA REGION OFFICIAL PLAN REVIEW

The current Municipal Comprehensive Review (MCR) being undertaken for a New NROP is to formulate policy for the long-range physical, economic, and social development of the City's and Town's within Niagara Region. The objective of this MCR is to replace the existing NROP to reflect provincial policy approaches to growth management in Niagara over the next 30 years.

It is anticipated that the Regional Official Plan Policy Report (ROPPR) will be prepared for Planning and Economic Development Committee (PEDC) and Regional Council in the 2nd quarter of 2021. This report will reflect recent consultations and provide a status update on five (5) policy sets. These include:

- Growing Region
- Connected Region
- Vibrant Region
- Competitive Region
- Sustainable Region

The focus of our submission is the *Growing Region* policy, which includes the following policy topics:

- Regional Structure, as it relates to strategic population distribution
- Housing, as it relates to housing supply diversity to accommodate current and future growth
- Land Needs Assessment (Growth Allocations), as it relates land requirements to accommodation population growth
- Settlement Area Boundary Expansions

An emerging theme of the NROP Review is growth management. Data provided to the Region by the Province indicates that population growth is expected to meet or exceed the 2041 projections if current levels of growth are sustained. Additional data from the Canadian Centre for Economic Analysis indicates that increasingly all forms of housing density will improve affordability and support Niagara's long-term future socially and economically.¹

As we understand it, a Land Needs Assessment (LNA) is currently underway to quantify how much land the local area municipalities require to accommodate growth forecasts and a summary draft of the LNA will be provided in the ROPPR to PEDC/Council in Q2.

It is our understanding that the Region will allocate most additional land in West Lincoln to Smithville, with some additional lands in designated hamlets. It is our belief that the LNA should

¹ PDS 4-2021 - Niagara Official Plan – Steps and Directions Moving Forward, January 13, 2021.

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recognize that the hamlets, specifically including Abingdon, are appropriate and timely for limited expansion, as is proposed here.

ANALYSIS

Based on the policy framework provided, our analysis focuses on two key aspects:

1. Maintaining the rural character of the area; and
2. Supporting the surrounding agricultural community

Our analysis focuses primarily on these areas. However, we also considered the shape of the property, context as a corner lot, surrounding uses, overall rural context of Abingdon, proximity to Smithville, Grimsby, and Hamilton. As planners, we naturally based the design on good planning principles (efficient lot/road design, sustainable water/sewer servicing, emergency access, seasonal road maintenance, diversity of housing options and walkability).

The challenge with many rural communities is lack of supply, in particular including new stock. Due to the rural location, municipal water/sewer is not anticipated to be available, so the lots were designed larger to accommodate private servicing. The lots were designed based on land needed to accommodate private sewage disposal systems. It is anticipated that the lots will be sold off for smaller custom homes, or to smaller builders aiming to service the immediate rural community.

The two key aspects of our analysis, however are maintaining rural character and

MAINTAINING RURAL & AGRICULTURAL CHARACTER

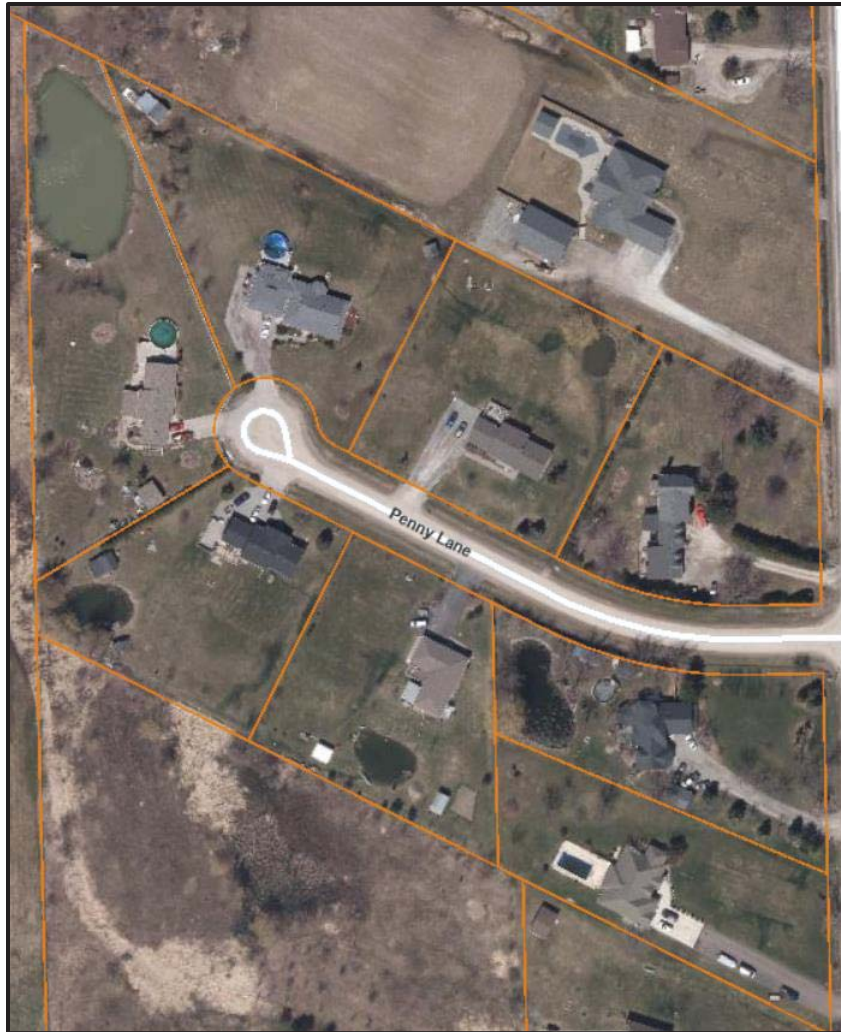
In developing the draft Plan of Subdivision in consultation with the client; the proposed plan of subdivision would not detract from maintaining the rural and agricultural character of the area. It would maintain what is currently reflected in the Hamlet of Abingdon, specifically large lots at a minimum of approximately 1 hectare in size. Large driveways with single detached dwellings set back from the road, surrounded by agricultural and natural uses.

A relevant, comparable example would be the properties located north of the subject property on Penny Lane, presented in Figure 4, below.

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The Penny Lane subdivision is approximately the same size of this subject property and has successfully maintained the character of the surrounding area with the residential development.

Figure 4 – Penny Lane Subdivision**SUPPORTING THE SURROUNDING AGRICULTURAL COMMUNITY**

The population of West Lincoln is approximately 13,170, with an expected growth to approximately 17,000 people by 2021 (Section 3.2, WLOP). The primary economic activity is agriculture and agriculture-related and although manufacturing comprises the highest segment of the labour force (Section 3.3 Economy, WLOP), agriculture is in the top 4.

Additionally, agricultural makes up the highest number of business industries in West Lincoln. This is demonstrated in the statistics below from Statistics Canada, presented in **Figures 5 and 6**. Considering the high instances of agricultural contribution to the labour force and business; it is reasonable to assume that the proposed subdivision would support the surrounding agricultural community by increasing housing options for those involved in the sector. This

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includes providing alternative housing for retiring farmers, or for family and friends wishing to live closer to family farms. In addition, for those larger farm operations, commonly called corporate farms, this housing provides additional options for additional members of the corporation to live proximate to their work.

Figure 5 - Labour Force by Industry. Source Statistics Canada. 2016 Census (Chart supplied by: <https://townfolio.co/on/west-lincoln/companies>)

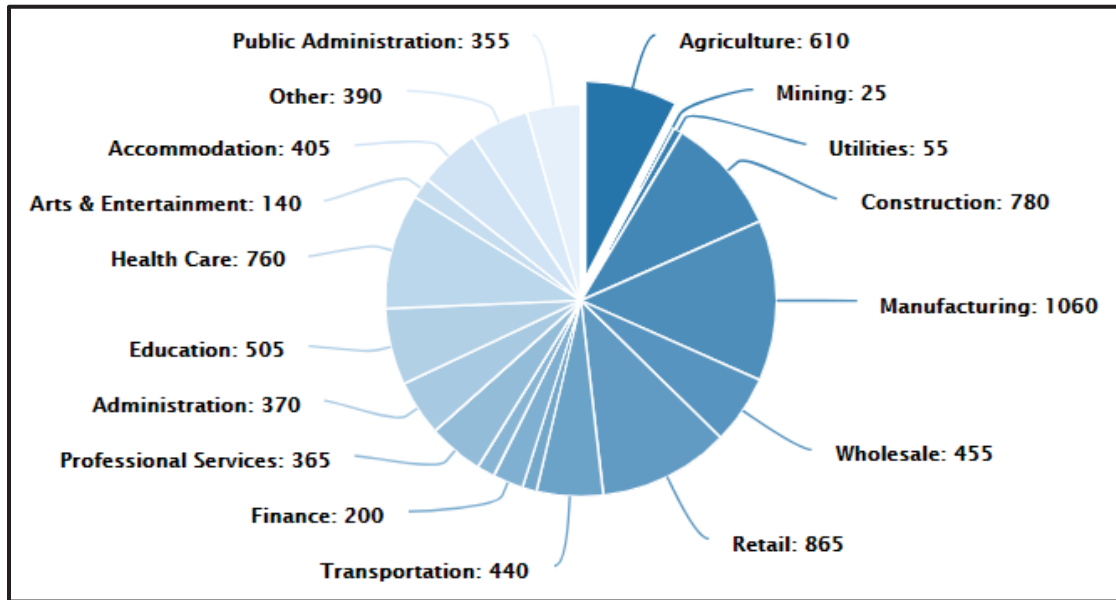
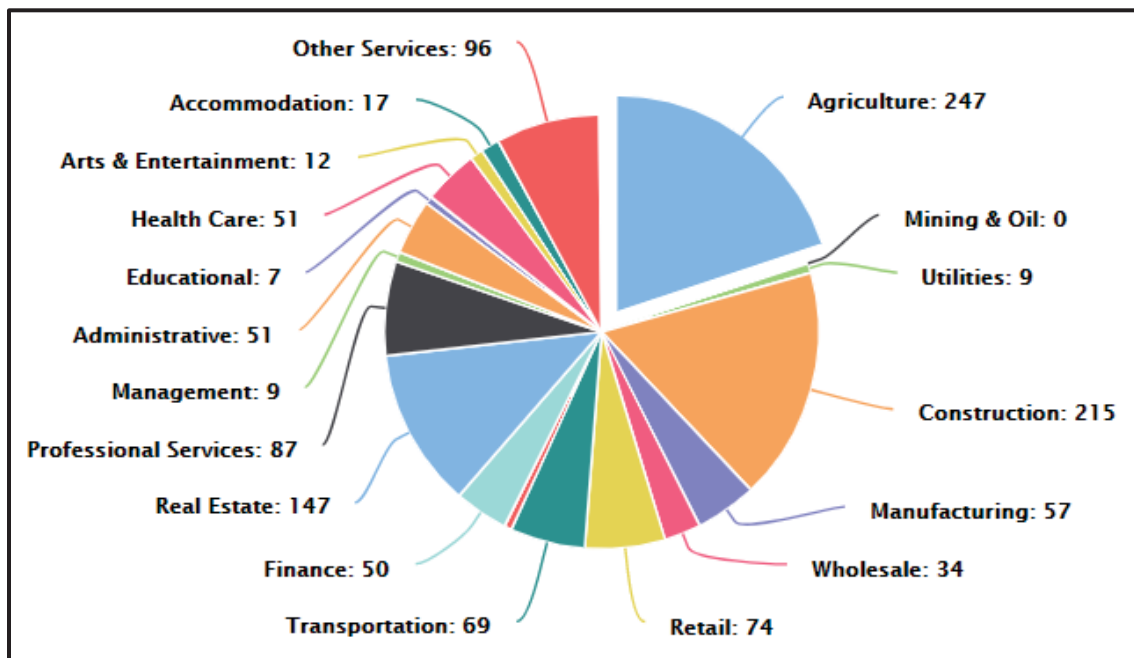


Figure 6 – Business Industries. Statistics Canada, Business Register. February 2020 (Chart supplied by: <https://townfolio.co/on/west-lincoln/labour-force>)



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During the current pandemic, there is a heightened need for open space, which is often an unattainable luxury in larger, urban centres. This smaller form of development provides an alternative which is often ignored or forgotten with the strong focus on urban growth.

From a pure land use perspective, the demand for rural housing, in subdivisions like this, is largely recognized nor pursued as significant effort is required by the proponent to demonstrate to the Region and Township that such housing is required and appropriate. The MCR process provides a rare opportunity for considering such expansions.

Generally, having worked at the Township of Wainfleet during its Official Plan review process, expanding hamlets is often reviewed at a cursory level only, leaving historical settlement area boundaries untouched due to misperceptions, including lack of demand and difficulty servicing, which shifts the focus of such reviews to larger, traditional growth areas. In West Lincoln, the historical focus continues to be on Smithville, the largest settlement area in the Township. This is appropriate based on water/sewer servicing, while this approach may result in satisfying non-resident populations, including commuters looking for less expensive housing. This approach tends to overlook the local farming community, which may also be seeking housing alternatives that remain proximate to family operations.

It is our position that expanding Abingdon is both appropriate and timely from a land use planning and economic development perspective. The proposed development is small and tailored to service local housing needs. In particular, the hamlet boundary line seems to have followed historical lines, based on adjacent property lines, which resulted in including only a small portion of the subject property. In examining the rest of Abingdon, especially from aerial photography, including the rest of the subject property appears logical and could be considered, by some as a mapping error.

Including this entire property within the hamlet boundary provides space for up to seven (7) new residential lots. This is very small request, which will result in a very positive impact to Abingdon and the Township of West Lincoln as a whole. Providing housing for approximately 20 people (8 lots x 2.47 people per dwelling = 19.76 people) is a very small request for the Township and even a smaller request when looking at the Region. This request simply makes sense with very little, to no risk for either the Township or Region, while providing Abingdon with a some new residential dwellings that will benefit the rural community.

CONCLUDING REMARKS

The subject property has historically been used for livestock agricultural purposes. As the Hamlet has been developed with more residential uses it have become unviable to continue to operate the livestock farm without impacting neighbours with odours and noise; and thus the

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operation has ceased to operate in the past few years. Additionally, the property is generally unfit for crops because of the size of the lot and the natural features that exist on the property.

By expanding the hamlet boundaries, it will allow the property to be utilized to its highest potential given those circumstances. That in turn will benefit the property owner and the Niagara Region and Township of West Lincoln with property tax revenue.

To envision an expanded hamlet boundary in this area one needs to look no further than **Figure 3**. The figure shows the natural features in the vicinity that could serve as natural boundaries for the settlement area expansion.

Further, we understand that there is development interest in the property immediately to the north. We understand they too would like to see a Hamlet expansion occur in this area to develop the land with residential units. As outlined in many of the hamlet expansion policies; expansions should only occur so long as they are orderly, logical, and contiguous progressions of the existing boundaries, of which the subject property can demonstrate. Throughout our negotiations with the Township and Region, this neighbour has been contacted and chosen not to participate in our discussions.

Expanding the boundary of Abingdon will enable our client to pursue further approvals under the Planning Act, including Plan of Subdivision and Zoning By-law Amendment. These applications would be supported by a variety of technical studies, drawings and reports, as required by Township and Regional planning policy. Thus, expanding the hamlet boundary will not, in itself result in new development. It will enable to pursue development, subject to successfully meeting policy criteria to ensure sustainable and viable development occurs.

Lastly, when considering land use planning policy, expanding the hamlet boundary to include the subject property is evident. Inclusion of this property meets the criteria for expansion in provincial and municipal policy. And we believe that the Land Needs Assessment being undertaken by the Niagara Region will indicate that growth in the Hamlet, along with other urban areas is vital to meeting the forecasted growth of the Niagara Region.

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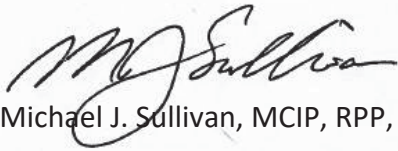
Mildenberger Family c/o Werner & Adam Mildenberger

CLOSING STATEMENT

The expansion of the Hamlet of Abingdon is reasonable, appropriate and attainable and which is supported by the applicable provincial and municipal policies. It is our position that the expansion is timely, appropriate and should be considered as good planning.

Sincerely,

LANDPRO PLANNING SOLUTIONS INC.



Michael J. Sullivan, MCIP, RPP, EP
President

mike@landproplan.ca



Adam Moote, MPlan
Planner

adam@landproplan.ca

APPENDIX 1

Key Plan:



Legal Description:
Part of Lot 15,
Concession 5,
in the Municipality of Township of
West Lincoln, in the Municipality of
Niagara Region

Subject Property

Site Notes:

Address: 9197 Regional Rd
Frontage: 125 m
Area: 4.47 ha
Depth: 254 m

The Potential Lot (Underlined) is approximately the same dimensions as the two lots immediately to the east. The Retained area includes the area of the potential lot. The Potential Road Extensions allow for the coordinated development of the neighbouring parcels without negatively impacting the proposed development of the subject lands.

Legend:
Subject Lands
Existing Building
Lotline
Steeline

Planner/Designer:

SullivanPLAN Sullivan Planning Services Inc.
707 East Main St., Welland, ON L3B 3Y5
Urban Planning | Municipal Support | Sustainability 289-687-3730 www.sullivanplanning.ca

PROFESSIONAL CERTIFICATION:

This information for this plan was compiled by Registered Professional Planners (RPPs) from reliable sources (O.L.S. Municipality, and CA). The data provided displays the best available understanding of the constraints affecting the property.

Michael Sullivan RPP E.P. MCIP Date

Project:

Development Options

9197 Regional Road 65

Applicant:

Mr. & Mrs. Mildemberger
9197 Regional Road 65 (Silver Street)
Caledon Centre, ON, L0R 1E0

Drawing:

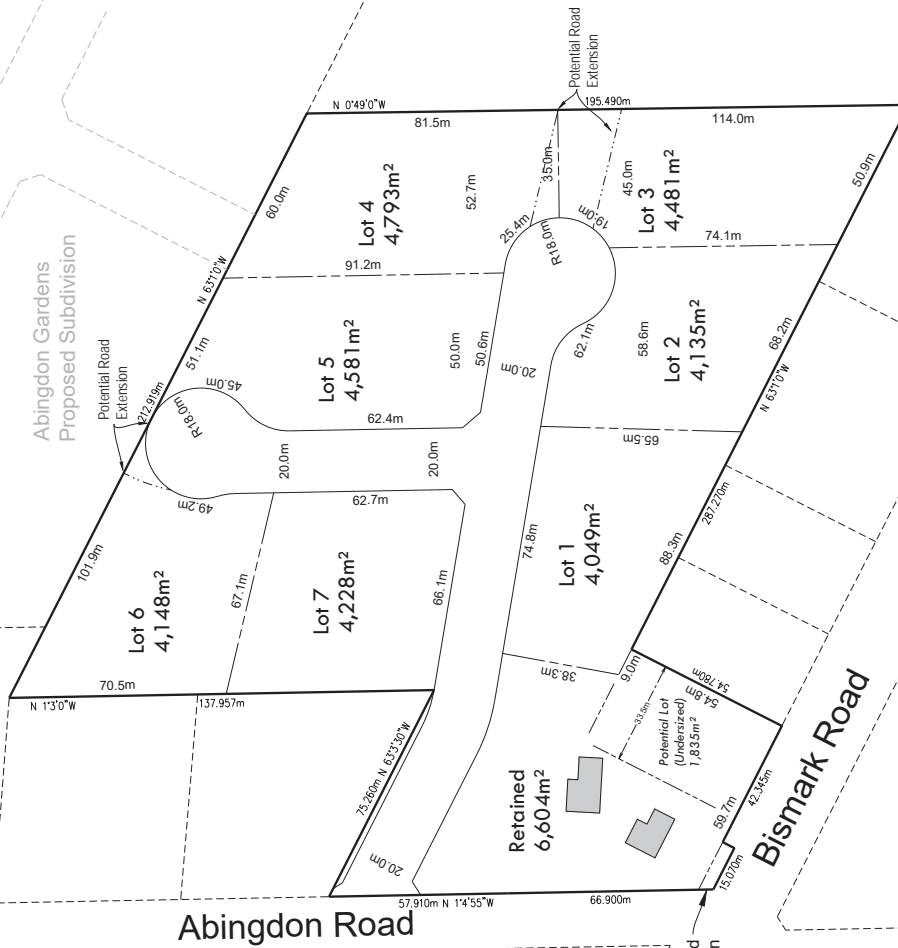
Draft Plan Concept 1ac (0.405ha) Lots

Municipality:

Township of West Lincoln
Niagara Region



Municipal File #: #FC Sketch
Date: Oct. 1, 2020
Sheet: DPCac
Scale: 1:750
ARCH D (24.00 x 36.00 inches)



Attachment 2 to PD-73-2021

Gerrit Boerema

To: Brian Treble; McCauley, Kirsten; Millar, Chris
Subject: RE: Property at 5520/5568/5614 silver St, regional road 65

From: Robert Beliak [REDACTED]
Sent: March 26, 2021 2:14 PM
To: Brian Treble <btreble@westlincoln.ca>
Cc: Robert Beliak <[REDACTED]>
Subject: Fw: Property at 5520/5568/5614 silver St, regional road 65

Good afternoon Mr. Brian Treble

Thank you for the discussion that we have had concerning the expansion of the Bismark Hamlet. As you know, we own the property at the south west corner of Regional Road 65 and Regional Road 27 in Bismark. The other corners have a school, an automotive shop and a restaurant. The Hamlet also contains a number of residential homes including a multi family building.

Property description
Concession 3 Part lot 11
Roll no. 2602-020-010-12300-0000

We understand that the municipality is currently undertaking a comprehensive review of the hamlet Boundaries. Please accept this email as our request to be included within the Bismark hamlet boundary.

Our corner, the 5520 emergency number driveway, had a home on it for many years until July 1988, there was a weather storm and lightning hit the home and caused serious damage that the home was not repairable. We demolished the home and built a new home in 1989/1990 on the property but much further to the west, at 5614 regional road 65.

We are suggesting that some 5 to 10 acres be added in order to accommodate 5 to 7 houses, a hamlet commercial use and a self storage facility. This would provide an alternative place for residential uses as well as provide needed commercial services as per section 7.2.2 of the Official Plan.

We look forward to your consideration of this matter and would be happy to discuss this further with you.

Best regards,

Robert Beliak
[REDACTED]

Attachment 2 to PD-73-2021

Gerrit Boerema

From: Jeni Fisher
Sent: February 22, 2019 9:28 AM
To: Madyson Etzl
Cc: Brian Treble
Subject: FW: Hamlet Expansion Requests/Considerations as Part of the Township of West Lincoln Urban Boundary Expansion Study

From: Lillian Jovic [REDACTED]
Sent: February-21-19 5:08 PM
To: Jeni Fisher
Subject: Re: Hamlet Expansion Requests/Considerations as Part of the Township of West Lincoln Urban Boundary Expansion Study

Good afternoon,

As a Co-Executor of the Estate of Mira Jovic, my dear late Mother, I am interested in learning more about this expansion. Please notify me by email with information and inform me of any upcoming meetings. Thank you, in advance, for doing so.

Respectfully,
Lillian Jovic
Co-Executor of THE ESTATE OF MIRA JOCIC

[REDACTED]



Jeni Fisher
Planning Secretary
Tel: 905-957-3346 ext 5134
Email: jfisher@westlincoln.ca
Web: www.westlincoln.ca



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Attachment 2 to PD-73-2021

Gerrit Boerema

To: Brian Treble; Kirsten McCauley
Subject: RE: Hamlet Expansion

From: Sherri de Wilde [REDACTED]
Date: June 2, 2021 at 4:29:00 PM EDT
To: Brian Treble <btreble@westlincoln.ca>
Subject: Hamlet Expansion

Dear Mr. Treble,

I am writing this letter because I would like my home and one or two more acres of land to be considered as part of the Hamlet Expansion Review Process. I live at 9491 South Chippawa Road. My home abuts the hamlet of Caistorville. I have 53 acres of land which abut the hamlet on the northeast side. Ultimately, I would like to be considered for five acres to be included in the hamlet, but would also appreciate if my home and only one or two of the 53 acres were included.

The land I am referring to is on the north side of South Chippawa Road. Approximately, 45 acres is being farmed by a neighbour who is older (early 70s) and who uses smaller equipment. I do not believe he will be farming in the next five years and most farmers today use very large equipment. This is not a large piece of land and it is divided by fences. It is not conducive for large equipment so I do not believe other farmers will be interested in farming it. Furthermore, approximately eight acres of the land is along the bank of the Chippawa Creek and it is not being farmed. It is overgrown with thick brush. This means even less incentive for the next farmer with large equipment. Farmers are looking for large, wide open parcels of land.

I believe many people are looking for parcels of land in rural areas where they can build their beautiful large homes surrounded by fresh country air, space, quiet, and privacy. In the past five years, the homes that have been built in the area just outside of Caistorville have been all large. People want room for a large house and often a shed/garage where they can work. I am requesting my home which abuts the hamlet, and one or two lots within the 53 acres be included in the hamlet.

Your consideration in this matter is very much appreciated.

Sincerely,

Sherri de Wilde

May 11, 2021
Via Email Only

Niagara Region
Attention: Kirsten McCauley, MCIP, RPP
Acting Manager, Long Range Planning
Planning and Development Services
1815 Sir Isaac Brock Way
Thorold, ON L2V 4T7

Dear Ms. McCauley:

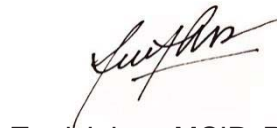
**RE: 8250 MUD STREET WEST & 3498 GRASSIE ROAD, GRASSIE,
TOWN OF WEST LINCON, NIAGARA REGION**

T. Johns Consulting Group Ltd. ("T. Johns Consulting") was retained by the landowners of 8250 Mud Street West and 3498 Grassie Road, Grassie on April 20th, 2021 and April 27, 2021, respectively, to provide assistance through the Niagara Region's Municipal Comprehensive Review (MCR) as it relates to the current and on-going land need considerations of the "Settlement Area Boundary Review" (SABR). The following letter is a formal acknowledgement that the landowners have expressed interest for their lands to be considered with the rural area settlement area boundary expansions.

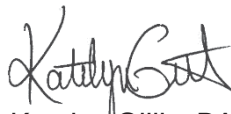
T. Johns Consulting Group will work with the Region of Niagara to submit a formal request for consideration in context of the draft SABR criteria as set out in Report PDS-17-2021.

Respectfully Submitted,

T. JOHNS CONSULTING GROUP LTD.



Terri Johns, MCIP, RPP
President



Katelyn Gillis, BA
Intermediate Planner

cc: Mr. B. Treble, Director of Planning & Building, Town of West Lincoln (via email only)
Ms. P. Coletto, landowner of 8250 Mud St W, Grassie (via email only)
Mr. D. Bartels, landowner of 3498 Grassie Rd, Grassie (via email only)

Planning Justification Brief

Part Lot 20, Concession 1, Geographic Township of Caistor, Township of West Lincoln

Proposed Rural Settlement Area Expansion



Prepared for Andre Leblanc
by IBI Group
June 1, 2021

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1 Introduction

Mr. Andre Leblanc (“Owner”) is the Owner of the lands legally described as PT LT 20 CON 1 CAISTOR AS IN RO703128 EXCEPT 30M194; WEST LINCOLN (“subject lands”). IBI Group has been retained by the Owner to provide an independent professional planning opinion with respect to the subject lands, and specifically whether a portion could be considered as a candidate for expansion of the Caistorville Rural Settlement Area (“RSA” or “Hamlet”). This report provides the planning review and analysis and is intended to be the main component of a submission to the Region of Niagara within the overall Municipal Comprehensive Review (“MCR”) and New Regional Official Plan Project (“NROP”) processes for consideration of an RSA expansion through the Settlement Area Boundary Review (“SABR”) component. Accordingly, this report reviews the site context and planning framework, and provides independent analysis to recommend an expansion area to be incorporated through the MCR and NROP.

2 Subject Lands and Context

2.1 Location and Size of Subject Lands

The subject lands are located immediately south of the existing Caistorville Hamlet area, on the east side of Caistorville Rd, as depicted in **Figure 1** below. The lands are about 36 ha in area, with frontage on Caistorville Rd of approximately 1445 m and frontage on Indian Line of approximately 308 m. The lands are vacant, with the exception of two small accessory structures. Portions of the lands are actively farmed while other portions contain woodland and wetland areas. There are also several existing drainage features which traverse the lands, as well as several ponds. The lands are located near the westerly limit of both the Region and the Township boundaries.



Figure 1 - Subject Lands and Surrounding Context, Approximate Extent of Subject Lands in Red

2.2 Location and Size of Existing Caistorville Rural Settlement Area

The existing Caistorville RSA is located in the westerly area of the Region, as depicted in **Figures 2 and 3** below. It is arranged around the irregular intersection of Caistorville Rd and York St, also connecting to North Chippawa Rd and Concession One Rd. The RSA is also irregular in shape, bounded to the north by a curved, linear water feature we understand is named Wolf Creek. It is approximately 42.5 ha (105 acres), and is surrounded by agricultural uses, some of which contains natural heritage features and open space lands.

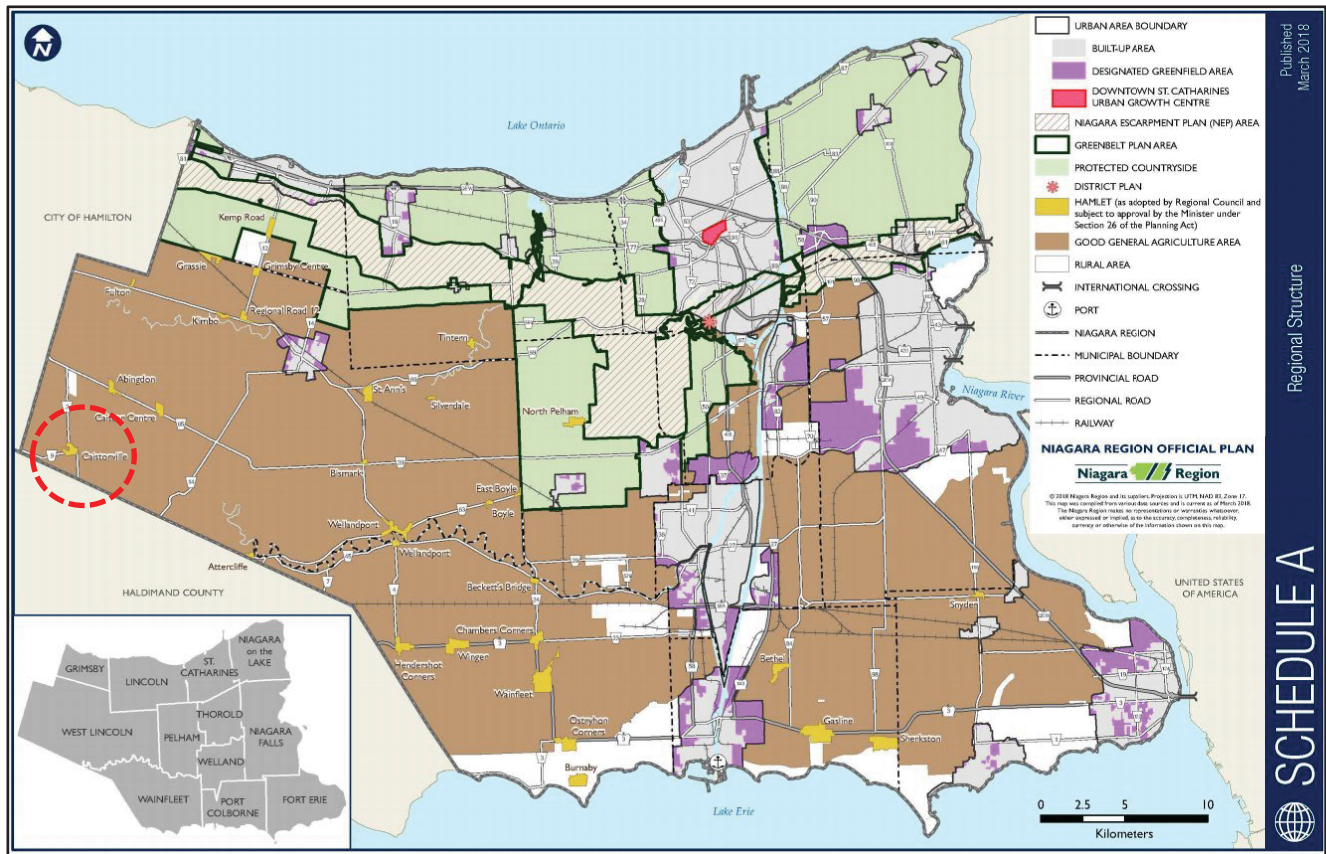


Figure 2 - Location of Caistorville in Context of Region

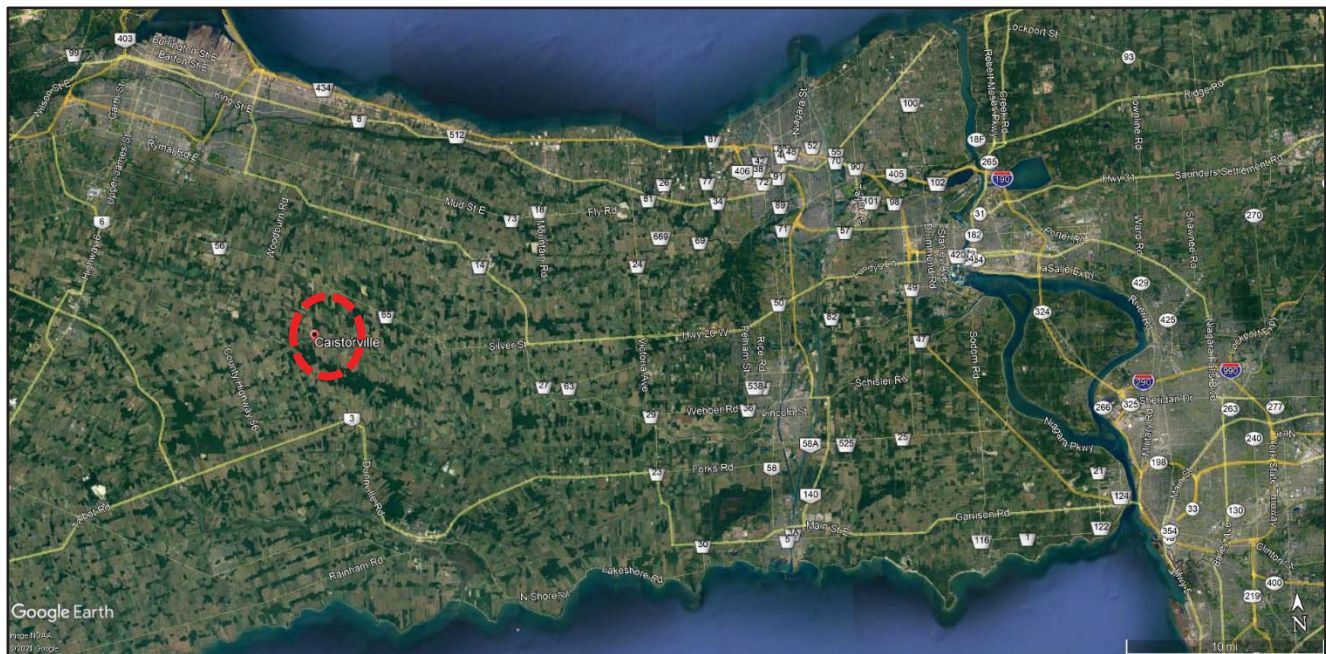


Figure 3 - Location of Caistorville in Context of Region - Google Earth Imagery

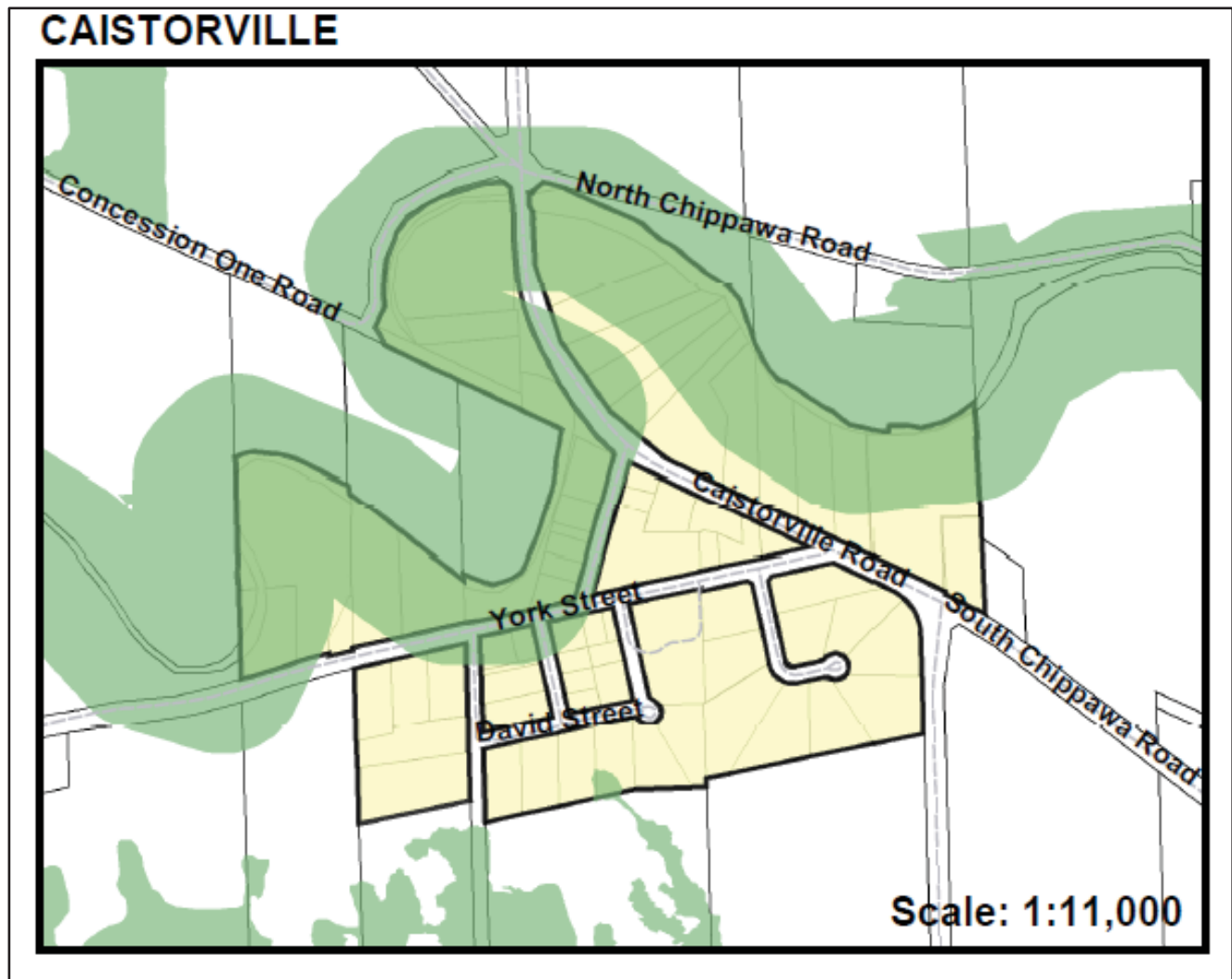


Figure 4 - Location and Extent of Existing Caistorville RSA - Town of Lincoln Official Plan Mapping

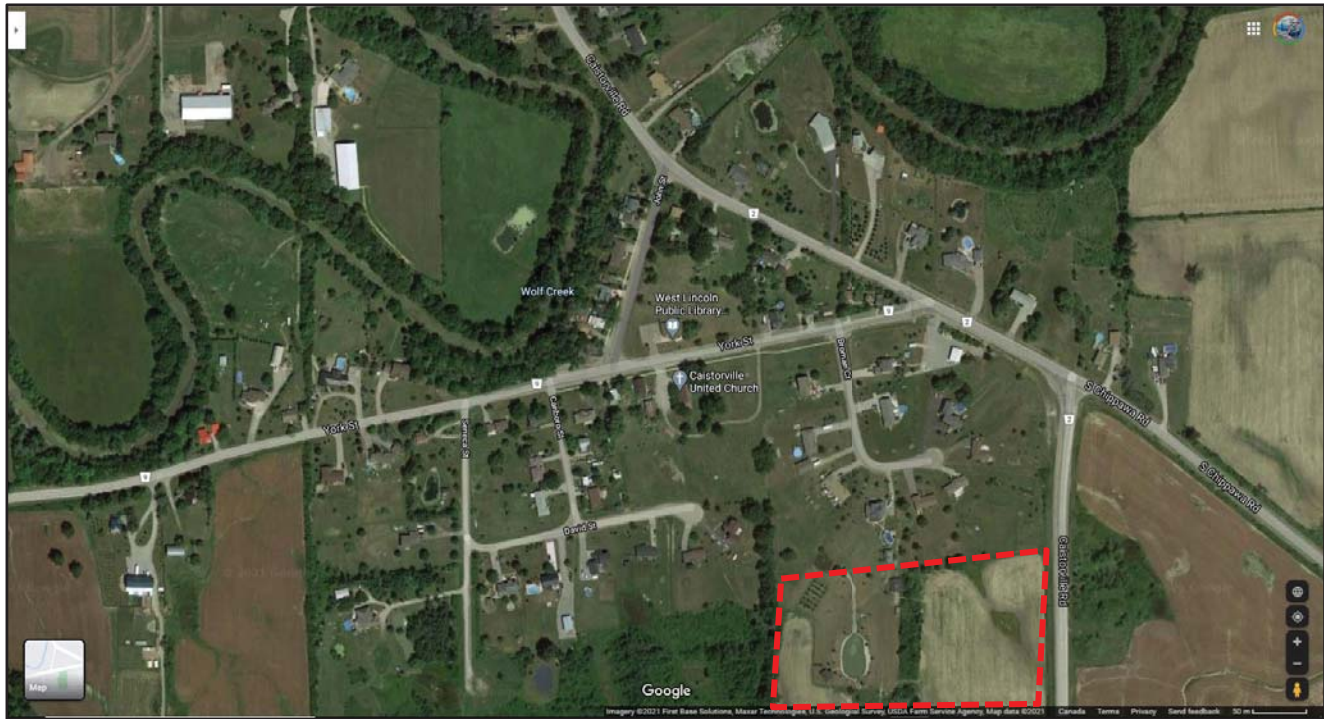


Figure 5 - Zoomed View of portion of Caistorville RSA, Portion of Subject Lands in Red, Google Earth Air Photo

3 Proposed Rural Settlement Area Expansion

This report will provide a review and justification for a proposed RSA expansion area on the subject lands of approximately 7.3 ha (18 acres), as shown in **Figure 6**. This expansion would be to the existing southerly RSA boundary, on relatively flat lands currently used for agriculture, immediately adjacent to existing rural residential development arranged around Broman Court. This expansion area would equate to an approximately 17% increase in the size of the existing RSA. Making assumptions for minimum lot sizes of 0.4 ha to comply with standard zoning requirements and to provide area for on-site individual private services, and a new public Right-of-Way ("ROW") width of 18 m, this proposed expansion area is capable of accommodating 13 new rural residential lots arranged around a "C-shaped" road, with two new connections to Caistorville Rd. The westerly and southerly boundary of the proposed expansion would follow delineated 30 m buffers from existing wetlands, and the expansion area and concept development plans incorporate existing drainage features with associated buffers, preserving connections external to the subject lands.

Attachment 2 to PD-73-2021

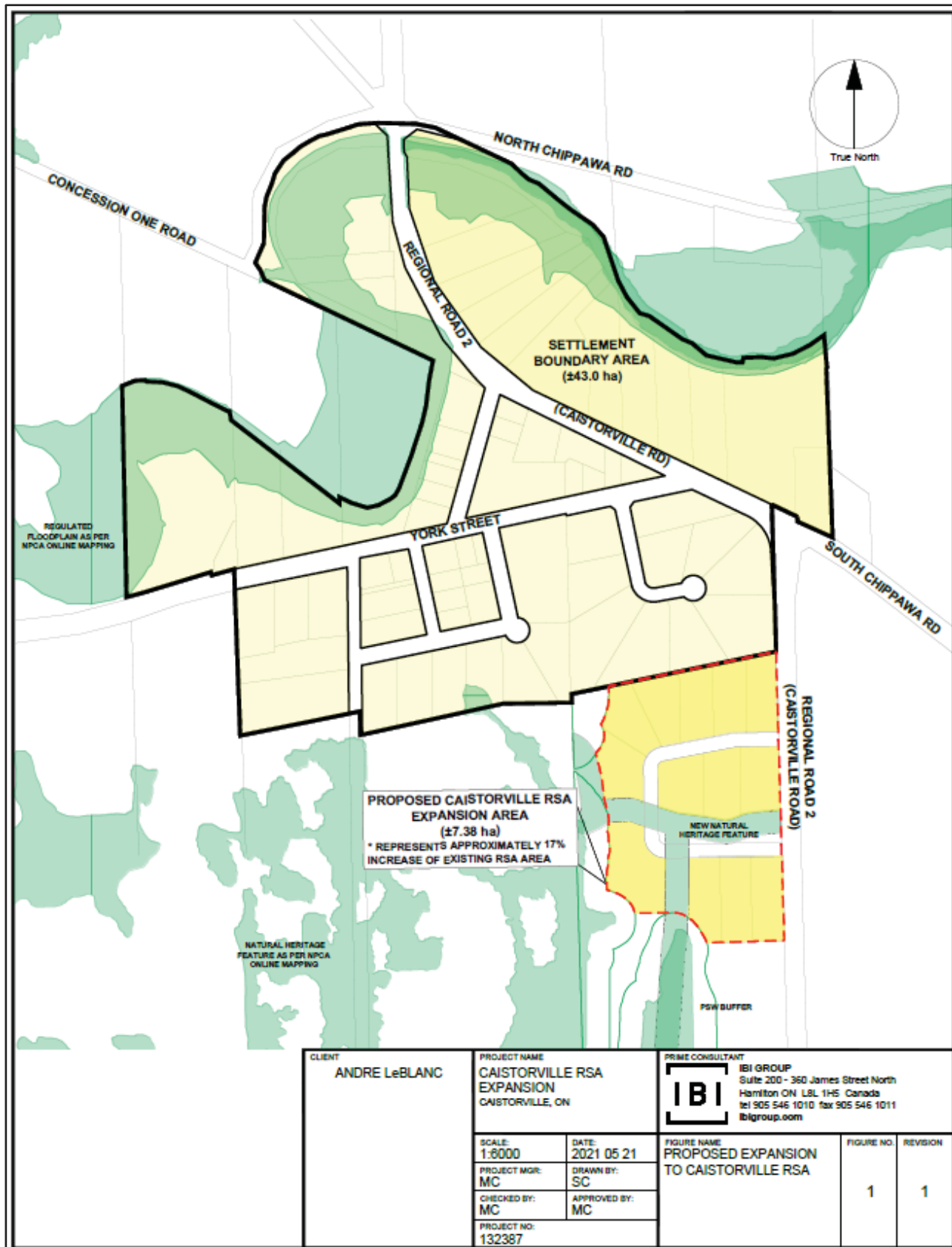


Figure 6 - Proposed Expansion Area in the Context of the Existing Settlement Area

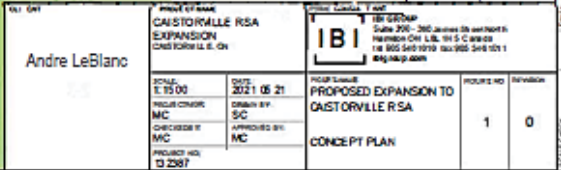


Figure 7 - Conceptual Development Plan Within Proposed RSA Expansion Area

4 Region of Niagara Municipal Comprehensive Review and Official Plan Project

At the time of writing this report, the Region of Niagara was progressing through its MCR process, which is to result in the creation of a New Official Plan. Most of the planning analysis for the proposed RSA Expansion is provided below in **Section 5**, including a review and provides justification for the proposed expansion against the Region's draft criteria for consideration of RSA expansions through the MCR. It is noted here that the process for accepting, considering and commenting on proposed RSA expansions by the Region is through the coordinated MCR and the sub-component SABR process. For clarity, this report is being submitted to the Region within the SABR sub-component process in accordance with the defined process and is not a full Planning Justification Report which would accompany a planning application.

5 Planning Framework Applicable to Rural Settlement Areas and Expansions

There are multiple policy documents and specific policies which guide and structure RSA expansion considerations.

5.1 Provincial Policy Statement 2020

To begin, the PPS defines **Settlement Areas** as:

Settlement areas: means urban areas and **rural settlement areas within municipalities** (such as cities, towns, villages and **hamlets**) that are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated (emphasis added in bold)

Planning Comment: Consistent with the definition and discussion in the Growth Plan Section below, the existing Caistorville Hamlet is a Rural Settlement Area ("RSA") within the above definition from the PPS. The following sections review and provide planning analysis in consideration of this definition and policies applicable to existing RSA areas and proposed expansions of same.

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

Planning Comment: The proposed RSA expansion will provide land for additional low-density, ground-oriented rural residential dwellings in the westerly area of the Region and the Township. This will assist in meeting forecasted population growth to the planning horizon established in the growth plan, as well as in meeting market-based demand for rural, low-density, ground-related dwellings. Further, the proposed RSA expansion would extend the existing boundary to the south but would not preclude future expansions in other locations, if and when warranted.

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Planning Comment: Based on air photo analysis, there are limited if any vacant residential lots within the existing Caistorville Hamlet. There appears to be two vacant lots just west of Caistorville United Church, with one fronting directly on David Street and the other fronting on what appears to be an unopened road allowance. There are other lots which appear larger but unsuitable for further land division without land assembly, due to limited frontage or lot shape. Lastly, there appear numerous lots that would be too small for further land division to either comply with zoning standards or requirements for private servicing. The proposed RSA expansion is supported by a concept development plan which extends the rural character and provides lot sizes that would be generally considered to be the minimum area for rural residential development.

1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c) in prime agricultural areas:
 - 1.the lands do not comprise specialty crop areas;
 - 2.alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

- d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and
- e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

Planning Comment: At the time of writing this report, the Region is in the midst of it's MCR, and has produced a Draft Land Needs Assessment ("LNA") which identifies total land needs to the 2051 planning year horizon, indicating approximately 460 ha of community land need is required to accommodate forecasted growth. Further, a portion of this growth is to be allocated to rural areas, with West Lincoln and Wainfleet being identified as municipalities that will have a likely need for RSA expansions. There are no municipal water or wastewater servicing implications, but the existing Caistorville Hamlet contains the Caistorville Branch of the West Lincoln Public Library. With respect to Prime Agricultural lands, almost all of the West Lincoln Rural Area is designated as Good General Agriculture, which is a Prime Agricultural designation, and any RSA expansion would occur on Prime Agriculture lands. In the context of the Caistorville Hamlet, the boundary is surrounded by Class 3 and 4 soils, which are afforded lower priority protection. Further, the area with Class 4 soils appears to be within hazard lands and undevelopable. Lastly, MDS calculations have not been prepared for this submission, but distances to existing agricultural facilities based on air photo analysis have been provided (see sections below) It is anticipated that MDS calculations will be further considered through the MCR process.

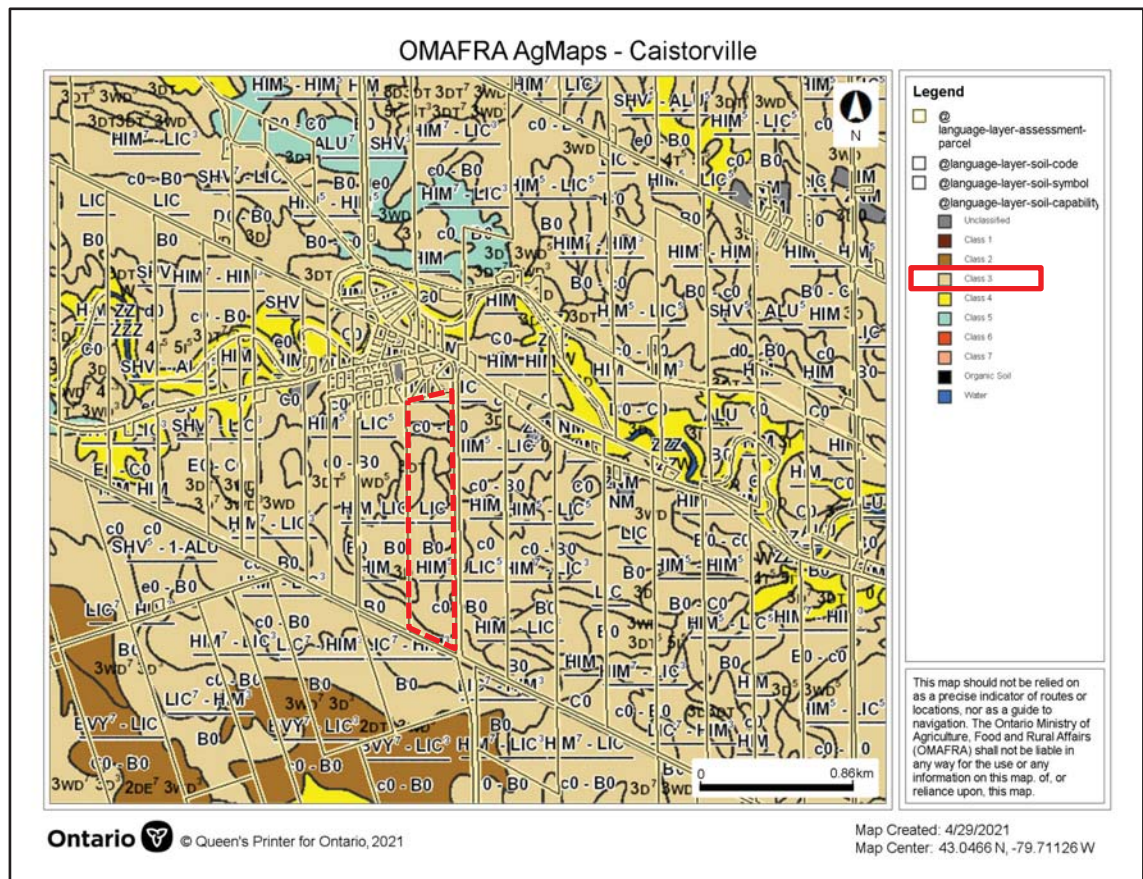


Figure 8 - Subject Lands and Soil Classification, Excerpt from Online OMAFRA AgMaps

1.1.4 Rural Areas in Municipalities

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- e) using rural infrastructure and public service facilities efficiently;

Planning Comment: The proposed RSA expansion would extend the existing Caistorville Hamlet to the south in a controlled and scoped area. The accompanying concept development plan illustrates that 13 new rural residential lots of a minimum 0.4 ha in size can be created within this expansion area, and that the location, size and shape of these lots extend and are compatible with the Hamlet character. This would also contribute to the number, size and shape of rural residential lots within the Hamlet, and provide low-density, ground-related rural residential dwellings in the western part of the Region and the Township, to accommodate forecasted growth and respond to market demand for these dwelling types in this location.

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

Planning Comment: The existing Caistorville Hamlet is a RSA, and the proposed expansion would permit residential growth and development that would contribute to Hamlet vitality, such as through supporting the existing public library and place of worship. Further, the size and shape of the proposed expansion area afford a minor expansion in relation to the size of the existing Hamlet, being a total of approximately 7.5 ha and representing an approximately 17% increase in the size of the existing Hamlet. Further, the concept development plan provides lot sizes and shapes consistent with rural residential standards to accommodate individual lot-level private services, and completing the existing residential character of the Hamlet, particularly the lotting pattern and street design of Broman Court immediately to the north.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

Planning Comment: The proposed RSA expansion area will provide additional lands to accommodate low-density, ground-related rural residential dwellings to meet forecasted growth and market-based housing options to 2051, specifically the amount of dwelling unit growth within the Rural Area of both the Region and the Township. The size and number of potential lots provided in the concept development plan will provide housing for those looking for or requiring low-density, single-detached dwellings in a rural setting within the western area of the Region and Township.

1.6.6 Sewage, Water and Stormwater

- 1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

Planning Comment: This submission is based on a planning review and analysis of applicable policy but is not supported at this stage by other technical work, such as a hydrogeological study. However, in developing the proposed RSA expansion area and concept development plan, typical rural residential standards were applied, including minimum lot areas of 0.4 ha which would typically be sufficient for accommodating on-site private well and septic services. Further, in the context of the Township, the 0.4 ha lot area is the minimum standard for Rural Residential zones.

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

- 2.1.1 Natural features and areas shall be protected for the long term.
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
- 2.1.4 Development and site alteration shall not be permitted in:
- a) significant wetlands in Ecoregions 5E, 6E and 7E1; and

Planning Comment: A preliminary assessment of the lands for natural heritage features has informed the proposed RSA expansion area map as well as the concept development plan. In both cases, existing wetlands have been delineated and required 30 m buffers have been used to separate the overall RSA and lot boundaries, so no development is proposed within the 30 m buffers. Further, existing drainage features of significance have been incorporated into the RSA expansion and development concept, such that the features are buffered and enhanced, and exterior connections maintained. Identified drainage features that are not critical are proposed to be relocated such that the functions would be incorporated into lot-level drainage.

2.2 Water

- 2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:
- d) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;
 - e) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;

Planning Comment: As noted above, drainage features have been identified and either incorporated through preservation and associated buffers or through replication of function via relocated lot-level drainage. This approach will ensure features and functions are preserved and enhanced, including off-site connections.

2.3 Agriculture

2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

Planning Comment: Based on the online soil mapping data from OMAFRA provided in **Figure 8**, the subject lands consist of Class 3 soils. Further, most of the area around the Caistorville Hamlet consists of Class 3 and 4 soils, but the areas of Class 4 appear undevelopable due to hazard area delineations. The proposed RSA expansion is approximately 7.3 ha, and thus no more than this amount of land would be removed from Prime Agricultural Lands, all consisting of Class 3 soils.

2.3.5 Removal of Land from Prime Agricultural Areas

2.3.5.1 Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.

Planning Comment: The proposed RSA expansion is being submitted for review during the Region's MCR and is coordinated with process and substantive policy issues as required by policy 1.1.3.8.

5.2 Greenbelt Plan 2017

The subject lands are not within the Greenbelt Plan, and thus no Greenbelt Plan policies apply. Further, no Growth Plan policies dealing with Hamlet and/or Rural Settlement expansions into the Greenbelt Plan Area apply. **Figure 9** below provides mapping confirming the lands are outside the Greenbelt Plan Area.

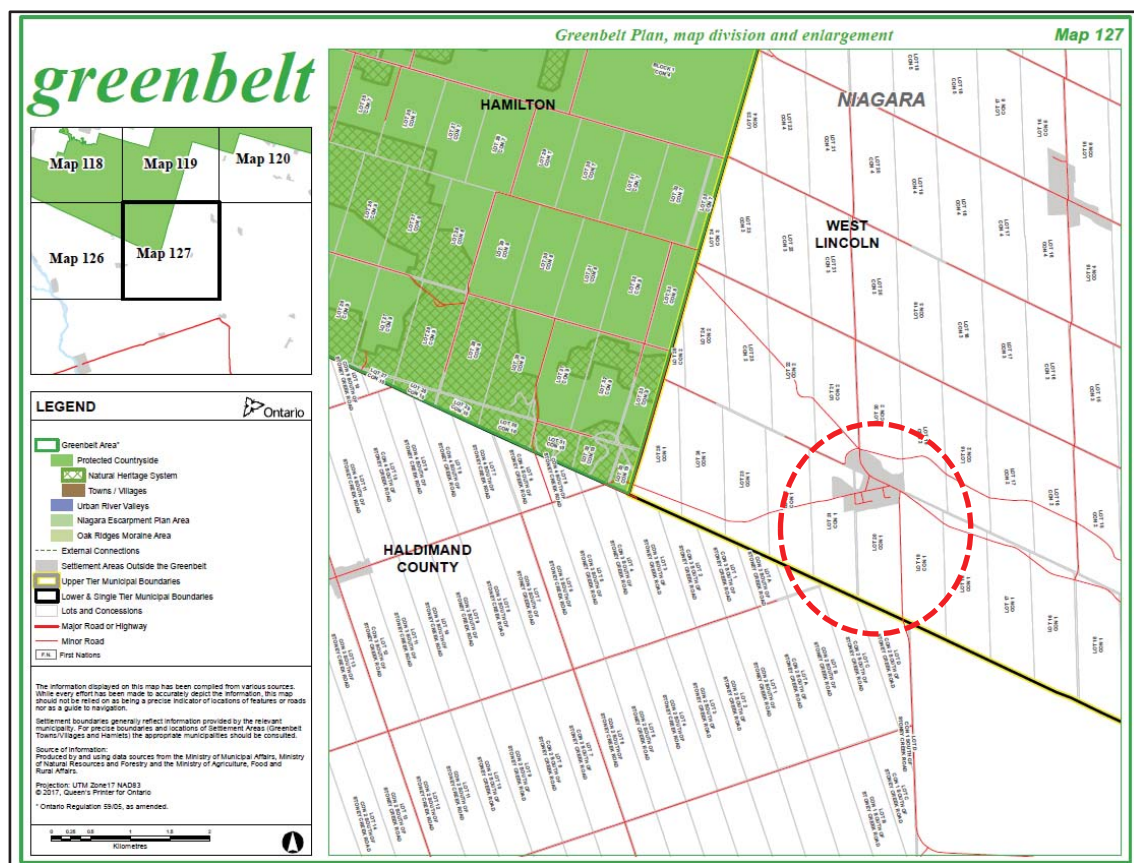


Figure 9 - Subject Lands in Context of Greenbelt Plan, Excerpt from Greenbelt Plan Map 127

5.3 Growth Plan 2019

To begin, Caistorville is identified within the Township of West Lincoln Official Plan ("TWLOP") as one of the four original Hamlet areas.

The Growth Plan provides the following definition of a Rural Settlement:

Rural Settlements

Existing hamlets or similar existing small settlement areas that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth. All settlement areas that are identified as hamlets in the Greenbelt Plan, as rural settlements in the Oak Ridges Moraine Conservation Plan, or as minor urban centres in the Niagara Escarpment Plan are considered rural settlements for the purposes of this Plan, including those that would not otherwise meet this definition.

Further, Settlement Areas are defined in the Growth Plan as:

Settlement Areas

Urban areas and **rural settlements within municipalities (such as cities, towns, villages and hamlets)** that are:

- built up areas where development is concentrated and which have a mix of land uses; and;

- b) lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated.

(Based on PPS, 2020 and modified for this Plan) (**emphasis in bold added**)

Planning Comment: As per these definitions, the Caistorville Hamlet is considered a Rural Settlement Area within the Growth Plan, and applicable policies pertaining to RSAs provide the overarching framework for consideration of proposed RSA expansion requests.

1.2.1 Guiding Principles

- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.
- Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network.

Planning Comment: The proposed RSA expansion shows how the lands can be utilized for rural residential development that extends from the southerly boundary of the existing RSA, providing a lotting pattern that is consistent with Hamlet character in terms of size and shape of lots as well as public ROW. Providing rural residential development on lots a minimum of 0.4 ha in area will add to the choice of housing within the Region and the Township. Further, this proposed expansion maintains identified drainage features with appropriate buffers, so that these hydrologic features are protected and enhanced. Based on available online provincial soils mapping, the proposed expansion lands are a lower priority class of soil, the removal of which would present an extremely minor quantum of overall agricultural lands in the Region and the Township.

2 Where and How to Grow

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

1. Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper-or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.
2. Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - b. growth will be limited in *settlement areas* that:
 - i. are *rural settlements*;
 - ii. are not serviced by existing or planned *municipal water and wastewater systems*; or
 - iii. are in the *Greenbelt Area*;

Planning Comment: As identified above, the existing Caistorville Hamlet is a RSA within the Growth Plan. This Hamlet is served by public roads, but all development is serviced by private water and wastewater systems. Further, the Region, through the MCR, is working through the

process of planning to accommodate forecasted growth to 2051, which includes a 2051 population of 674 000 people. The basis for this planning work for population growth includes the required LNA to identify community area land need. At the time of writing this report the LNA was released as a draft that identified a community area land need of approximately 460 ha. Our review of the supporting MCR material produced by staff indicates that RSA expansions considered through the SABR process will be guided by the results of the LNA, but also considered through the SABR sub-component specific to RSAs. The submitted concept expansion area map and plan show that the proposed RSA expansion is limited to approximately 7.3 ha and 13 lots, which are both extremely minor in the context of the Region and the Township.

- d. development will be directed to *settlement areas*, except where the policies of this Plan permit otherwise;
- f. the establishment of new *settlement areas* is prohibited.

Planning Comment: As indicated above, a limited amount of growth is to be directed to existing RSAs. The Caistorville Hamlet is an existing RSA, and no new RSA is proposed.

- 3. Upper-and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:
 - a. establish a hierarchy of *settlement areas*, and of areas within *settlement areas*, in accordance with policy 2.2.1.2;
 - d. support the environmental and agricultural protection and conservation objectives of this Plan; and
 - e. be implemented through a *municipal comprehensive review* and, where applicable, include direction to lower-tier municipalities.

Planning Comment: The existing Region and Township Official Plans provide a Regional and Township structure which includes a hierarchy of settlements areas, which include existing Hamlets. At the time of writing this report, the proposed NROP also proposes a Regional structure that includes existing Hamlets, including the existing Caistorville Area Hamlet. Potential RSA expansions are to be considered through the SABR sub-component of the MCR. The proposed RSA expansion area incorporates existing drainage features, which will be protected and enhanced via buffers, and will have a very minimum impact on agricultural resources of the Region and the Township. Should the proposed RSA expansion be adopted by Regional Council, it would be incorporated into the adopted NROP at the conclusion of the MCR process.

- 4. Applying the policies of this Plan will support the achievement of *complete communities* that:
 - a. feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*;
 - b. improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c. provide a diverse range and mix of housing options, including additional residential units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

Planning Comment: The proposed RSA expansion area can accommodate approximately 13 new rural residential lots of a minimum of 0.4 ha in area, arranged around a new public road, while maintaining buffers and incorporating drainage features. While the proposed lot sizes would have to be verified through subsequent technical work, mainly a hydrogeological

investigation to confirm recommended minimum lot sizes, there is sufficient size within the expansion area to accommodate rural residential dwellings that will contribute to a diversity of housing supply options. In the context of complete communities, the existing Caistorville Hamlet is served by the Caistorville Branch of the West Lincoln Public Library as well as Caistorville United Church. Both of these existing uses will be supported and enhanced by additional residents in close proximity.

5. The Minister will establish a methodology for assessing land needs to implement this Plan, including relevant assumptions and other direction as required. This methodology will be used by upper-and single-tier municipalities to assess the quantity of land required to accommodate forecasted growth to the horizon of this Plan.

Planning Comment: At the time of writing this report, the Region had released a Draft LNA which identified a community area land need of approximately 460 ha to accommodate a forecasted population of 674 000 persons by the year 2051. This report does not assess the validity of the Draft LNA but notes that in accordance with the above policy the Region is utilizing the prescribed methodology to support the NROP and planning to the year 2051 as required.

2.2.6 Housing

1. Upper-and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a. support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 1. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - a. planning to accommodate forecasted growth to the horizon of this Plan;
 - c. considering the range and mix of housing options and densities of the existing housing stock; and
 - d. planning to diversify their overall housing stock across the municipality.

Planning Comment: While the Growth Plan directs that limited growth can occur within existing RSAs and, further, that RSAs may be expanded, new development within existing and expanded RSAs does not contribute to meeting intensification or Designated Greenfield Area (“DGA”) targets, as RSAs are outside of the defined urban boundary. However, our interpretation of the policy framework indicates that the direction to allow limited development and expansions of RSAs is balanced against the direction to plan for and accommodate minimum intensification and DGA targets, such that RSAs can not compete with intensification areas, DGAs and overall urban areas for growth. This report outlines that the proposed RSA is minor in scale at both the Regional and Township levels with respect to overall area and potential number of rural residential lots. The conceptual expansion area map and development plan illustrate the ability to accommodate additional residential development to provide choice in housing options to accommodate forecasted population growth. This minor expansion area and relatively small number of residential lots will not impact the Region’s ability to plan for and achieve required intensification or DGA targets but will allow for additional growth and development to support housing choice and existing facilities within the Caistorville Hamlet.

2.2.8 Settlement Area Boundary Expansions

1. Settlement area boundaries will be delineated in official plans.

2. A settlement area boundary expansion may only occur through a *municipal comprehensive review* where it is demonstrated that:
 - a. based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the designated greenfield area:
 - i. within the upper-or single-tier municipality, and
 - ii. within the applicable lower-tier municipality;
 - b. the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption; and
 - c. the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan.

Planning Comment: The Region's ongoing MCR is the appropriate process for consideration of boundary expansions, including the proposed RSA expansion request. The MCR process includes a Draft LNA that indicates a community area land need of approximately 460 ha. In addition, the Region has indicated the following:

Appendix 18.1:

The Region is working with municipalities that will likely have a need for rural settlement area boundary expansions: Wainfleet and West Lincoln. These municipalities have rural settlement areas outside of the Greenbelt Plan area.

For West Lincoln, the majority of its growth will be directed to Smithville as its only urban area. A small portion of growth will be directed to its rural settlement areas.

Appendix 18.3:

In West Lincoln, the majority of forecasted growth will be directed to the urban area of Smithville. A small percentage of growth will be allocated to the rural settlements/agricultural area.

The Region's Land Needs Assessment will determine the amount of growth to be directed to rural settlements

At this stage, a need for consideration of an expansion to the Caistorville Hamlet has been identified based on a combination of forecasted growth to 2051 and a limited ability for other RSAs in the Region to expand due to prohibitions for such expansions in the Greenbelt Plan area.

The Executive overview of the Draft LNA provides the following:

The remaining rural households and employment are directed to the Rural area. The Provincial LNA does not provide detail on calculating need for additional Rural Settlement Area lands and, therefore, are not a component of the draft Land Needs Assessment. Additional consultation is underway with West Lincoln and Wainfleet to ensure Rural Settlement Areas also have a sufficient supply of developable land to support growth to 2051.

In addition, the LNA technical memo prepared by Hemson Consulting also provides the following table:

Table 9

Household Growth by Policy Area Niagara Region by Local Municipality, 2021-2051				
Municipality	Built Up Area	DGA	Rural	Total
Fort Erie	3,680	3,640	40	7,360
Grimsby	4,500	70	20	4,590
Lincoln	3,680	900	20	4,600
Niagara Falls	10,110	10,010	100	20,220
Niagara-on the Lake	1,150	3,420	20	4,590
Pelham	1,030	3,080	20	4,130
Port Colborne	690	1,600	10	2,300
St. Catharines	18,770	890	100	19,760
Thorold	1,610	4,790	30	6,430
Wainfleet	0	0	460	460
Welland	5,240	3,450	40	8,730
West Lincoln	1,130	7,550	40	8,720
Niagara Region	51,590	39,400	900	91,890

Figure 10 - Table 9 Excerpt from April 5, 2020 LNA Technical Memo by Hemson Consulting Ltd.

Based on this analysis, West Lincoln may experience growth of about 40 households in the Rural Area to the year 2051. This is further augmented by the following:

While the above shares of household growth apply to the total municipalities, the Growth Plan and the LNA also require an allocation to the policy areas. Those policy areas are the Built-Up Area, the Designated Greenfield Area and the Rural Area. Within each municipality, the Rural Area is allocated a minimal 0.5%. New rural residential development is not generally encouraged by the policies of the Growth Plan or the Region of Niagara. Though there are legacy approvals and lots of record where limited rural development will still occur. The exception is the Town of Wainfleet, which has no urban serviced residential communities. By definition, it is 100% rural development. During further work in the MCR, the rural shares can be adjusted, if necessary, to reflect a more precise expectation for rural unit growth. Any adjustment to rural allocation would simply add or deduct the units from the DGA to gain a better calculation of land need. Adjusting the rural share for LNA purposes, for example, would not affect any other matters contained in this memorandum respecting the population, housing mix or employment.

The proposed RNA boundary expansion will provide additional rural residential lots to meet forecasted demand, which may still be increased based on policy choices and the preferred growth options selected through the MCR. Regardless, as noted above, this level of development will not compete with the achievement of the required intensification or DGA targets as required by the Growth Plan.

3. Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:
 - a. there is sufficient capacity in existing or planned infrastructure and public service facilities;

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- b. the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;
- c. the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;

Planning Comment: The proposed development does not require new or extended municipal water or sewer services. The concept plan provides for the construction of a new public road, the initial cost of which would be borne by the developer through the subdivision review and approval process under the Planning Act, with future maintenance covered from a combination of municipal tax and development charge revenues. Given the low number of units proposed, no new external road works (i.e. widening, traffic signal, etc.) are anticipated to be required. Lastly, as noted earlier, the provision of new rural residential dwellings and the associated population increase will provide additional support to sustain the nearby library and place of worship.

- d. the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;

Planning Comment: The proposed RSA expansion would be serviced by individual private water and wastewater services. At this time, technical work to characterize site conditions respecting such (i.e. hydrogeological investigation) have not been completed. However, the concept plan illustrates minimum lot areas of 0.4 ha, which is a generally accepted minimum standard to support private services without risks to public health and safety or negative environmental impacts. Further, the rural residential character results in minimum site coverage, such that stormwater infrastructure can be handled through typical rural measures (i.e. ditches and swales).

- e. key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;

Planning Comment: A preliminary assessment of natural heritage features on the subject lands has identified the locations, boundaries and buffers (where required) for existing features, including wetlands to the north, west and south and several drainage features traversing the lands. The proposed RSA expansion area provides a boundary based on the required 30 m buffer from the identified wetlands, while incorporating, preserving and enhancing two drainage features connecting off-site, in both the east-west and north south direction, as illustrated in the concept development plan. Other existing minor drainage features are proposed to be relocated such that the functions of these features can be replicated through lot-level drainage swales.

- f. prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper-or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:
 - i. expansion into specialty crop areas is prohibited;
 - ii. reasonable alternatives that avoid prime agricultural areas are evaluated; and
 - iii. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;

Planning Comment: In the context of the Caistorville Hamlet, based on online soils mapping provided by OMAFRA (**Figure 8**) the existing boundary is surrounded by Class 3 and 4 soils, where the Class 4 soils appear to be within defined hazard areas not suitable for development. Both the Region and Township Official Plans designate these lands as Good General Agriculture, which meet the criteria for Prime Agricultural Lands in accordance with the Provincial criteria and applicable definitions of the Growth Plan, as follows:

Prime Agricultural Lands

Specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection (PPS, 2020).

Given the subject lands consist of Class 3 soils, that the Caistorville Hamlet is surrounded by undevelopable Class 4 and otherwise Class 3 soils, and that Class 3 soils are to be given the lowest priority for protection, the proposed RSA expansion conforms to these policies. Further, as noted above, the Region has identified that most existing RSAs across the Region are within the Greenbelt Plan and are thus not eligible for expansion.

- g. the *settlement area* to be expanded is in compliance with the *minimum distance separation formulae*;

Planning Comment: A complete assessment using MDS guidelines has not been completed for this initial submission for RSA expansion request. However, online sources have been consulted to determine approximate distances from the proposed RSA expansion lands to nearby agricultural structures. Using Google Earth and Streetview imagery as this basis, there are no agricultural facilities immediately to the north, east, south or west.

The nearest identified barn to the east is located at 9438 South Chippawa Rd, and this structure measures approximately 445 m from the easterly boundary of the subject lands. Based on photo analysis, it does not appear that this structure is being used for livestock, but would have to be verified by on ground inspection.

The nearest identified facility that appears to be housing livestock (cows) is identified at 9427 South Chippawa Rd, and this structure measures approximately 620 m from the easterly boundary of the subject lands. Using air photo analysis, it appears there are multiple dwellings located within the intervening distance, closer to this existing facility.

The nearest identified barn to the west is located at 9714 York Rd, and this structure measures approximately 550 m to the westerly boundary of the subject lands. Based on photo analysis, it does not appear that this structure is being used for livestock but would have to be verified by on ground inspection. Nonetheless, there are numerous existing dwellings located in the intervening distance, closer to the existing facility.

It is anticipated that MDS calculations will be further considered by the Region through the MCR process.

- h. any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;

Planning Comment: Based on the above, no negative impacts are expected to existing agricultural operations as a result of the proposed RSA boundary expansion. Given the relatively small scale of the proposed expansion and that the subject lands consist of lower priority soil classification for protection, an Agricultural Impact Assessment is not warranted at this time. During the review of the RSA expansion request, it is anticipated that the Region will consider MDS calculations.

- i. the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;

Planning Comment: It is our understanding that the subject lands currently contain a useable gas well. It is anticipated that this well would be decommissioned prior to any future development occurring. It appears that lands to the north and west of the subject lands are identified in the current ROP as part of the Welland Gas Field, as shown on Schedule D3 – Potential Resource Areas: Peat and Petroleum, but that the subject lands are not within this area.

With respect to agricultural resources, the preceding paragraphs have demonstrated that the subject lands consist of the lowest priority Prime Agricultural Lands, and in the context of Caistorville, the existing boundary is surrounded either by apparently undevelopable Class 4 lands or other Class 3 lands. In the context of the Township and the Region, the size and scale of the proposed RSA expansion is extremely minor and would have virtually no impact on agricultural resources.

In addition, an initial assessment of natural heritage features on the subject lands identified wetlands and drainage features for preservation. The proposed RSA expansion area maintains required 30 m buffers to identified wetlands while also incorporating several existing drainage features with a recommended 15 m buffer to ensure these features are preserved and enhanced. Other minor drainage features are proposed to be relocated and their functions replicated in future lot-level drainage areas (i.e. swales).

The subject lands do not contain any natural hazard areas.

- j. the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and

Planning Comment: The subject lands are not covered by any other plans noted above.

5.4 Current Region of Niagara Official Plan

The subject lands are currently designated as Good General Agriculture in the Region of Niagara OP ("RNOP"). This designation does not permit lot creation for residential uses. The lands are immediately adjacent to the existing boundary of the Caistorville Hamlet, in which residential development and lot creation is permitted. The purpose of the proposed RSA expansion is to bring a portion of the subject lands into the Hamlet boundary.

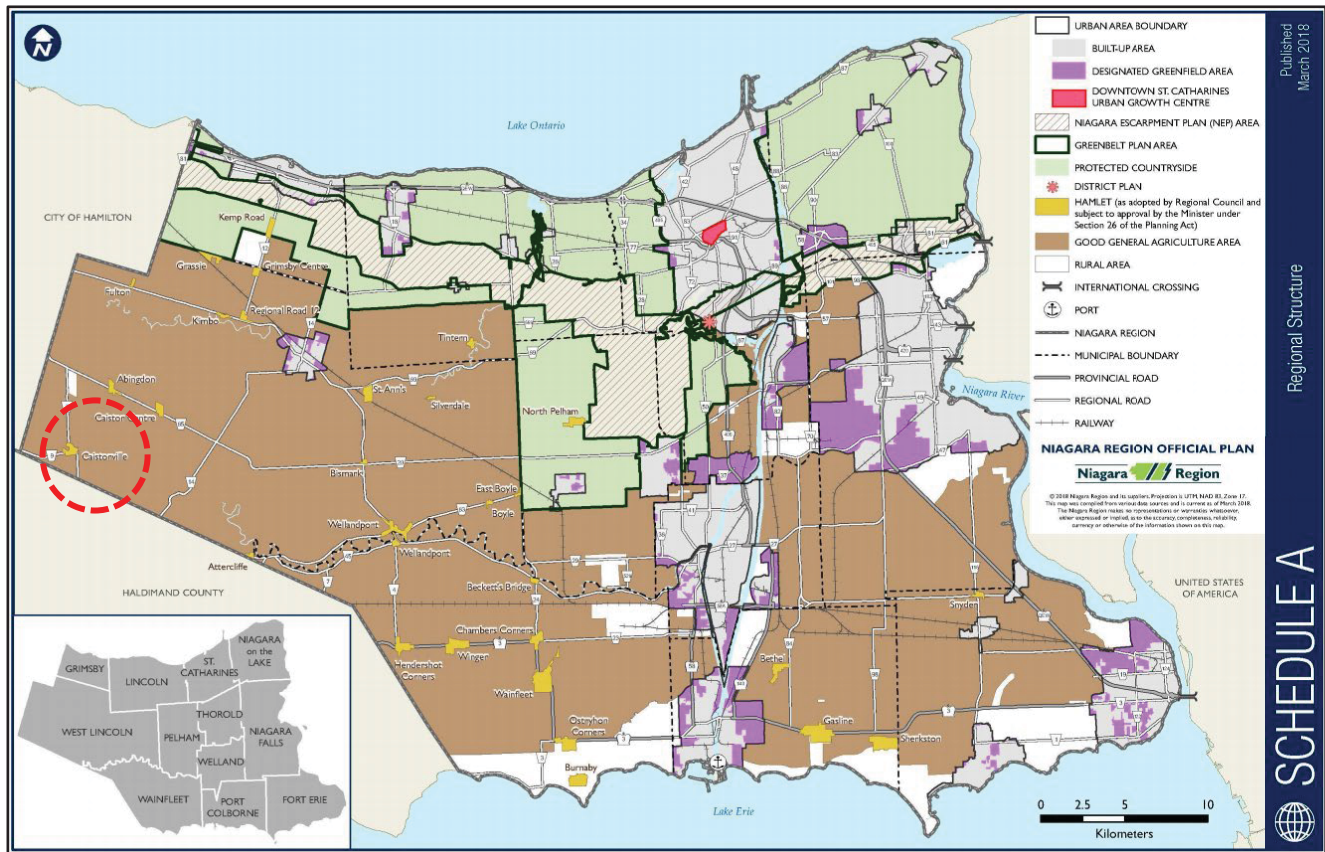


Figure 11 - Subject Lands and Caistorville Hamlet, Excerpt of Schedule A - Regional Structure

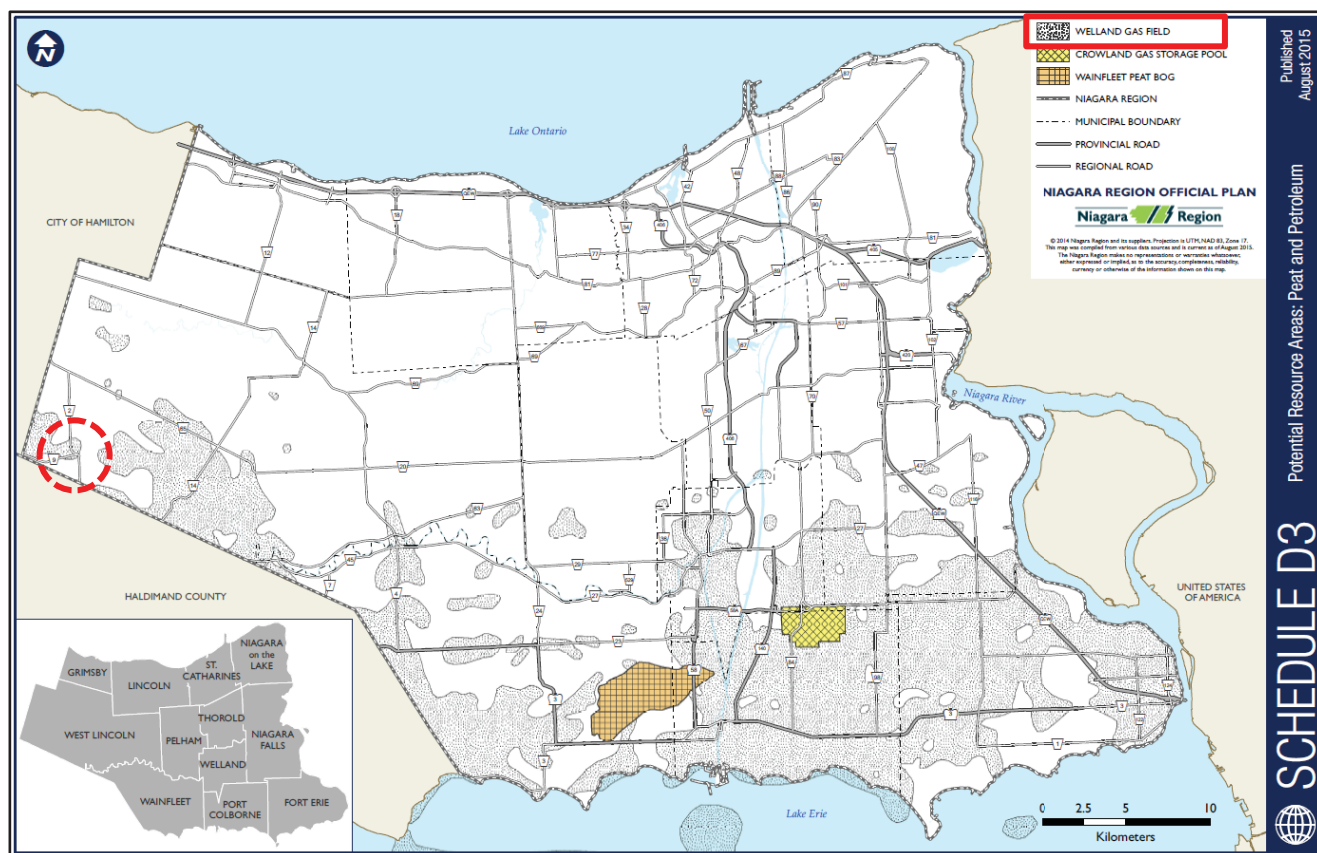


Figure 12 - Caistorville Hamlet and Subject Lands, Excerpt from Schedule D3 - Potential Resource Areas: Peat and Petroleum

5.5 Region of Niagara Municipal Comprehensive Review - SABR

The Region is considering boundary expansions within the ongoing MCR through various components including the LNA, which establishes the quantum of land need, and the SABR process, which will consider urban and rural Settlement Area expansions as part of a coordinated preferred growth approach. With respect to potential RSA expansions within the SABR process, staff have prepared Draft Criteria applicable to consideration of RSA expansion requests, outlined in Appendix 18.3 of Staff Report PDS-17-2021 – Niagara Official Plan Consolidated Policy Report. An assessment of the proposed Caistorville RSA expansion for conformity to these criteria follows.

1. **Contribution to the rural character:** rural settlements are generally lower density communities designed to support the surrounding agricultural and serve the historical development that has occurred in the community. Expansions for new development shall maintain and enhance the distinctive character, enhance the quality of life through appropriate design of commercial and public space areas, and promote greater economic vitality.

Planning Comment: The character of the existing Caistorville Hamlet is primarily rural residential, with the supporting library branch and place of worship included. **Figure 13** below provides a digital map of lotting pattern with air photo underlay. This image shows the diversity in lot shapes and sizes in the Hamlet and identifies the central location of the library and place of worship. Based on digital measurement, lot areas range from 0.10 ha to around 0.65 ha, as shown in **Figure 14**. Further, the existing Hamlet area is irregular in shape, arranged around

existing public roads and bound by hazard and natural heritage features to the north. In this context, the proposed RSA expansion would extend the Hamlet area to the south as shown in **Figure 6**. This area is proposed to be also bound by natural heritage features and public roads, while the concept development plan shows the lot sizes and shapes achieved based on minimum lot area of 0.4 ha, arranged around a new public road. The gross density (i.e. including road and natural heritage feature blocks) equates to approximately 1.73 units per hectare (UPH), which is consistent with typical rural residential development. Further, the existing Hamlet consists partly of rural residential dwellings arranged around Broman Court, and the proposed RSA expansion and concept development plan would extend this character of relatively newer dwellings to the south, away from the more established Hamlet center. **Figures 15-18** provide Google Streetview images illustrating the character of Broman Court, with which the proposed RSA expansion would be very similar.

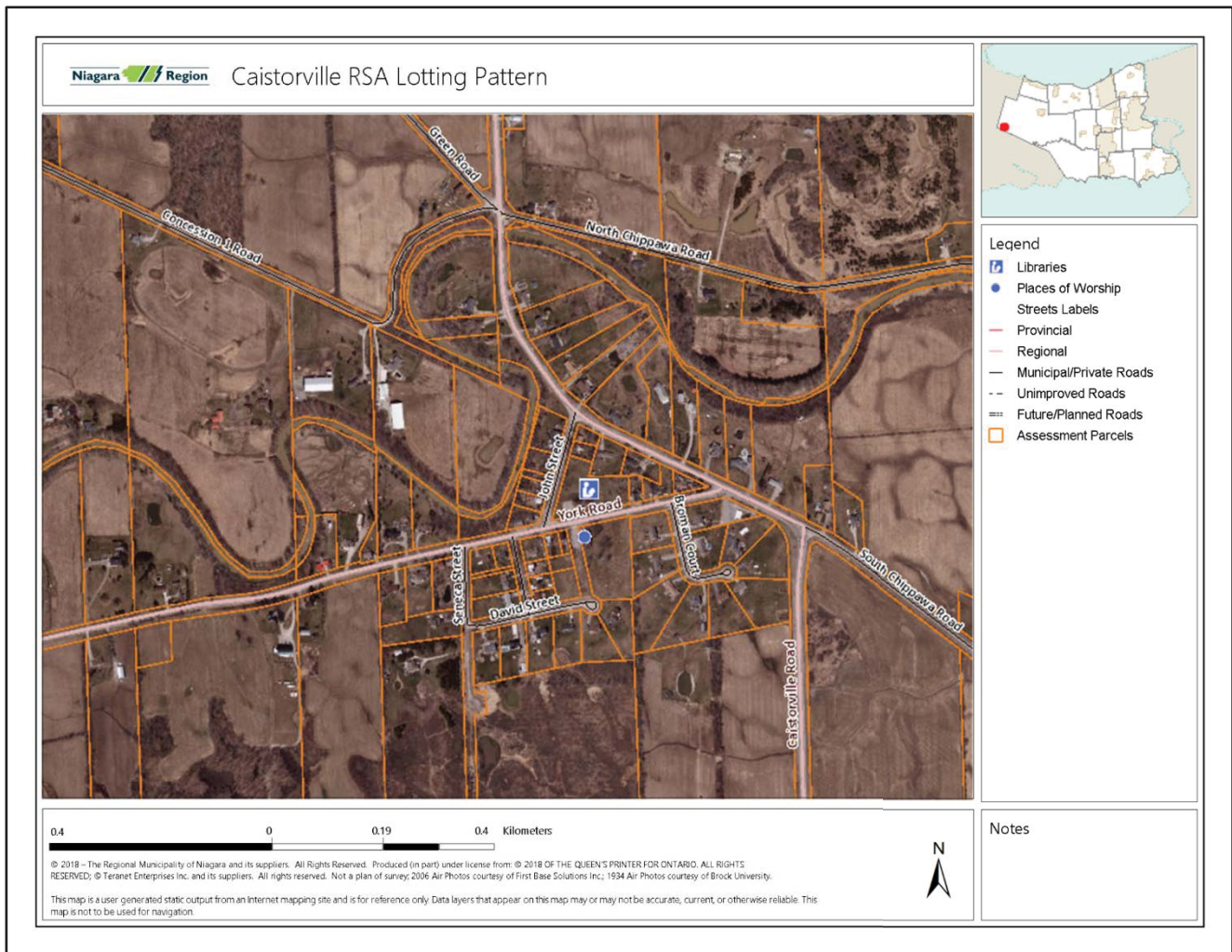


Figure 13 - Online Air Photo and Parcel Mapping from Region of Niagara Navigator, Caistorville Hamlet Lotting Pattern

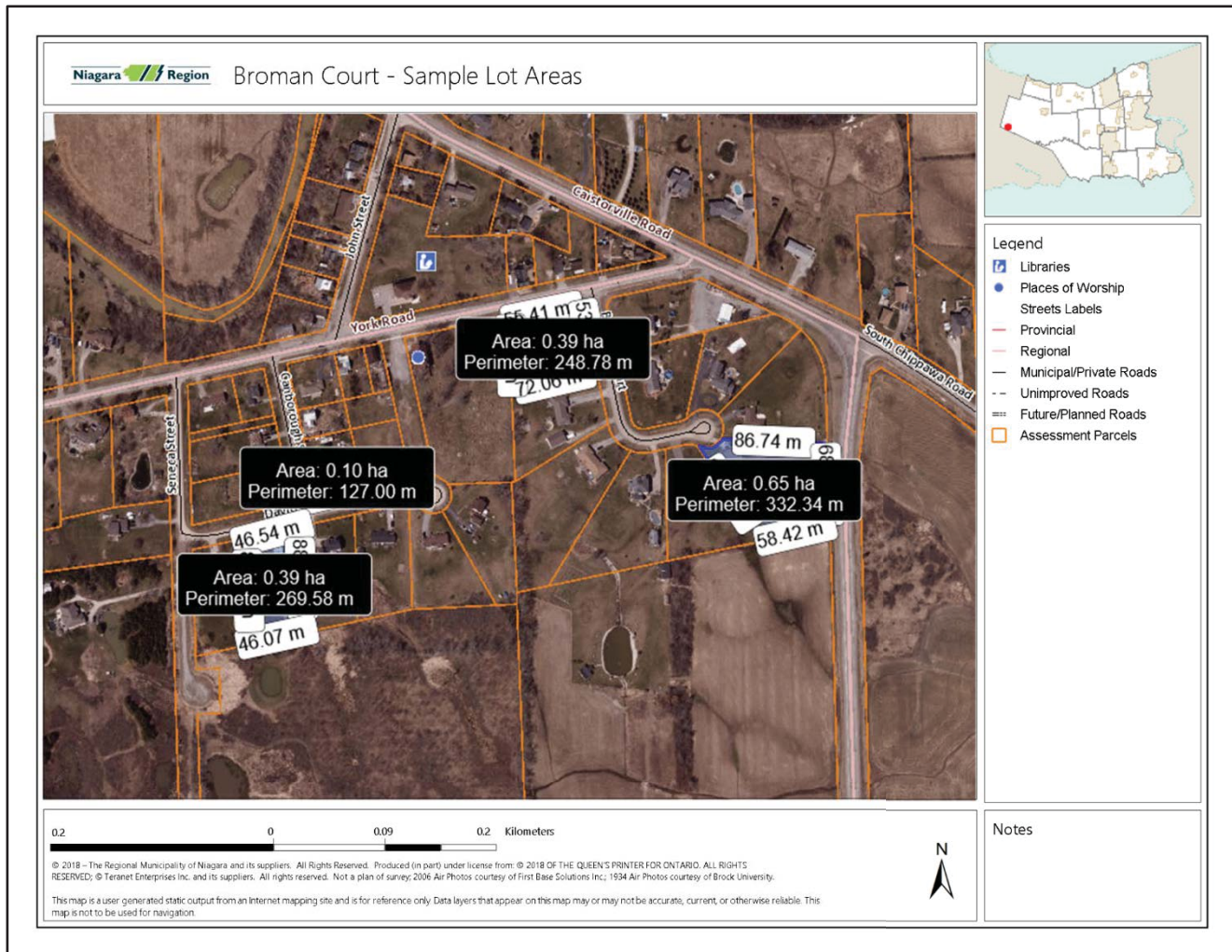


Figure 14 - Approximate Lot Areas for Existing Rural Residential Lots in Caistorville Hamlet

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Figure 15 - Google Streetview Image of Broman Court



Figure 16 - Google Streetview Image of Broman Court



Figure 17 - Google Streetview Image of Broman Court

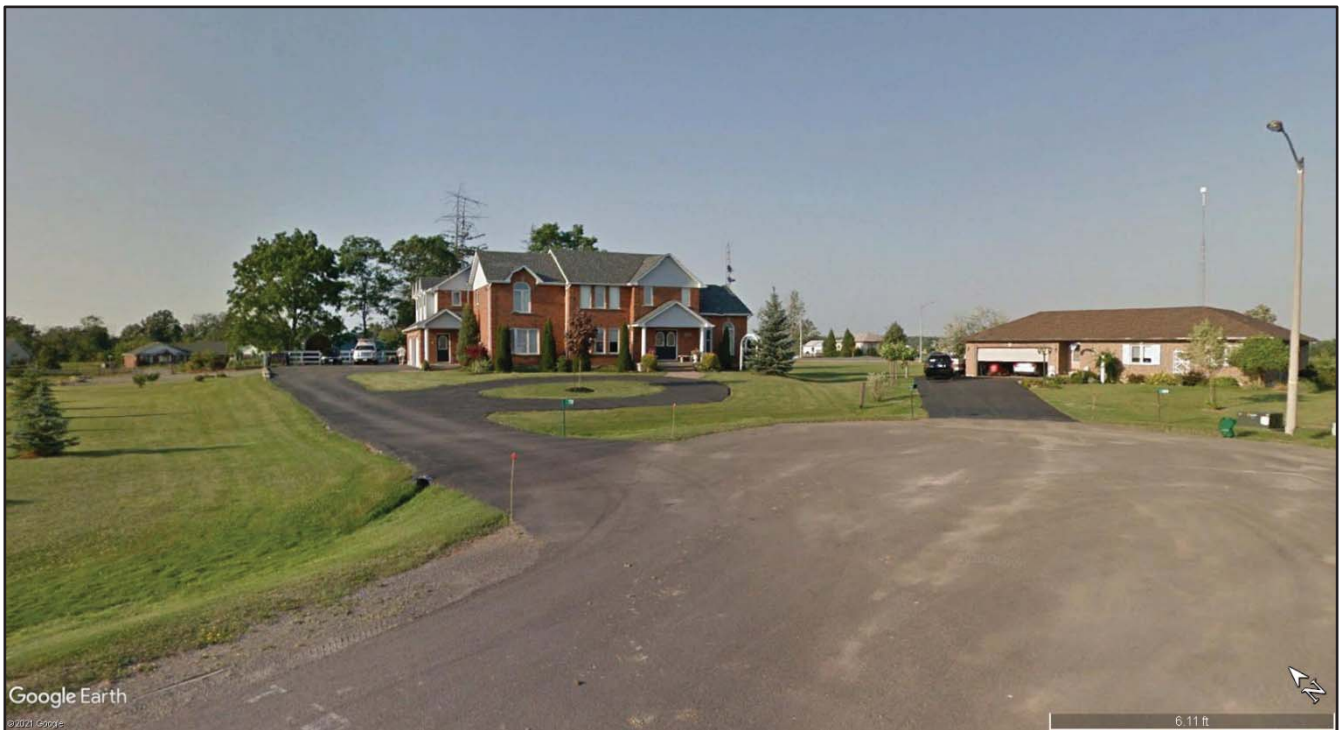


Figure 18 - Google Streetview Image of Broman Court

2. **Purpose of rural settlements to support the agricultural community:** the rural settlement should have sufficient capacity to accommodate supporting farm-related uses and commercial uses to support the nearby agricultural and rural communities.

Planning Comment: The existing Caistorville Hamlet consists mainly of rural residential uses. The Caistorville Branch of the West Lincoln Public Library is centrally located along with Caistorville United Church. The proposed RSA expansion would extend and complement the existing character, adding new residents to support the existing services. It is noted that the lands at 738 John St are zoned C3 – Service Commercial.

3. **Hydrogeological considerations:** whether the expansion is rounding out an undersized lot or where the expansion is proposed for new lot creation, the size of the expansion should result in the ability for viable lots that will ensure adequate water supply and suitable for private waste disposal systems, subject to applicable requirements.

Planning Comment: A hydrogeological investigation has not been conducted at this stage. It is anticipated that such an investigation would occur later, such as prior to application for subdivision approval. However, the concept development plan shows a potential for 13 rural residential lots based on a minimum lot size of 0.4 ha, generally consistent with rural residential standards for accommodating private services. The current Township Zoning By-law requires a 0.4 ha minimum lot area for the RUR – Rural Residential zone.

4. **Impacts to the Natural Environment System:** the proposed expansion does not result in negative impact on the natural environment system.

Planning Comment: As part of the initial review of the subject lands, a natural heritage constraints assessment was completed. This confirmed the locations and required 30 m buffers from existing wetlands, and these buffers were used in part to shape the size and extent of the proposed expansion area. Further, the assessment also examined existing drainage features, and identified several to be retained and enhanced with a 15 m buffer, and these features have been incorporated into the proposed expansion area and concept development plan. Additional drainage features were assessed, and it was determined that such features could be re-located such that the function is replicated in future lot-level drainage. No negative impacts to existing features will result from the proposed expansion and concept development plan.

5. **Impacts to the surrounding agricultural area:** expansions should be located so as to minimize and mitigate to the extent feasible the impacts on nearby agricultural operations. This review will include expansion size, adjacent soil class, access, residual access and nearest constraint. This criteria will consider impacts to agricultural infrastructure and livestock facilities. Minimum Distance Separation (MDS) constraints will be considered through this criteria.

Planning Comment: The proposed RSA expansion directly abuts the existing Caistorville Hamlet boundary and would be a southerly extension adjacent to existing rural residential development. For the purposes of this submission, MDS calculations have not been completed, but approximate distances to nearby agricultural facilities have been provided. In each case, it is noted that there are existing residential uses in closer proximity and/or in the intervening separation distances. Based on this level of review, no negative impacts to existing agricultural operations are expected.

6. **Site-specific context:** location considerations may be provided through supporting information or information provided through consultation with the local municipality.

Planning Comment: In the context of both the Region and the Township, the Caistorville Hamlet is located at the westerly edge of each municipal boundary. This is an important consideration as, while modest, the proposed RSA expansion will allow the Region and the Township to achieve spatially balanced growth amongst RSAs and provide housing choice to future residents who have a desire or need to locate in the Caistorville area.

Further, language in Appendix 18.1 states the following:

The Region is working with municipalities that will likely have a need for rural settlement area boundary expansions: Wainfleet and West Lincoln. These municipalities have rural settlement areas outside of the Greenbelt Plan area.

For West Lincoln, the majority of its growth will be directed to Smithville as its only urban area. A small portion of growth will be directed to its rural settlement areas.

In addition, language in Appendix 18.3 states the following:

In West Lincoln, the majority of forecasted growth will be directed to the urban area of Smithville. A small percentage of growth will be allocated to the rural settlements/agricultural area.

The Region's Land Needs Assessment will determine the amount of growth to be directed to rural settlements.

Planning Comment: The proposed RSA expansion will provide lands for up to 13 new rural residential dwellings, consistent with the above to direct a small portion of growth to RSAs in the Township, based in part on the LNA findings.

5.6 Town of West Lincoln Official Plan

The current Town of West Lincoln Official Plan ("TWLOP") is the local official plan applicable to the subject lands. In future, this plan must be updated to conform to the NROP within the legislated time frame. It is anticipated that the Town will undergo its own MCR and OP update process, which will result in a new or updated Plan that fully conforms to the NROP and applicable provincial policies. Any expansion of the Caistorville Hamlet in the NROP will be carried through to the TWLOP.

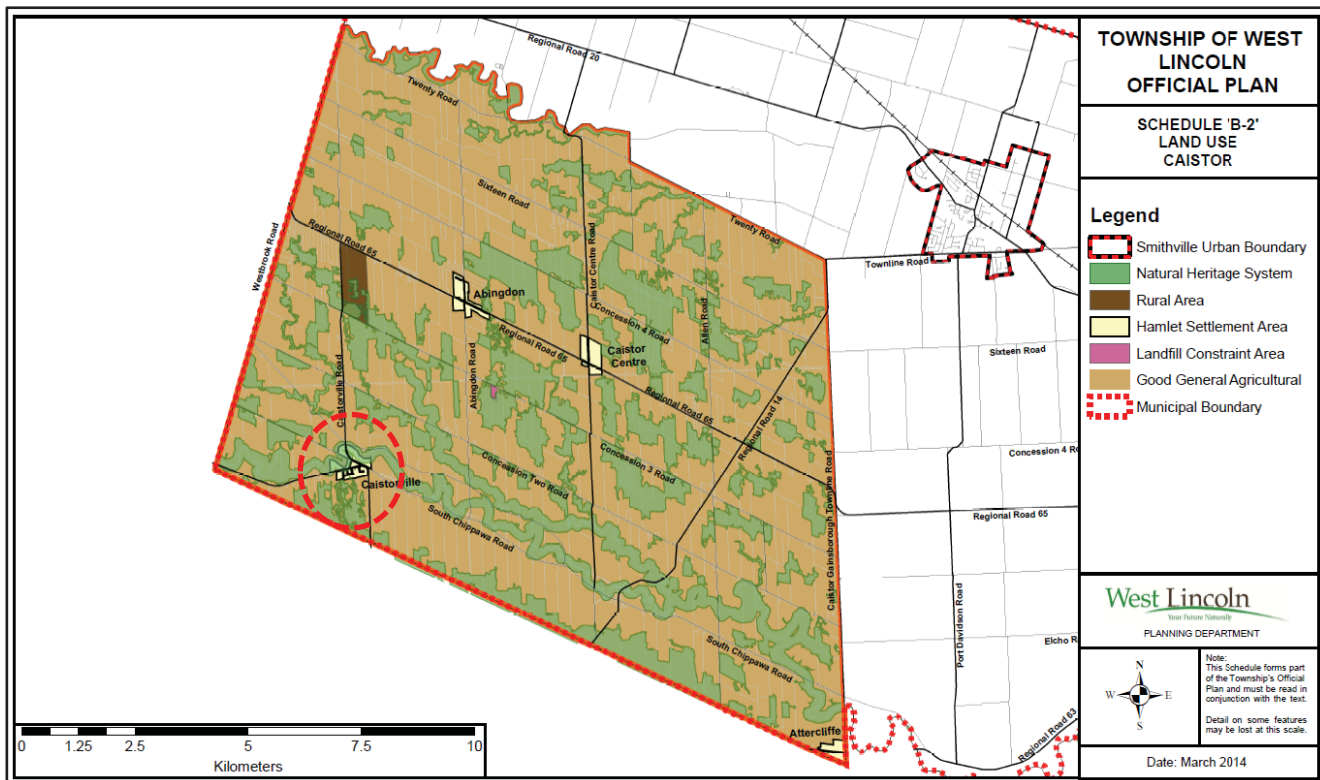


Figure 19 - Caistorville Hamlet and Subject Lands, Excerpt of Schedule B-2 - Land Use - Caistor

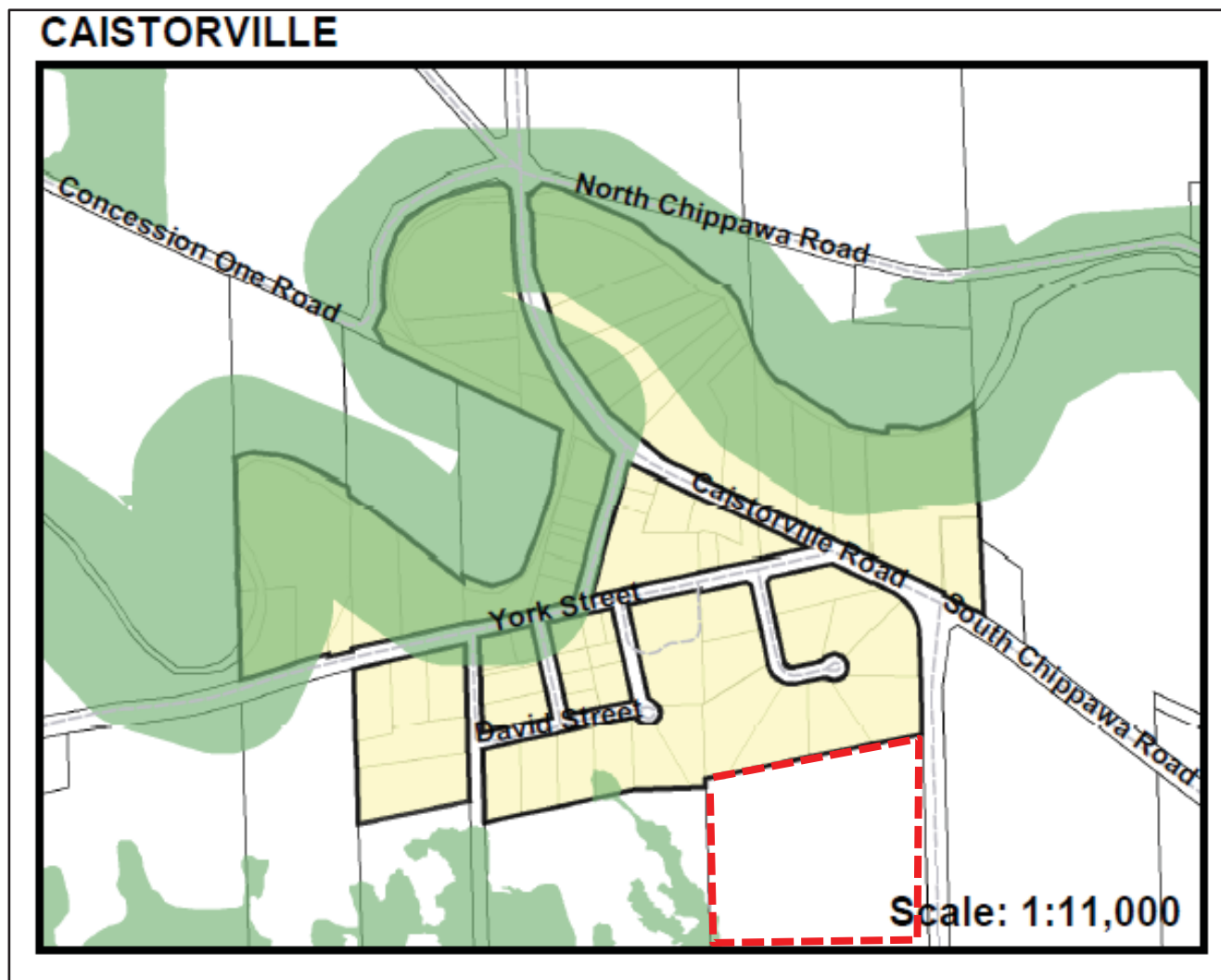


Figure 20 - Existing Caistorville Hamlet and Portion of Subject Lands, Excerpt of Schedule D-2 - Hamlet Boundaries

5.7 Town of West Lincoln Zoning By-law

The subject lands are Zoned A – Agricultural under Zoning By-law 2017-70 (“By-law”), shown in **Figure 21**. This Zone requires a minimum 40 ha lot area and permits one single detached dwelling per existing lot. It is anticipated that should the proposed RSA expansion be incorporated into both the NROP and the TWLOP, the By-law would subsequently be updated to conform, in accordance with the Planning Act and provincial policy. Within the current By-law Zones and permissions, the lands in the proposed RSA expansion area would be appropriately zoned as either RuR – Rural Residential or R1A – Low Density Residential – Type 1A, each of which permits one single detached dwelling on newly created lots. In the case of the RuR zone, the minimum lot area is 0.4 ha, while the R1A zone permits a minimum lot area of 800 m². Given the proposed lot sizes and need for on-site private services, the RuR zone would likely be most appropriate, but as shown in Figure 21, most of the existing residential lots in the Caistorville Hamlet are Zoned R1A.

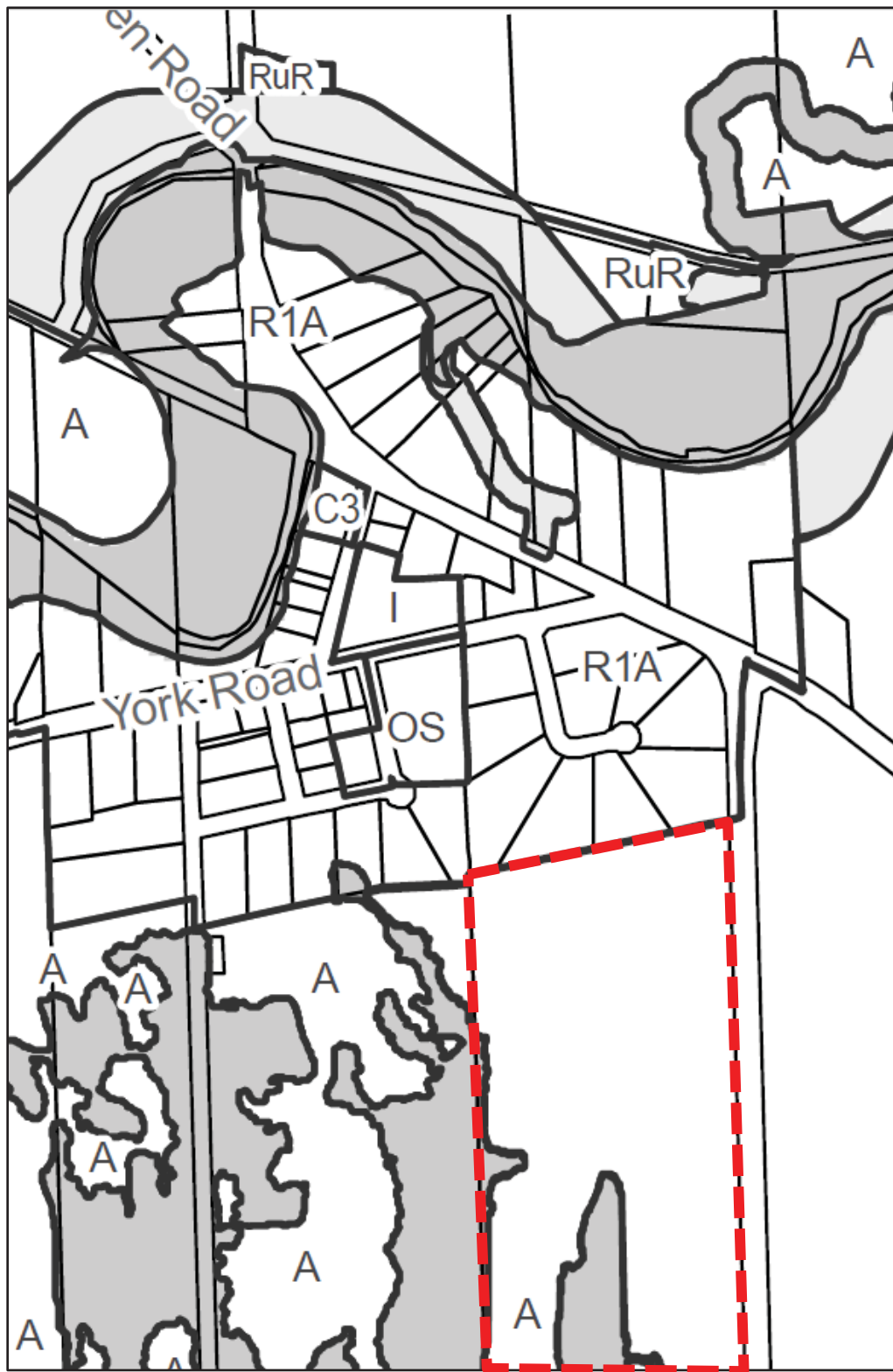


Figure 21 - Caistorville Hamlet and Portion of Subject Lands, Excerpt of Township Zoning By-law Schedule D-2

6 Conclusion and Recommendation

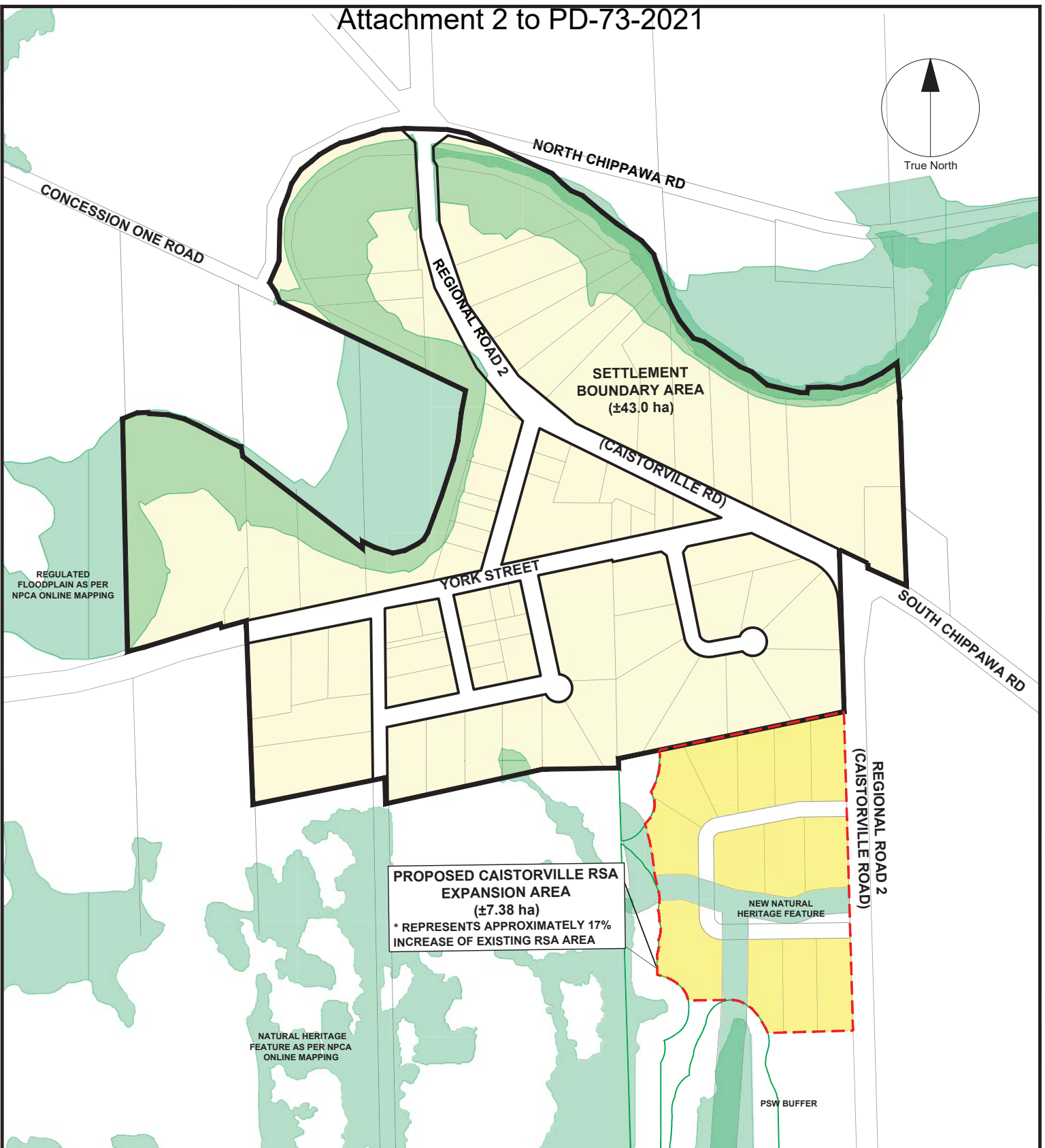
This Planning Justification Brief is submitted within the Region's MCR process, providing justification for a proposed RSA expansion on the subject lands from the southerly boundary of the existing Caistorville Hamlet area. The proposed expansion area is approximately 7.3 ha, the size and shape of which is based in part on identified wetland features and buffers on the subject lands, the incorporation of identified drainage features and buffers on and external to the subject lands, and the ability to provide a minor amount of new land for rural residential lots that are in keeping with the Hamlet character and can likely be serviced by individual on-site services. The concept development plan indicates that 13 new rural residential lots can be achieved, which would provide a modest but appropriate contribution to providing housing choice for low-density, ground-related rural residential dwellings at the westerly boundary of the Region and the Township. This small amount of new growth will support the ability to meet forecasted population growth and market demand for housing units to the year 2051, in a manner consistent with the principle of directing small amounts of growth to Rural Settlement Areas, allowing choice for low-density, ground-related housing in Rural Areas. It is recommended that the Region adopt the proposed expansion through the MCR, resulting in the delineation of the Hamlet area as proposed in this report in the appropriate Official Plan schedules with corresponding text policies to permit rural residential development of the scale and density proposed.



Mike Crough RPP MCIP
Associate Director – Practice Lead, Planning

Appendix A – Proposed RSA Expansion Map

Attachment 2 to PD-73-2021



CLIENT ANDRE LeBLANC		PROJECT NAME CAISTORVILLE RSA EXPANSION CAISTORVILLE, ON		PRIME CONSULTANT <div></div> IBI GROUP Suite 200 - 360 James Street North Hamilton ON L8L 1H5 Canada tel 905 546 1010 fax 905 546 1011 ibigroup.com	
SCALE: 1:6000		DATE: 2021 05 21		FIGURE NAME PROPOSED EXPANSION TO CAISTORVILLE RSA	
PROJECT MGR: MC		DRAWN BY: SC			
CHECKED BY: MC		APPROVED BY: MC			
PROJECT NO: 132387					
				FIGURE NO. 1	REVISION 1

Appendix B – Concept Development Plan

Attachment 2 to PD-73-2021

Township of West Lincoln

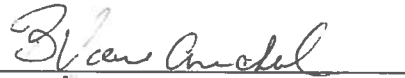
Attn: Gerrit Boerema

Oct 14, 2020

Gerrit,

With respect to the proposal by the Township of West Lincoln to the Niagara Region to consider a Hamlet boundary change to the area just north of Brian VanAndels lot in Silverdale, the following parties confirm that, if the Region does agree to the proposed Hamlet boundary change, they (the 3 parties indicated below) are interested in proceeding with plans to realize an infill building lot between the properties of VanAndel and Brinkert. This document in no way binds the parties to follow through with the building lot, this document only indicates that all three parties are in agreement in theory, and no party opposes the potential building lot at this time.

Brian VanAndel



Aaron Dykstra



Rob Brinkert



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Google Earth

feet
meters 100 500



N ↑

1- 158	} BRINKEET	+ 50,500 ^{FT/2}	= 1.15A
2- 341			
3- 143			
4- 328			

5- 152	} PROPOSED	+ 51,500 ^{FT/2}	= 1.17A
6- 358			
7- 143			
8- 341			

9- 143	} VANANDEL	+ 52,000 ^{FT/2}	= 1.19A
10- 371			
11- 143			
12- 358			