

**DATE:** September 13, 2021

**REPORT NO:** PD-104-2021

**SUBJECT:** **Recommendation Report - AMENDMENT TO BUDGET – East Smithville Secondary Plan Project**

**CONTACT:** Madyson Etzl, Planner II  
Brian Treble, Director of Planning & Building

**OVERVIEW:**

- On March 25, 2019, Township Council approved the 2019 Budget with \$80,000 allocated for the East Smithville Secondary Plan.
- Then on December 9, 2019, an amendment to Budget request was presented to Planning Committee asking for an extra \$20,000 so that the total available funds was \$100,000 as a result of additional environmental assessment work that was required.
- Regional funding under the Smarter Niagara Initiative Program (SNIP) was approved at \$40,000 in December 2019, and \$10,000 on January 13th 2020 for a matching total of \$50,000. Therefore the Niagara Region is currently holding Township funds.
- Now, as a result of a Steering Committee Meeting with Regional staff on August 27, 2021, the Region is requesting that additional work be completed in the form of a land use compatibility assessment based on Terms of Reference which will have to be prepared jointly between the Township and the Region to address issues such as noise, odor, vibration, dust and limitations to manage compatibility. Attachment 1 is a location map of the Secondary Plan study area which highlights the identified area of concern.
- Due to the fact that the Township contribution is \$50,000 and the Region's contribution is \$50,000, support is requested from Township Council for an additional \$10,000 to be made available from the planning reserve.
- This request has been discussed with treasury staff who have identified the proper location from which to draw the funds and have confirmed that only approximately \$13,000 is left in the account, meaning that a budget amendment is likely to be required.

**RECOMMENDATION:**

1. That, Report PD-104-21, regarding “Recommendation Report, AMENDMENT TO BUDGET – East Smithville Secondary Plan”, dated September 13<sup>th</sup>, 2021, be RECEIVED; and,
2. That, Committee and Council approve a budget amendment (BA2021-09) of up to \$10,000 to be taken from a planning reserve account as recommended by the Township Treasurer.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme #6**

- *Efficient, Fiscally Responsible Operations*

**BACKGROUND:**

In order to properly intensify and develop Smithville as a complete community all lands within the current Smithville Urban Boundary are to be used for appropriate styles of development at an appropriate density of use. In order to prepare for this development, staff originally proposed to lead the secondary plan work. Initially there were four different Secondary Plan areas proposed the Smithville urban boundary.

Township staff originally prepared a Request for Proposal for the four secondary plans to be prepared in one proposal. This was done in order to make the Request for proposal more attractive to planning consultant's to help with the appropriate development of secondary plans/plans reviews on these four individual areas within the current boundary of Smithville.

The East Smithville Secondary Plan discussions began in early 2017 as a result of an application by Mr. Lou DiLeonardo about property owned by him and his development team at the east end of the study area. See location map at Attachment 1. The development of his lands in isolation of the remainder of the area was not preferred by staff and council and hence broader planning of the entire area was required. Weston Consulting has prepared some concepts for the area, but because this is an area designated for future employment uses, a more extensive review is appropriate. Mr. DiLeonardo wishes to develop the area for residential mixed use, and work-at-home type developments. It is not in keeping with the current designations of employment and commercial.

**CURRENT SITUATION:**

Township Planning consultants who have been hired for the project (Dan Currie and Team members from MHBC Planning) have worked hard to complete the original East Smithville Secondary plan Terms of reference as amended to include more extensive environmental assessment work on the existing natural heritage features.

The attached reports and information, as found at attachment 3 to this report, were completed and presented to the Region through Steering Committee Zoom Meeting which was held on August 27<sup>th</sup> 2021.

On August 27<sup>th</sup> 2021, a Steering Committee Meeting was held with four Regional staff in attendance. At issue was a request from Regional staff to complete additional land use compatibility assessment work based on new draft Provincial land use compatibility guidelines (as presented to Committee and Council in staff report PD-090-21) and to be based on Terms of Reference that will be prepared jointly with the Region.

This additional work is estimated to cost an additional \$10,000 and Township staff are hoping to have the works competed as soon as possible in order for the work to feed into The Township Master Community Plan Project.

**FINANCIAL IMPLICATIONS:**

Current Budget for this project is \$100,000 with \$50,000 from the Township and \$50,000 funded by the Regional SNIP program. Township staff are requesting that additional funding be drawn from the planning reserve in order to complete the secondary plan work. SNIP has already provided matching funds and the January 2020 letter from Regional staff advised that no further Regional funds would be available for this work.

Budget spent to date, as confirmed by Township Finance staff is approximately \$87,000, with approximately \$13,000 remaining. As confirmed by The Township's Director of Finance these additional funds will be transferred from the Planning reserve.

**INTER-DEPARTMENTAL COMMENTS:**

Township Planning staff along with Regional Planning staff, staff from NPCA and our consultants have been working jointly to complete the original Terms of Reference plus the additional environmental work. We are also working cooperatively on the new requested land use compatibility work.

**CONCLUSION:**

Staff seek support of a motion to draw an additional \$10,000 (BA2021-09) from the planning reserve fund as determined by the Treasurer.

**ATTACHMENTS:**

1. Location Map
2. Terms of Reference for additional land use compatibility work
3. Consultants work as completed to date.

**Prepared & Submitted by:**



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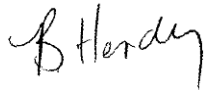
**Brian Treble**  
Director of Planning & Building



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**Madyson Etzl**  
Planner II

**Approved by:**



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**Bev Hendry**  
**CAO**