



**TOWNSHIP OF WEST LINCOLN  
PUBLIC MEETING UNDER THE PLANNING ACT MINUTES  
AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S OFFICIAL PLAN**

**April 27, 2022, 6:30 p.m.**

**Township Administration Building**

**318 Canborough Street, Smithville, Ontario**

**Council:** Mayor Dave Bylsma (Chair)  
Councillor Shelley Bradaric  
Councillor Cheryl Ganann  
Councillor Harold Jonker  
Councillor William Reilly  
Councillor Jason Trombetta

**Absent:** Councillor Mike Rehner – Absent - No notification provided

**Staff:** Brian Treble, Director of Planning and Building  
Joanne Scime, Director of Legislative Services/Clerk  
Madyson Etzl, Planner II  
Roberta Keith, IT Manager

**Others:** Steve Wever, GSP Group  
Aaron Farrell, Wood  
Karl Grueneis, AECOM  
Edward Stubbing, AECOM  
Raymond Ziemba, SGL Planning & Design  
Paul Lowes, SGL Planning & Design  
Samantha Zandvliet  
Jowett Lau, Phelps Homes  
Zoe Gunn  
James Gunn  
Linda Sivyer  
Bryan Las  
Carlos Garcia  
Franco Abbaglivo  
Joan Milovick  
Richard Vandezande  
Benita Boerema  
Diana Morreale, Niagara Region  
Michelle Sergi

John Las  
WeeStreem

**\*IN ATTENDANCE PART-TIME**

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**Official Plan Amendment No. 62 - Smithville Master Community Plan**

**1. Proposed Official Plan Amendment**

The Mayor advised that this public meeting was being held to consider an Official Plan Amendment, being Official Plan Amendment No. 62 for the Smithville Master Community Plan.

**EXPLANATION OF THE PURPOSE AND EFFECT OFFICIAL PLAN AMENDMENT:**

The Public Open House and Public Meeting will provide opportunities for feedback on a proposed amendment to the Township of West Lincoln Official Plan. The purpose and effect of Official Plan Amendment No. 62 is to incorporate the Master Community Plan for the urban expansion of Smithville into the Township of West Lincoln Official Plan. The Master Community Plan has been developed under the Planning Act and is integrated with related infrastructure planning in accordance with the requirements of the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) for Water, Wastewater and Roads (as amended in 2015) Master Plan Approach #4. A Subwatershed Study is also being undertaken to address environmental and stormwater considerations associated with the Twenty Mile Creek watershed and support the Master Community Plan Study including the EA process. To date, three Public Information Centres (PICs) have been held for this study, including PIC #0 on January 30, 2020, PIC #1 on February 11, 2021 and PIC #2 on October 6, 2021.

**2. Purpose of the Public Meeting**

The Mayor stated that the Planning Act requires in Section 17(15) that before adopting an Official Plan Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendment.

The purpose of this public meeting is to receive comments and answer questions from the public regarding the amendment to the Township of West Lincoln's Official Plan with respect to the proposed Official Plan Amendment No. 62 for the Smithville Master Community Plan.

The Mayor stressed that, at this point, no decision has been made on the proposed amendments and any comments received will be taken into account by

Council in their consideration. The Mayor advised that the Planning Act requires under the Ontario Regulation 543/06 that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Ontario Land Tribunal (OLT).

### 3. **Public Meeting**

The Mayor requested that the Clerk advise of the method and dates by which notice of the public meeting was given.

The Clerk advised that proper notice was given by way of advertising in a newspaper with general circulation on April 7<sup>th</sup>, 2022 as well as posting notice of the public meeting on the Township's website.

The Mayor advised that this was a public meeting to consider an Official Plan Amendment submitted by the Township of West Lincoln being the Official Plan Amendment No. 62 - Smithville Master Community Plan.

The Mayor asked the Director of Planning & Building, Brian Treble, to explain the purpose and reason for the proposed Official Plan Amendment.

The Director of Planning & Building, Brian Treble, provided an overview of the application and Technical Report PD-48-2022. The Director of Planning & Building advised that the Township had received four letters from residents, which are attached to the minutes as **Schedules A, B, C and D**.

The Director of Planning & Building introduced Steve Wever, Aaron Farrell, Karl Grueneis, and Ed Stubbing to expand on the explanation and findings of the proposed Official Plan Amendment.

Steve Wever addressed that this evening's meeting is a Statutory Public Meeting to address Official Plan Amendment No. 62, as submitted by the Township of West Lincoln, to implement components of the Smithville Community Master Plan.

Mr. Wever reviewed a PowerPoint Presentation, which has been attached to the minutes as **Schedule E**.

Mr. Aaron Farrell continued to review of the PowerPoint Presentation; however, shortly after commencing his presentation, Mr. Farrell lost connection.

Mayor Bylsma requested the next speaker to present as it relates to the PowerPoint Presentation with hopes that Mr. Farrell will be able to reconnect to the meeting to complete his portion of the presentation.

Mr. Karl Grueneis continued to review the PowerPoint Presentation relating to the Water and Wastewater Servicing Strategy components.

Mr. Ed Stubbing continued to review the PowerPoint Presentation relating to the Transportation components.

Mr. Farrell was able to reconnect to the meeting, and continued to review the PowerPoint Presentation relating to the Watershed Study.

Mr. Wever concluded the presentation by outlining key portions of Official Plan Amendment (OPA) 62.

The Mayor asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the Official Plan Amendment. The Chair suggested that if there were any Members of the Public present who wished to provide comments that they should state them now, as OLT may not consider comments made during any other Council and/or Committee meetings.

Raymond Ziemba, representing both SGL Planning & Design and the Smithville Landowners Group, thanked Township staff and the consultant team regarding their efforts towards OPA 62. Mr. Ziemba expressed the groups overall approval of OPA 62, with some concerns regarding road cross sections, natural heritage systems, infrastructure phasing, and some of the proposed land uses. Mr. Ziemba stressed that these concerns may be addressed in the future as part of OPA 63, and/or as part of the approval of OPA 62. Mr. Ziemba stated that he looked forward to working with Township staff and the consultant team on future updates.

Paul Lowes, also a member of SGL Planning & Design and the Smithville Landowners Group, reiterated the support of OPA 62 on behalf of the Smithville Landowners Group which his colleague Mr. Ziemba had also expressed. Mr. Lowes stated that he wished to address the final point of Mr. Wevers presentation regarding the MDS arcs that were addressed as part of the consultant's presentation this evening. Mr. Lowes stated that he and his colleague have faced these issues before in other locations, and believed they can be addressed in phasing policies which would reserve the land for future development. Mr. Lowes also suggested that a Natural Heritage Policy would not be appropriate, as the lands in question do not possess natural heritage features. Mr. Lowes concluded his comments by expressing the willingness of his team to work with Township staff and its consultants, as well as his teams overall support of OPA 62. Mr. Lowes thanked Township staff and their consultants for the hard work they have contributed to the project.



Zoe Gunn  
Thirty Road, Smithville

Zoe Gunn, resident of West Lincoln, expressed that they have been following this project from the beginning, but are not part of the Smithville Landowner group. Mrs. Gunn questioned why their property was no longer a part of this urban boundary expansion project, even though their property was previously included within the project boundaries. Mrs. Gunn stated that she could not identify or find any specific reason why, as of the most recent iteration of the project, no longer had her property been included within the scope of the urban boundary expansion. Mrs. Gunn stated that the only reason why her property seemed not to be included in the urban boundary expansion was found during the presentation by Mr. Wever, at which time it was noted as being too close to livestock operations. Mrs. Gunn asked for the specific criteria of a livestock operation, as she would like for her property to be a part of the urban boundary expansion project.

James Gunn  
Thirty Road, Smithville

James Gunn, a resident of West Lincoln, stated that when discussions were occurring for commercial areas in the urban boundary expansion, every section of Smithville but the north-end, near the hydro corridor, was not included in development plans. Mr. Gunn referenced earlier comments from Mr. Grueneis and Mr. Stubbing, which suggested that traffic would be diverted towards the north-end of Smithville to avoid congesting the downtown area. Mr. Gunn questioned why the project does not include any transportation developments in the north-end of Smithville which had been included in earlier plans, if the current iteration of the project intended to divert traffic flow there. Mr. Gunn then questioned why that the current proposal of the project was removing land from the development, such as the north-end of the hydro corridor, if the original plan included less land than what the project had required to complete.

Mr. Stubbing and Mr. Wever addressed Mr. and Mrs. Gunn's concerns regarding the exclusion of their property from the urban boundary expansion project by citing restrictions based upon the economic modeling of growth provided by the provincial government. Mr. Stubbing also addressed the concerns regarding traffic by explaining that the development IN the west and south-end areas of Smithville were much more efficient and pivotal in achieving the goals of the project. Mr. Stubbing and Mr. Wever both thanked the residents for their questions and concerns.

Zoe Gunn  
Thirty Road, Smithville

In response to the answers given from Mr. Wever and Mr. Stubbing, Mrs. Gunn still expressed her confusion why some MDS setbacks seem to be weighed more heavily than others, and why some properties with MDS restrictions were allowed to be included in the plan but others were not. Mrs. Gunn stated her interest in why, if only a certain amount of land can be included in the project as Mr. Wever suggested, that the plan includes property with environmental concerns, as opposed to land without those issues.

Linda Sivyer  
Townline Road, Smithville

Mrs. Sivyer stated she had a PowerPoint Presentation, however due to technical issues, she was unable to share with the meeting, but has been attached to the minutes as **Schedule F**.

Mayor Bylsma expressed his regret and sympathy with Mrs. Sivyer regarding the technical difficulties that disallowed the sharing of her PowerPoint Presentation and suggested that Mrs. Sivyer forward her presentation to the Clerk, who would include the PowerPoint as part of the minutes. A copy of Mrs. Sivyer's presentation are attached as **Schedule F** to the minutes.

Mayor Bylsma thanked Mrs. Sivyer for her insights and comments on the plan, and requested those with comments for Mrs. Sivyer to address them.

Mr. Farrell also expressed his gratitude for Mrs. Sivyer's comments and addressed comments regarding forest management, and the land linkages between urban & rural features. Mr. Farrell also addressed concerns regarding water contamination during the urban expansion, and offered intended solutions to mitigate water pollution.

Brian Las

Mr. Las brought forth concerns, similar to Mrs. Gunn, regarding the criteria and justification for the exclusion of land from the north-end of Smithville from the urban boundary expansion. Mr. Las asked if these criteria or justifications would be made available to those who wished to understand why certain lands were not being included.

The Director of Planning & Building responded to the questions raised by Mr. Las by stating that the justification required to complete the Township's study will be provided to the Region. If this justification provided to the Region was adequate, The Director of Planning & Building advised he did not see reason why further

justification needs to be made to land owners. The Director of Planning & Building cited the particular limitations on the amount of land that can be brought into the project based on the growth targets, and suggested that bringing in any more land beyond these growth targets would be taking agricultural land out of production in West Lincoln. The Director of Planning & Building then asked Mr. Wever if he has any technical insights from the report that could help address the concerns raised by Mr. Las.

Mr. Wever responded to Mr. Las's inquiry and explained the reasoning behind the process that was used in choosing land within the urban boundary plan. Mr. Wever explained that ultimately, the process was largely guided by the Region's own system, with input from his team. Mr. Wever suggested that anyone with questions regarding the process of defining boundaries seek out the Region's website and official reports regarding the urban boundary expansion plan. Mr. Wever also stated that OPA 63, and future updates, will also provide some updates and insights regarding the question of the boundary.

The Mayor asked if any Members of the Council had any oral or written submissions on the proposed Official Plan Amendment. The Mayor advised that this may be the only Public Meeting being held with respect to this application; therefore, he noted that if any Members of the Committee have any comments they should state them now as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

Councillor Ganann expressed her gratitude and appreciation to staff and the consultant team for their presentation. Councillor Ganann also thanked Mrs. Sivyer for her detailed presentation, as well as all other residents who mailed in comments and concerns regarding the protection of West Lincoln's Natural Heritage Systems. Councillor Ganann did not have any questions regarding the presentation, but wanted to express her admiration for the citizens of West Lincoln who were passionate about the future of the Township.

Councillor Jonker raised a question to Mr. Weaver regarding the justification of including a particular barn into the urban boundary expansion towards the east of Smithville, but not to the west of Smithville. Councillor Jonker requested the reasoning behind including MDS site Barn number 29, as opposed to MDS site Barn 22 as depicted on Slide 51 of the Presentation.

Mr. Wever, in response to Councillor Jonker's inquiries, cited the justifications and process put in place by the Region. Mr. Wever advised of the Region's concern regarding overlapping MDS sites as the reason of the inclusion of Barn 29, and in the pursuit of consistent policy across the Region, had to remove MDS areas like Barn 22.

Councillor Jonker responded to Mr. Wever's comments, stating that with the current mapping of MDS sites on the proposed urban boundary, it would, in his opinion, make certain agricultural lots unusable. Councillor Jonker requested further clarification on how, particularly MDS site 29, would remain usable after the boundary expansion, as opposed to other MDS sites that were not included in the project that would remain usable.

The Director of Planning & Building responded to Councillor Jonker's concerns by suggesting that technical questions be saved for a future date, as they can not be properly addressed on a virtual platform at this time.

Councillor Bradaric stated she had two questions regarding transportation for the urban expansion plan. The first question was to confirm the area of linkages of West Lincoln, that being towards north and south. The second question was concerning the upgrades to Townline Road in Smithville, as it was shown to have a heavy increase in traffic during the consultant's presentation.

Mr. Stubbing responded to Councillor Bradaric's inquiries, confirming that the linkages planned for the urban expansion project were indeed focused on north and south of Smithville. Mr. Stubbing answered the second question by stating that the addition of a third turning lane on Townline Road would help avoid potential heavy traffic.

Councillor Bradaric stated that she had an additional question for Mr. Farrell, regarding whether there was potential for karst features that are unknown amongst the urban boundary project and what the cost or issues of an unknown karst feature would be amongst the new development.

Mr. Farrell responded to Councillor Bradaric by stating that there was a possibility that there would be unknown karst features amongst the development; however, through the work already done by the team, it should be a very manageable issue. Mr. Farrell stated that if a small karst feature was found, it would not cause serious issues for the development.

Mayor Bylsma echoed earlier comments by Mr. Lowes regarding the MDS setbacks that were in conflict with residential zoning that could be converted to Natural Heritage Sites and agreed that these lands could be held for future development. Mayor Bylsma suggested this option should be considered in order to avoid the necessity of future amendments. Mayor Bylsma posed a question to the Director of Planning & Building, asking if Spring Creek Road was part of the secondary plan in the development.

The Director of Building & Planning responded to the Mayor's inquiry regarding the designation of Spring Creek Road and noted this road was effectively the

boundary of the existing urban boundary area. The Director of Planning & Building stated that in its current form, it was half inside the urban boundary and half outside the urban boundary.

Mayor Bylsma thanked the Director of Planning & Building for the clarification, and asked whether or not the Township would need to enlarge Spring Creek Road, and if so, who would then be responsible for this enlargement. Mayor Bylsma also asked if Spring Creek Road should be taken into consideration to be expanded even further in anticipation of the future urban development.

The Director of Planning & Building responded to Mayor Bylsma's inquiries by stating that an advantage that the Township of West Lincoln will have going forward, in which the Township did not have before, was a master plan that outlined forecasted needs for the municipality. The Director of Planning & Building stated that Spring Creek Road was not being considered to be the key link in the urban boundary expansion, and that the Township has been considering other options, which will be made readily available as part of the master plan.

Mayor Bylsma thanked the Director of Planning & Building for his comments and requested further clarification with the potential of a poor investment into a road, which may not be sufficient for the upcoming urban boundary expansion.

Councillor Jonker asked Mr. Stubbing what the cost/benefit analysis was for potential bypass routes of the train track within the urban boundary expansion.

In response to Councillor Jonker's inquiry, Mr. Stubbing stated that a comprehensive cost analysis had been undertaken which cited potential issues of bypassing the train tracks which will be considered and are included in the report.

The Mayor stated that a Technical Report was being considered by Council later, as part of this evening's Special Council meeting and that a recommendation report will be forthcoming to a future Committee and/or Council Meeting. The Mayor advised that once Committee and/or Council has made a decision with respect to the Official Plan Amendment and if approved by Council, a notice of its passing will be circulated with an appeal period. The Mayor stated that if there was anyone who wished to be notified of Council's decision, they should email the Township Clerk, Joanne Scime at [jscime@westlincoln.ca](mailto:jscime@westlincoln.ca).

The Mayor stated that anyone who was interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested the public watch the Township's website for posting of agendas to

review items that will be discussed at Council and/or Committee meetings. The Mayor advised that agendas for meetings are posted on the Township Website after 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Mayor stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with their mailing address and phone number.

**4. Adjournment**

This public meeting with respect to the proposed Official Plan Amendment No. 62 was concluded at the hour of 8:47 p.m.



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**JOANNE SCIME, DIRECTOR OF  
LEGISLATIVE SERVICES/CLERK**

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**MAYOR DAVE BYLSMA, CHAIR**

# SCHEDULE "A" TO APRIL 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES

**Gerrit Boerema**

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**From:** Jessica Dyson  
**Sent:** April 20, 2022 2:11 PM  
**To:** Lyle Killins  
**Cc:** Gerrit Boerema  
**Subject:** RE: Official Plan Amendment #62, Smithville Community Plan

Good afternoon Lyle,

Thank you for your email providing comments and questions regarding the Official Plan Amendment.

I have included our Planner, Gerrit, to this email and ask that he include/answer your comments outlined below.

Thank you kindly,  
Jessica



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

COVID 19 Update March 1, 2022 – Beginning March 1st, the Township of West Lincoln is continuing to implement next steps in the Province's Next Phase of Reopening.

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**From:** Lyle Killins [mailto:[lkillins@live.com](mailto:lkillins@live.com)]  
**Sent:** April 20, 2022 2:05 PM  
**To:** Jessica Dyson <[jdyson@westlincoln.ca](mailto:jdyson@westlincoln.ca)>  
**Cc:** Lyle Killins <[lkillins@live.com](mailto:lkillins@live.com)>  
**Subject:** Official Plan Amendment #62, Smithville Community Plan

Ms. Dyson

Please be advised that clarification would be appreciated regarding the following:

- 1 Given significant historic numerous sewage flow bypasses at the Baker Road Treatment plant during wet weather periods,  
which improvements would be anticipated ? Would bypass of the treatment facility be anticipated to continue and or increase?
- 2 Would the Baker plant need to have a significant upgrade to handle projected demand?

**SCHEDULE "A" TO APRIL 27, 2022 PUBLIC MEETING UNDER  
THE PLANNING ACT MINUTES**

3 Would wet season effluent be discharged to the Twenty Mile Creek?

4 Would additional pumps be required?

5 Would current sewer flow mains require replacement?

6 What would be the anticipated cost for sewer and water upgrades to handle increased loading?

7 Given an anticipated significant servicing cost, who would be expected to be responsible for payment?

I would appreciate a response.

Regards,

Lyle Killins C.P.H.I (c)



**SCHEDULE "B" TO THE APRIL 27, 2022 PUBLIC MEETING  
UNDER THE PLANNING ACT MINUTES**

*Script  
for Apr 27/22  
Special Council Mtg*

Elizabeth Abonyi  
6392 Townline Road  
Smithville, Ontario L0R 2A0

April 18, 2022

Township of West Lincoln  
318 Canborough Street  
Smithville, Ontario L0R 2A0

*Received  
Apr 19/22  
Jame*

Attention: Jessica Dyson, Deputy Clerk

To Whom It May Concern:

Re: Smithville Master Community Plan

I am the property owner of what is now known as 6392 Townline Road. I have lived there since 1956. After my mother and father passed away, I continued running the chicken farm at that address; first by myself, then with the help of my husband and my two sons.

I had understood that existing farms in the urban boundary expansion area would be allowed to continue operating as before. I was not bothered by what other landowners might choose to do with their own properties, so long as my family and I were free to keep the farm.

However, looking at the newly released "Draft Preferred Concept Plan - Transportation Map", I was shocked to discover that Port Davidson Road is to be rerouted through one of my barns, my storage garage, and only a few metres from my house. This "Transportation Map" also proposes a recreational trail across my property, immediately behind the other two barns.

Naturally, I am strongly opposed to these proposals. The previously released concept plans had left Port Davidson Road where it was and my farm property intact. I respectfully request that, should the bylaw amendment go ahead, the township reject the realignment of Port Davidson Road. I also ask that the proposed recreational trail not be forced through my property.

Yours truly,

*Elizabeth Abonyi*

Elizabeth Abonyi

## **SCHEDULE "C" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**

April 25, 2022

Dear Members of West Lincoln Council and the Region of Niagara,

We are the owners of 3031 & 3093 Thirty Road & a vacant lot on the west side of Thirty Road (Part 1 of 30R9026). Our properties are in the study area for the Smithville urban expansion and together are almost 80 acres of land. We have been following the expansion process closely as we wish to have our lands included into the new urban boundary of Smithville.

However, since the last public information center in the fall of 2021, our lands are no longer included in the proposed urban boundary. Back then they were still being discussed to be added in. There didn't appear to be any explanation of why our lands have been removed from possible expansion and this has been a surprise to us. This is the first time we have been made aware of this. In speaking with the planning department, it seems as if it was because of chicken barns along Young Street and South Grimsby Road 5.

We have only been able to find one map on the Plan Smithville website that shows the buffers from livestock barns. No further explanation was given on the Plan Smithville website that we could find.

Shown on our properties are two livestock barns (3093 & 3031 Thirty Road) however, the barn on 3093 is only a small hobby horse barn with very few horses and the barn on 3031 is not a livestock barn. Sometimes a few sheep are in the barn during the winter, but the barn is not intended for livestock.

We also have looked at the barn map, and the proposed new boundary and see lots of livestock barns both within and just outside of the new boundary, with buffers going into the boundary. These lands are still being included in the expansion area, but we wonder why our properties are no longer being considered.

We did not join the group of landowners at the beginning of the process since we are not developers and did not fully understand the project. We hope that that didn't affect the review of our lands.

We would like to see our lands added to the boundary as:

1. The majority of our properties are outside of the livestock buffers
2. The lands abutting us to the east are proposed to be added to the boundary, so this would square up the boundary
3. Our properties could help provide more houses to help with the housing crisis
4. Adding lands north of Smithville do not create traffic problems as most people would head to the QEW

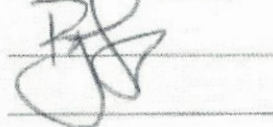
We would appreciate if Council would re-consider adding our lands to the urban boundary of Smithville.

Sincerely,

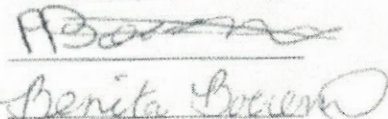
James and Zoe Gunn



Bryan Las ~~Boerema~~



Peter and Benita Boerema



# **SCHEDULE "D" TO THE April 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**

**Turkstra Mazza**

Hamilton London Toronto

**Jennifer Meader**

Turkstra Mazza Associates  
15 Bold Street  
Hamilton Ontario Canada L8P 1T3  
Office: 905.529.3476 x2740  
Cell: 416.605.0508  
[jmeader@tmalaw.ca](mailto:jmeader@tmalaw.ca)

## **VIA EMAIL**

April 27, 2022

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

Attention: Mayor & Members of Council

Dear Messrs and Mesdames:

**Re: OFFICIAL PLAN AMENDMENT NO. 62 ("OPA 62")  
Phelps Homes Ltd. & JTG Holdings Incorporated**

We are counsel to Phelps Homes Ltd. and JTG Holdings Incorporated ("**clients**"). Our clients own land bordering the existing Smithville settlement area and are proposed to be added to the Smithville Urban Boundary through proposed OPA 62. Our clients support the inclusion of their lands within the urban boundary as proposed. However, certain concerns have been identified in respect of the associated policies and mapping proposed by OPA 62. Those concerns are set out below. We would welcome the opportunity to meet with Staff to discuss these matters in detail before the proposed Recommendations Report is presented to Council.

1. OPA 62 proposes to amend the Urban Settlement Area Structure policies in Section 5 of the Official Plan to replace the existing Greenfield Areas policies with a revised policy indicating that Future Greenfield Areas will be designated for specific land uses through a future Township-initiated OPA to implement the Smithville Master Community Plan ("**SMCP**"). This policy should be revised to allow for privately-initiated OPAs to implement the SMCP. This will give the landowners the ability to move the process forward, if necessary, and ensure residential land supply can be brought to market as expeditiously as possible.
2. OPA 62 proposes to amend the Secondary Plan policies in Section 6.11 of the Official Plan by adding a new section 6.11.7 – Smithville Community Plan. Policies state that the intent for the area is to be designated for appropriate future urban land uses, to be incorporated in the Official Plan through a future Township initiated OPA. Until such time as the OPA is approved and incorporated by amendment to the Official Plan, the permitted uses within the Secondary Plan Area are limited to only uses "of an interim nature" and would essentially limit the use of the subject lands to certain existing uses that are not defined. Given the time it may take to fully implement the SMCP, this policy should allow a broader range of uses in the interim, such as for

## **SCHEDULE "D" TO THE April 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**

the adoption of OPAs for portions of the Secondary Plan Area to implement appropriate future urban land uses.

3. In addition, new Policy 6.11.7 proposes that the Natural Heritage System ("**NHS**") designation and policies shall continue to apply to the land within the Smithville Master Community Plan. As noted below, these designations should be deleted and determined as part of the future comprehensive planning process required to implement planned development.
4. With respect to mapping changes, OPA 62 proposes to remove the impacted lands from Schedule B-3 and add them to Schedule B-4. At the same time, it proposed to remove all the existing land use designations currently applying to the lands on Schedule B-3 and redesignate them "Smithville Master Community Plan" on Schedule B-4, with one exception. It proposes to remove all existing land use designations except those lands designated NHS. All lands proposed for inclusion in the Urban Boundary should be treated consistently. This would entail designating all the lands with the singular Smithville Master Community Plan designation, so that all lands can be planned comprehensively and in a balanced manner.
5. OPA 62 proposes to carry forward existing environmental overlays on Schedules C-1: Natural Heritage System, C-2: Environmental Protection Area, C-3: Environmental Conservation Area, and C-4: Natural Heritage System Other Features. As noted in comment 3 above, these overlays should be deleted and determined as part of a comprehensive planning solution through the secondary plan process, or preferably, through site-specific development applications.
6. The polygon designated NHS on the lands owned by JTG Holdings Incorporated should be removed. This polygon's designation is inaccurate and inappropriate, as most of it is active farm field. It has been studied extensively by our clients' ecologists. They have determined that there is no scientific rationale for its designation as part of the NHS.

We thank you in advance for your consideration of these comments and look forward to discussing these concerns further with staff.

Yours truly,

A handwritten signature in black ink, reading "Jennifer Meader". The signature is written in a cursive, flowing style.

Jennifer Meader

**SCHEDULE "E" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER  
THE PLANNING ACT MINUTES**



**SMITHVILLE MASTER COMMUNITY PLAN**  
PUBLIC INFORMATION CENTRE 3 /  
PUBLIC MEETING OF COUNCIL

**April 27, 2022**



# **AGENDA**

## **1. Project Timeline**

## **2. Preferred Concept Option**

## **3. Impact Assessment Results and Recommendations**

- **Subwatershed / Stormwater Management**
- **Water and Wastewater**
- **Transportation**

## **4. Draft Official Plan Amendment**

## **5. Next Steps**

## **6. Questions**

# **AGENDA**

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## **2. Preferred Concept Option**

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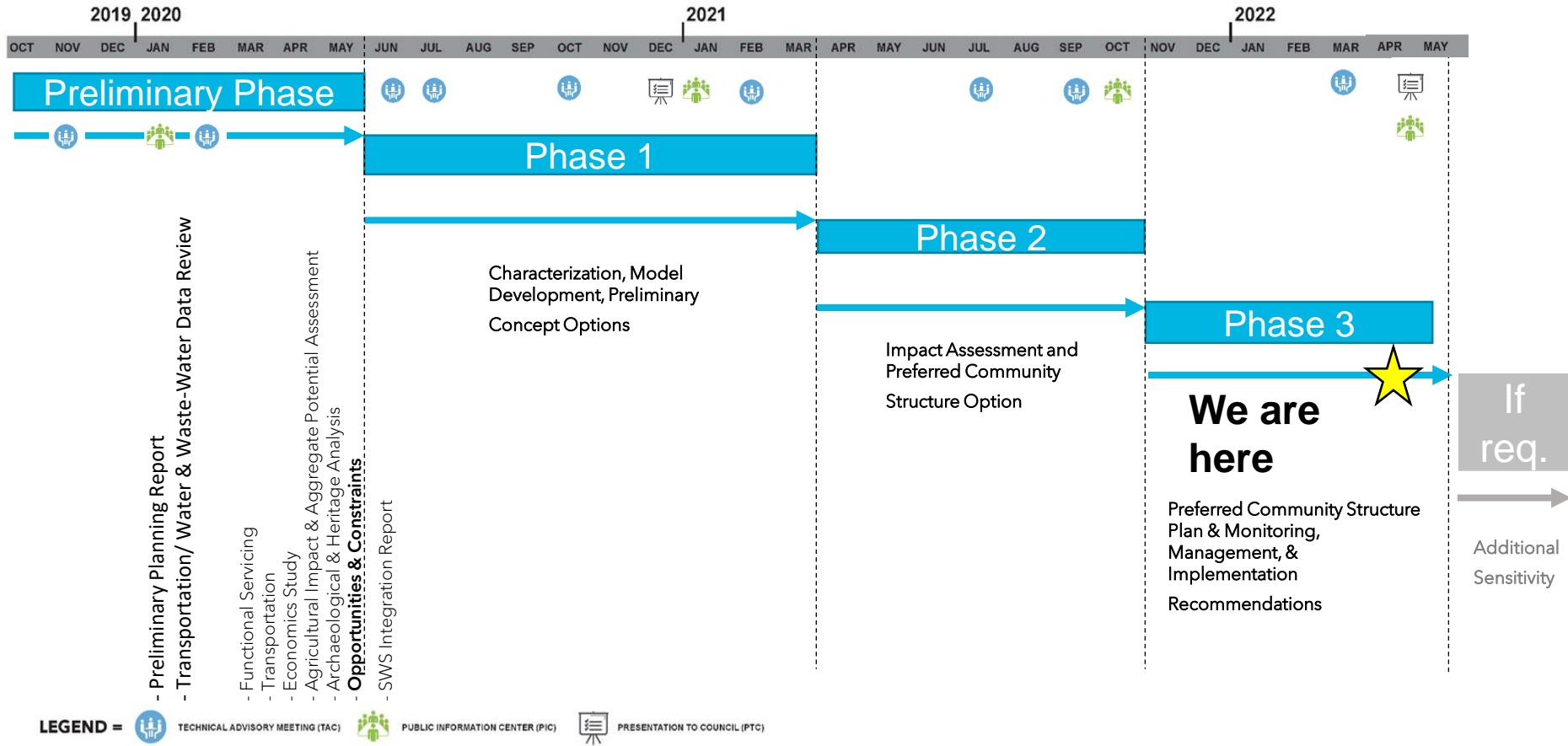
- Subwatershed / Stormwater Management
- Water and Wastewater
- Transportation

## **4. Draft Official Plan Amendment**

## **5. Next Steps**

## **6. Questions**

# PROJECT TIMELINE





# **AGENDA**

## **1. Project Timeline**

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- Subwatershed / Stormwater Management
- Water and Wastewater
- Transportation

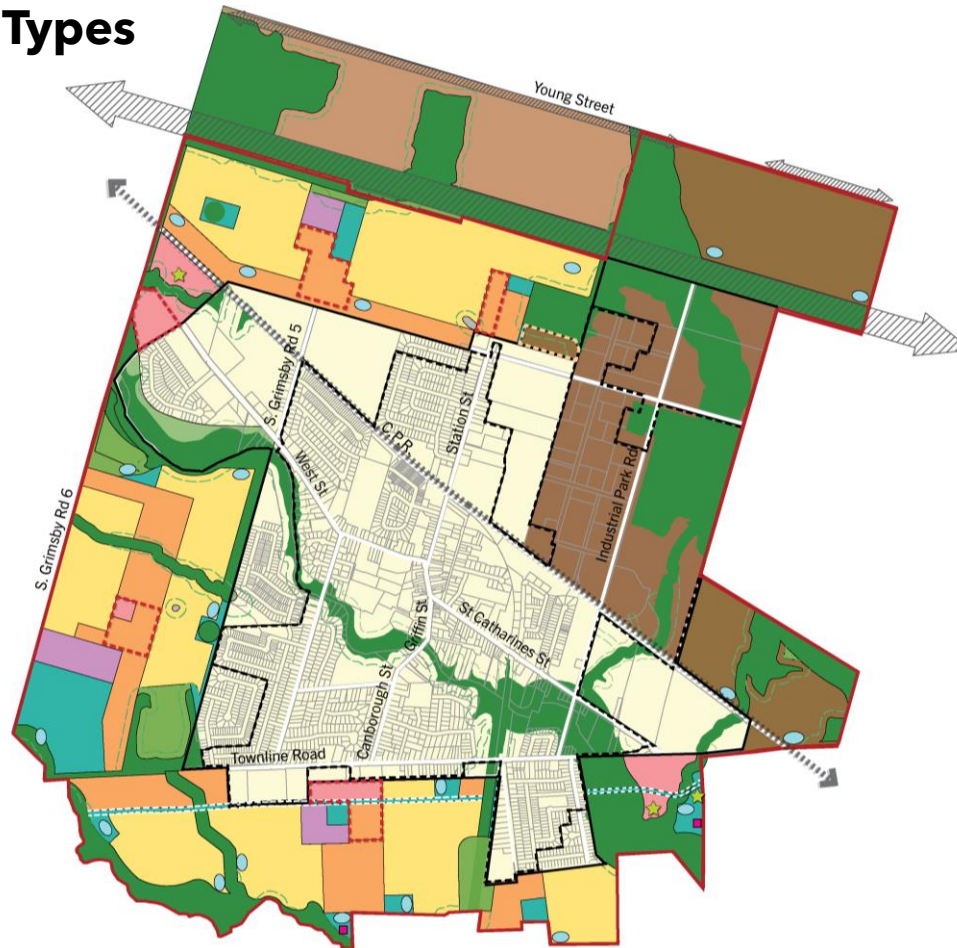
## **4. Draft Official Plan Amendment**

## **5. Next Steps**

## **6. Questions**

# PREFERRED CONCEPT

## Place Types



### LEGEND

- Existing Urban Boundary
- Built-up Area
- Existing Community Area
- Existing Employment Area
- Proposed Urban Boundary

### Urban Place-Types

- Residential
- Medium Density
- Mixed Use Node
- Commercial
- Open Space
- Community Facility
- Employment
- Restricted Employment

### Non-Urban Place-Types

- Agriculture - Related Use

### Natural Heritage System

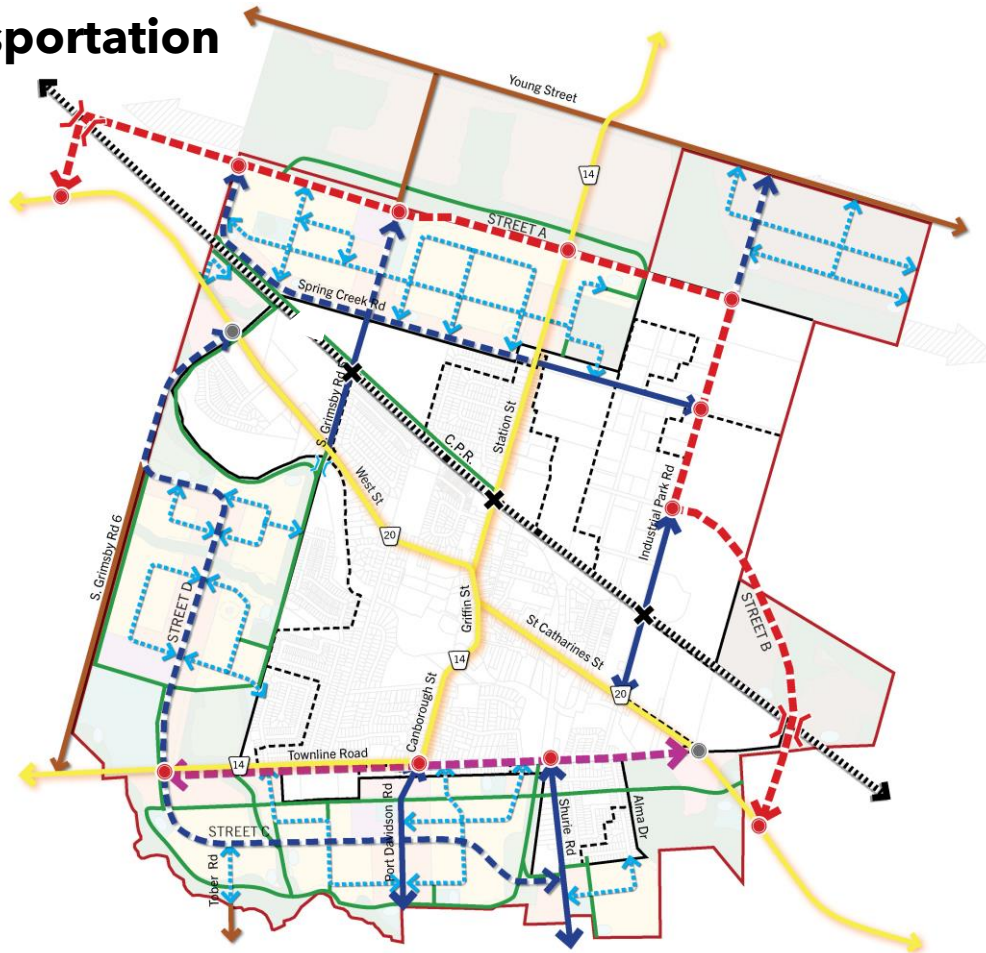
- Natural Heritage System (NHS)
- Conceptual Buffer
- Recommended Restoration Area
- Potential Restoration Area
- Wetlands for Further Review

### Infrastructure / Corridors

- Proposed SWM Facility
- Proposed Sanitary Pumping Station
- Gas Pipeline
- Hydro Corridor
- Existing Rail Corridor

# PREFERRED CONCEPT

## Transportation



### LEGEND

- Existing Urban Boundary
- Built-up Area
- Proposed Urban Boundary

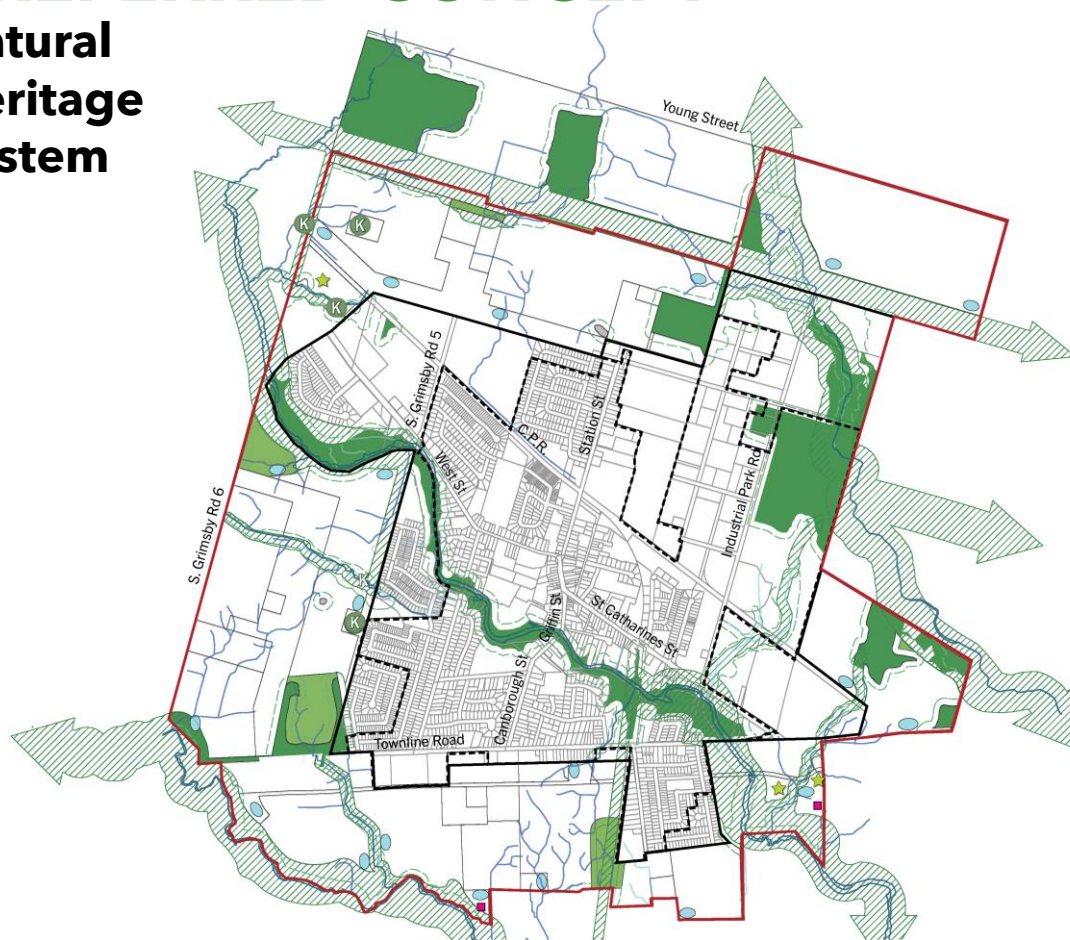
### Transportation Network

- Future Active Transportation/Trails
- Regional Road
- Future Arterial 'A' Road
- Future Arterial 'B' Road
- Existing Collector Road
- Future Collector Road
- Existing Rural Road
- Conceptual Local Road
- Existing Rail Corridor
- Existing Rail Crossings (At Grade)
- Future Rail Crossings (Grade Separated)
- Future Pedestrian Bridge
- Key Intersection / Roundabout
- Future Key Intersection / Roundabout



## PREFERRED CONCEPT

### Natural Heritage System



#### LEGEND

- Existing Urban Boundary
- Built-up Area
- Proposed Urban Boundary
- Concept Buffer

#### Natural Heritage System

- Core Area
- Recommended Restoration Area
- Linkage
- Karst
- Potential Restoration Area
- Wetland for Review

#### Waterbodies

- Watercourse
- Watercourse HDF
- Intermittent Watercourse
- Proposed SWM Facility

# **AGENDA**

**1. Project Timeline**

**2. Preferred Concept Option**

**3. Impact Assessment Results and Recommendations**

- **Subwatershed / Stormwater Management**
- **Water and Wastewater**
- **Transportation**

**4. Draft Official Plan Amendment**

**5. Next Steps**

**6. Questions**

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## **SUBWATERSHED STUDY**

### **Subwatershed Study Purpose**

- The Subwatershed Study is the component of the planning process which investigates the existing natural environment within the area, and the impacts from future development
- A Subwatershed Study involves several environmental specialists, and investigates that natural features, natural hazards, and movement of water within and surrounding the existing and future development areas.
- Key outcomes from a Subwatershed Study are recommendations for the protection and management of the natural environment following development, and includes planning input and criteria for:
  - Land Use Planning (Defining the Natural Heritage System)
  - Watercourse Management
  - Stormwater Management

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## **SUBWATERSHED STUDY**

### **Subwatershed Study Status**

- The Subwatershed Study Team has reviewed all available background information, and completed field investigations to develop a detailed understanding the natural features and systems, and their interdependencies
- The first phase of the impact assessment was completed to identify the effects which the future land use would have on the area's natural and water resources systems and features, and to develop a long list of alternatives for mitigating these effects and impacts
- The second phase of the impact assessment has been completed to evaluate alternative strategies and approaches to mitigate the impacts, and provide a recommended environmental and stormwater management plan, including measures to mitigate and manage the impacts of climate change

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## **SUBWATERSHED STUDY**

### **Groundwater Impact Assessment and Management**

- An increase in impervious surfaces reduces the natural infiltration of groundwater, decreasing groundwater levels and potentially decreasing groundwater discharge and recharge to the upper bedrock
- Groundwater flow within the overburden where it is less than 6 m thick and groundwater flow within the shallow fractured bedrock allow for a greater potential for contaminant movement
- Installation of infrastructure below the water table leads to the potential need for dewatering during construction and post construction and a decrease in groundwater levels
- The installation of water and sewer infrastructure can lead to the interception of the shallow water table altering shallow groundwater flow paths and creating leakage into sanitary and storm sewers



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## **SUBWATERSHED STUDY**

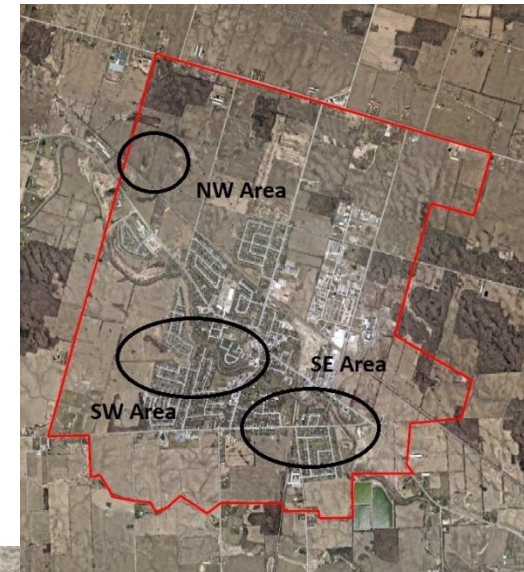
### **Groundwater Impact Assessment and Management**

- Impacts from the proposed development can be mitigated by implementing Low Impact Development infiltration techniques, and redirection of groundwater flow along utility trenches may be mitigated by implementing anti-seepage collars or clay plugs
- Dewatering activities must follow the guidelines provided by the MECP to address potential impacts related to the reduction in groundwater levels as well as water quantity and quality impacts related to dewatering discharge

## **SUBWATERSHED STUDY**

### **Karst Impact Assessment and Management**

- Openings in the limestone have been identified in the area
- These openings, known as karst, form when storm runoff and snowmelt dissolve the limestone, forming sinkholes and pathways for water to move underground
- Development from agriculture to urban will result in increased run-off within subwatersheds
- Sinkholes have a set capacity to drain surface water via bedrock conduits; all sinkholes within the study area reach capacity and overflow at least during spring freshet



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## **SUBWATERSHED STUDY**

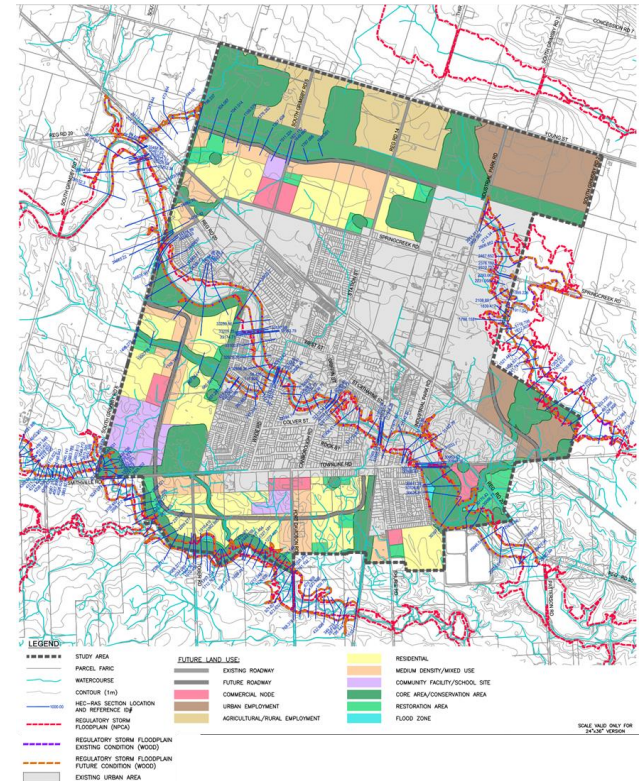
### **Karst Impact Assessment and Management**

- Management recommendations have been developed specific to each karst feature within the study area
- Three features are designated Karst Hazardous Sites, requiring protection in-situ with a 50 m buffer, pending further study
- The remaining features may be managed without requiring a 50 m buffer; management recommendations have been developed specific to each feature and include increasing the size of rail culverts to improve drainage at the karst feature, excavating and grouting the karst feature, and bypassing excess runoff around the feature
- In all cases, additional runoff should not be directed toward sinkholes post-development

## **SUBWATERSHED STUDY**

### **Surface Water Impact Assessment and Management**

- If unmitigated, storm event peak flows would increase locally, representing increased flood potential to adjacent properties
- Runoff volume would increase at karst features, increasing local flood potential and scour
- Erosion potential would increase along receiving watercourses
- Future development could result in increases in certain pollutants such as solids, oil and grease, metals, nitrogen, and phosphorus



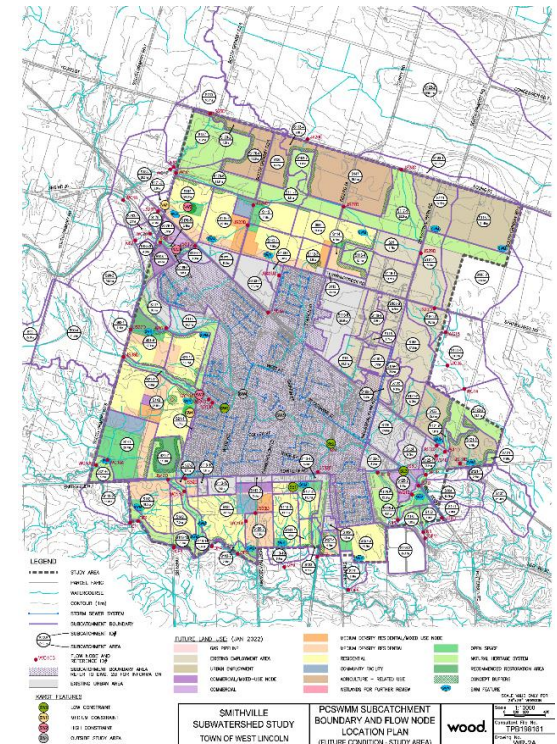


# SUBWATERSHED STUDY

## Surface Water Impact Assessment and Management

A stormwater management plan has been developed to:

- Provide stormwater quality treatment to an Enhanced standard per current Provincial guidance
- Mitigate thermal enrichment of storm runoff to receiving watercourses
- Mitigate increased erosion potential within receiving watercourses
- Mitigate increased flood risk locally and offsite
- Manage water budget to key features including karst



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## **SUBWATERSHED STUDY**

### **Surface Water Impact Assessment and Management**

Stormwater management criteria:

- All future development is to provide stormwater quality treatment to an Enhanced standard per current Provincial guidance, thermal mitigation, and erosion control
- Post-to-pre stormwater quantity control for all future development within Spring Creek, and future development areas of North Creek and Twenty Mile Creek discharging to local tributaries
- No quantity controls required for future development areas of North Creek and Twenty Mile Creek discharging directly toward main branches of watercourses to manage the timing of peak flows to these watercourses
- Low Impact Development Best Management Practices are required for all future development to manage water budget

## **SUBWATERSHED STUDY**

### **Streams Impact Assessment and Management**

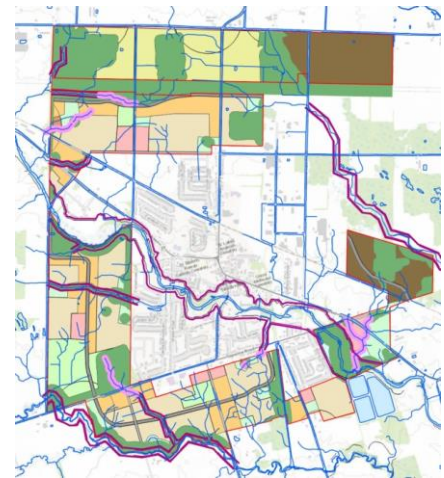
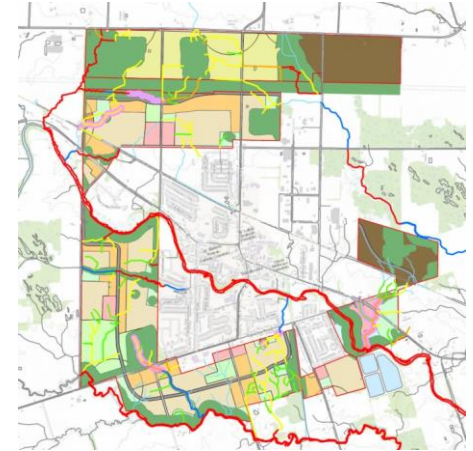
- Drainage features within the study area are primarily headwater drainage (HDF) features, with some defined and regulated watercourses
- Twenty Mile Creek is the most significant watercourse and valley system within Smithville, with confined corridors and floodplains.



## **SUBWATERSHED STUDY**

### **Streams Impact Assessment and Management**

- Increased imperviousness would accelerate and exacerbate natural erosional processes within and downstream of development area, resulting in loss of property, threats to infrastructure and environmental
- New watercourse crossings would result in a loss of natural channel & floodplain near the crossing, local flow constriction & associated impacts to fluvial processes (e.g., scour pool)
- Reductions to watercourse corridors would reduce the area for natural stream processes and natural cover

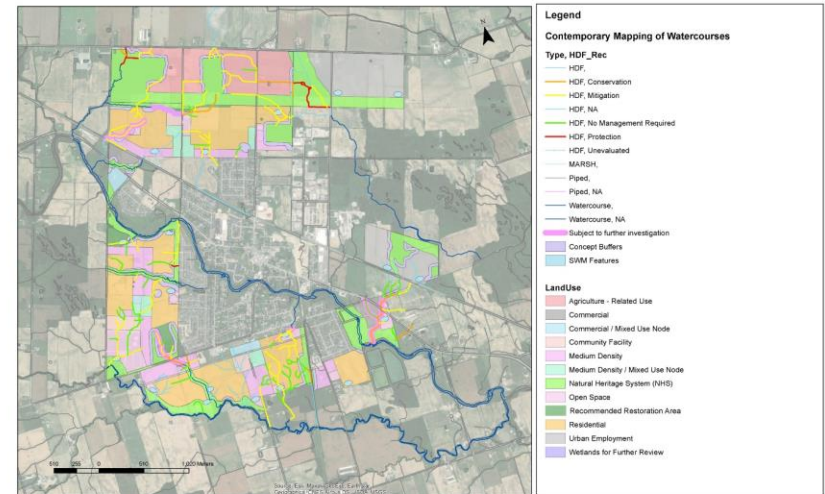




## **SUBWATERSHED STUDY**

### **Streams Impact Assessment and Management**

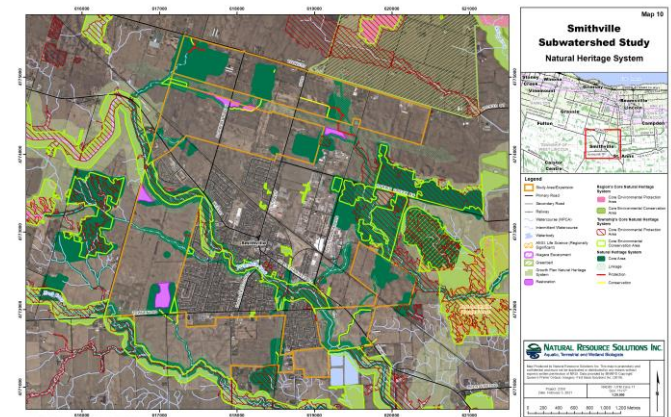
- Recommendations for managing headwater drainage features (HDFs) have been established in accordance with the CVC/TRCA Guidelines
- Existing degraded watercourses may be realigned in some locations, and local improvements implemented to improve and enhance fluvial and habitat functions
- Guidance provided for planning and design of watercourse crossings to minimize number and length of crossings, maintain natural channel functions, and mitigate risk to public



## SUBWATERSHED STUDY

### Fisheries and Terrestrial Impact Assessment and Management

- Twenty Mile Creek and North Creek provide year-round fish habitat and support a diverse fish community of warm and coolwater fish species
- Some intermittent features and HDF contain fish in the spring provide important seasonal habitat and indirect benefits to the larger creeks
- The study area includes many significant wetlands, significant woodlands, significant wildlife habitat, and Species at Risk



## SUBWATERSHED STUDY

### Fisheries and Terrestrial Impact Assessment and Management

Impacts to aquatic and terrestrial features and habitat are in the form of:

- **Direct Impacts:** Fish barriers, erosion and sedimentation of watercourses, vegetation removal, removal of non-significant woodlands and isolated trees (including hedgerows), increased wildlife mortality and reduction in wildlife movement corridors
- **Indirect Impacts:** Changes to groundwater interactions and water balance to wetlands, increased water temperature in watercourses, reduced water quality, impacts from salt, lighting and noise
- **Induced Impacts:** Unauthorized trail blazing by residents, impacts from pets, dumping of garbage and yard waste

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## **SUBWATERSHED STUDY**

### **Fisheries and Terrestrial Impact Assessment and Management**

Management recommendations for **Direct Impacts**:

- Tree protection plans to minimize tree removal and harm
- Vegetation removal avoiding the active season of wildlife (esp. bats, migratory birds)
- Appropriate surveys as necessary if vegetation removal is to occur during the wildlife active seasons (e.g. bat acoustic surveys, bird nest searches in simple habitats)
- Endangered Species Act requirements and permitting where necessary
- Compensation for wildlife habitats directly removed
- Wildlife linkages, eco-passages, road calming measures

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## **SUBWATERSHED STUDY**

### **Fisheries and Terrestrial Impact Assessment and Management**

Management recommendations for **Indirect Impacts**:

- Implementation of a robust, sustainable Natural Heritage System
- Buffers of sufficient width from natural heritage features
- Compensation for tree removal and use of native species as much as possible
- Construction Mitigation (i.e. avoid lighting of natural features during and post-construction, dust suppression, construction fencing and staging of works)
- Stormwater management including Low Impact Development
- Wetland water balance assessment and implementation

## SUBWATERSHED STUDY

### Fisheries and Terrestrial Impact Assessment and Management

Management recommendations for **Induced Impacts**:

- Education (i.e. brochures, signage along trails)
- Invasive species management
- Installation of habitat features (e.g. bird houses, bat boxes, pollinator boxes and foraging species)
- Best management practices during construction (e.g. proper vehicle maintenance and storage)
- Appropriate wildlife crossing structures at road crossings
- Implement trails in appropriate locations

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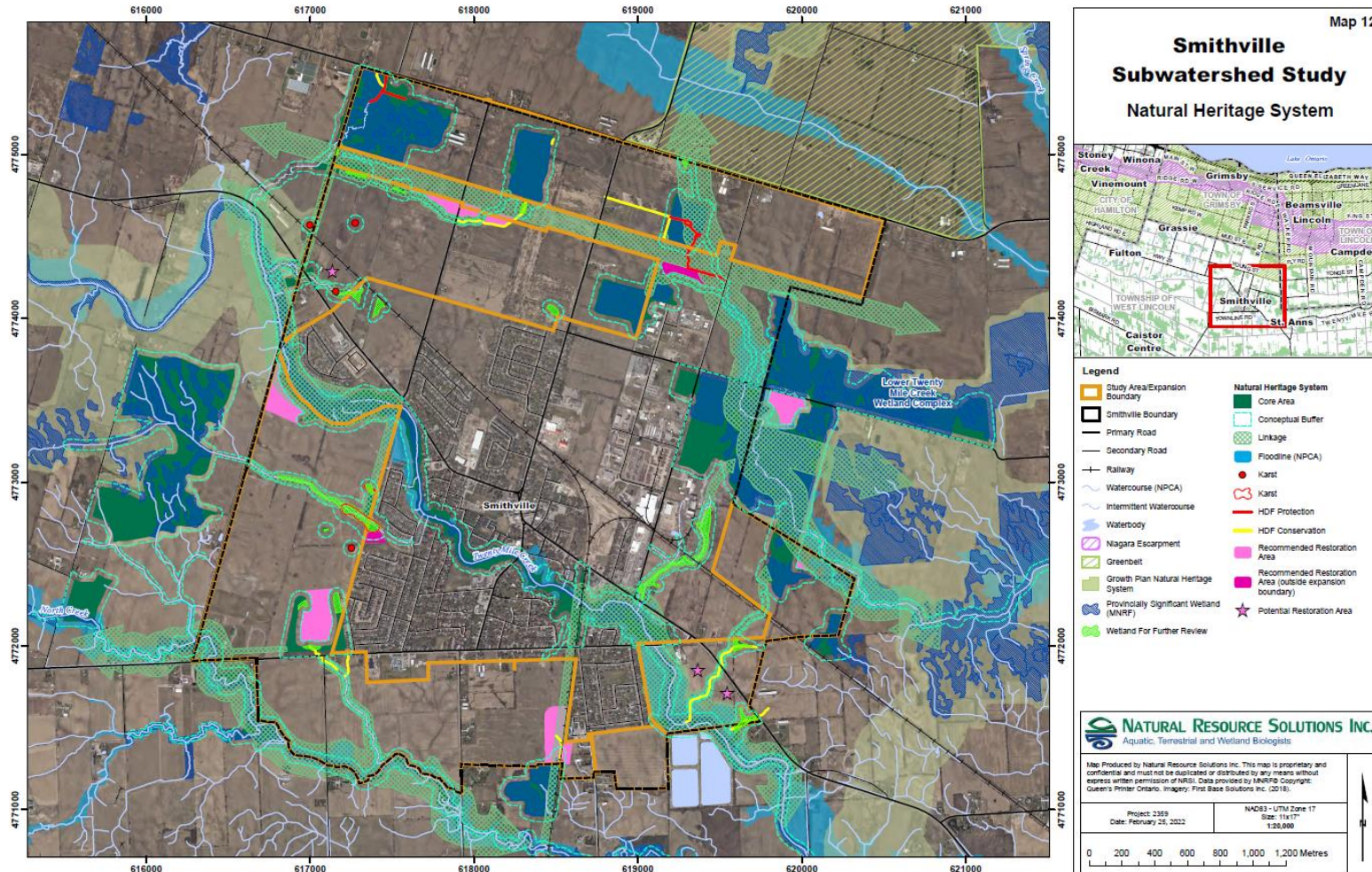
## **SUBWATERSHED STUDY**

### **Fisheries and Terrestrial Impact Assessment and Management**

- A Natural Heritage System (NHS) has been identified within the study area based on existing policy, a background review, and field surveys
- The NHS builds upon the existing features and systems within the area, and integrates them various other components and enhancements to develop a cohesive and robust system



# SUBWATERSHED STUDY



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## **SUBWATERSHED STUDY**

### **Climate Change Considerations**

- Recognized by all levels of government as having the potential to affect almost every aspect of our lives, including human health and well-being and environmental impacts
- Climate change is recognized to be a result of greenhouse gas emissions (CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, water vapour)
- The projected changes in climate recognized to increase risk for Canada's ageing infrastructure, causing structural damage, compromising system reliability and threatening health and safety
- Provincial and Regional policies require municipalities to consider the potential impacts of climate change as part of natural environment planning in order to better protect the natural environment system and reduce economic costs

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## **SUBWATERSHED STUDY**

### **Climate Change Considerations**

Mitigation measures proposed for Smithville:

- Incorporating Green Infrastructure (i.e. LID BMPs) into stormwater management plan promotes resiliency and enhances stormwater quality, erosion, and quantity control
- Provision of green spaces (i.e. parks, wetlands) reduces heat effects and provides additional opportunities for incorporating Green Infrastructure into development
- Planning for robust Natural Heritage System, including linkages and enhancement areas, actively reduce harmful greenhouse gas emissions, mitigate heat effects from urban development, and maintenance of water budget

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## **SUBWATERSHED STUDY**

### **Next Steps**

- A detailed implementation plan will be developed, outlining the requirements for future studies, monitoring requirements, and recommendations for the stormwater management plan

## **STORMWATER**

- The stormwater management plan builds upon the criteria and strategy advanced in the Subwatershed Study, and is integrated with the land use and infrastructure planning for the area
- The plan will screen the list of stormwater management practices to a short list of recommendations for implementation
- The stormwater management plan is being developed as part of the third phase of the Subwatershed Study, and will specify the recommended location and type(s) of stormwater management infrastructure for the development

# STORMWATER

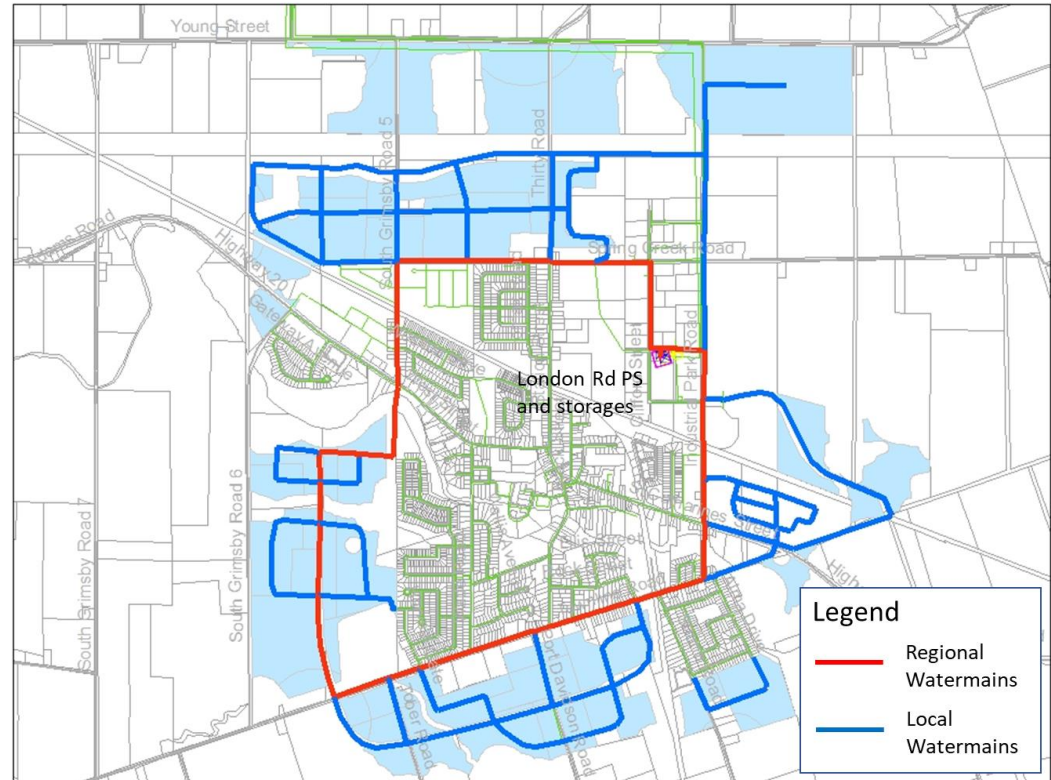
Practice	Flood Control	Erosion Control	Quality Control	Water Balance	Evapotranspiration	Groundwater Recharge
End-of-Pipe (Wet Pond/Wetland/Hybrid)	X	X	X			
Dry Pond	X	X				
Rooftop Detention Storage	X					
Parking Lot Storage	X					
Amended Topsoil		X	X	X	X	X
Green Roofs		X	X	X	X	
White Roofs				X	X	
Tree Trench Boxes		X	X	X	X	X
Oil/Grit Separators			X			
Rainwater Harvesting		X		X		
Pervious Pipes		X	X	X		X
Oversized Pipes	X					
Permeable Pavement		X	X	X		X
Soakaway Pits		X	X	X		X
Infiltration Trenches		X	X	X		X
Bioretention Bumpouts		X	X	X	X	X
Grassed Swales			X			
Biofilters/Bioswales		X	X	X	X	X



## **WATER**

The proposed transmission main ring system will:

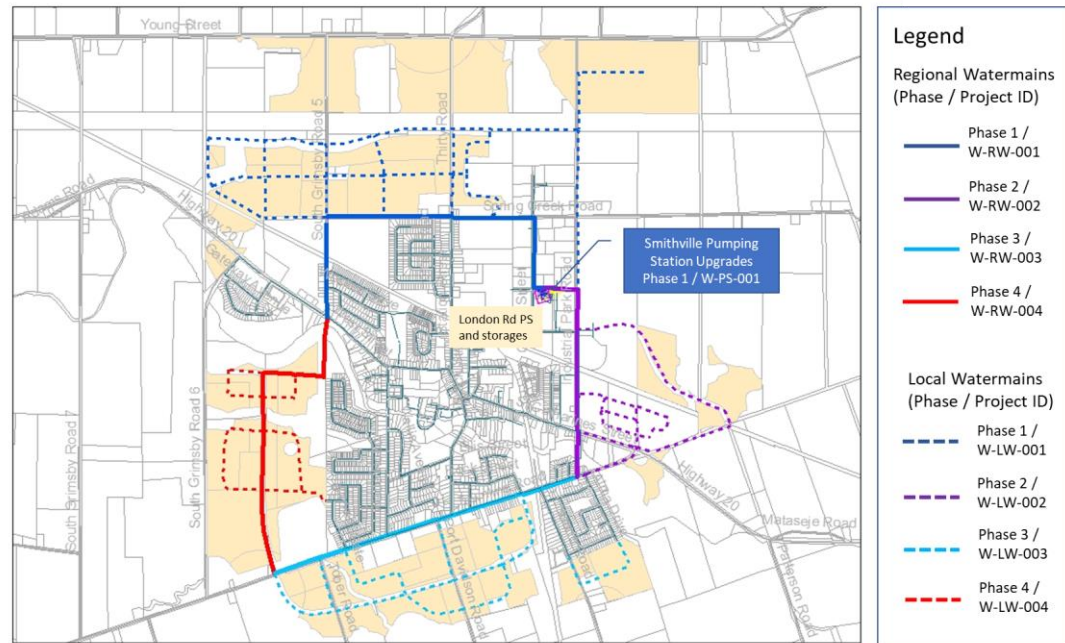
- Be coordinated with the current Smithville Northwest Quadrant servicing
- Maximize the use of existing road corridors and future road network and planned improvements to existing roads
- Continue to follow direction from Niagara Region's 2016 Water and Wastewater Waste Servicing Plan (MSP) and will be subsequently captured in the Region's current MSP Update





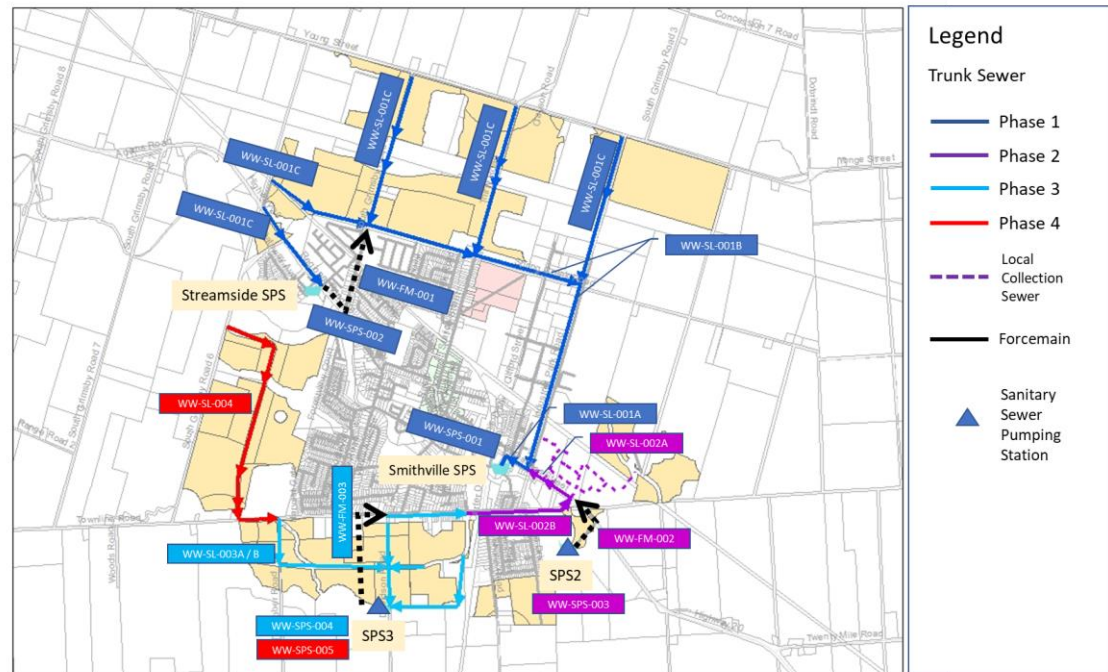
## WATER

- To meet the future water demands due to the urban boundary expansion, additional pumping capacity will be required
- Recommended water servicing infrastructure projects will be implemented in four phases. The projects are anticipated to be Schedule A+ through the integrated MCEA process subject to approvals and no appeals of OPA 63
- Phase 1 includes the regional watermain from London Road pump station to Grimsby Road 5 and West Street Intersection and upgrades to the Smithville Pumping Station
- Phase 2 includes the regional watermain from London Road pump station to Townline Road
- Phase 3 includes the regional watermain on Townline Road
- Phase 4 includes the regional watermain within the future right-of-way
- All phases will include local distribution watermain for future local water services



## WASTEWATER

- The overall wastewater servicing strategy is based on conveying future development flows to the upgraded existing Smithville wastewater pumping station via new sanitary sewers that utilize existing and future roads
- Strategy avoids sending future development flows through the existing sanitary sewer network, parts of which are already at or near capacity
- New wastewater pumping stations proposed at Streamside Drive and in the south
- The siting of new wastewater pumping stations was guided by topography and desire to be integrated with planned open space and stormwater management facilities
- Recommended wastewater servicing infrastructure projects will be implemented in four phases. The projects are anticipated to be Schedule A+ through the integrated MCEA process subject to approvals and no appeals of OPA 63
- Strategy will provide input to Niagara Region's current Water and Wastewater Master Servicing Plan (MSP) and will be subsequently captured in the Region's current MSP Update



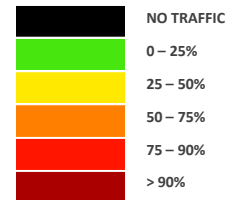
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## **TRANSPORTATION**

- The Transportation Assessment has consisted of two main components:
  - A traffic analysis and forecasting exercise
  - A review of existing and future multi-modal needs
- The Traffic Analysis has included the development of a traffic model that simulates existing traffic infrastructure and volumes to allow for testing of future scenarios. It has been conducted in three stages:
  - Model Development: development of model, input of traffic volumes and trip origin and destinations
  - Phase I: Future scenario testing and major infrastructure
  - Phase II: Refinement of preferred concept network and scenario testing

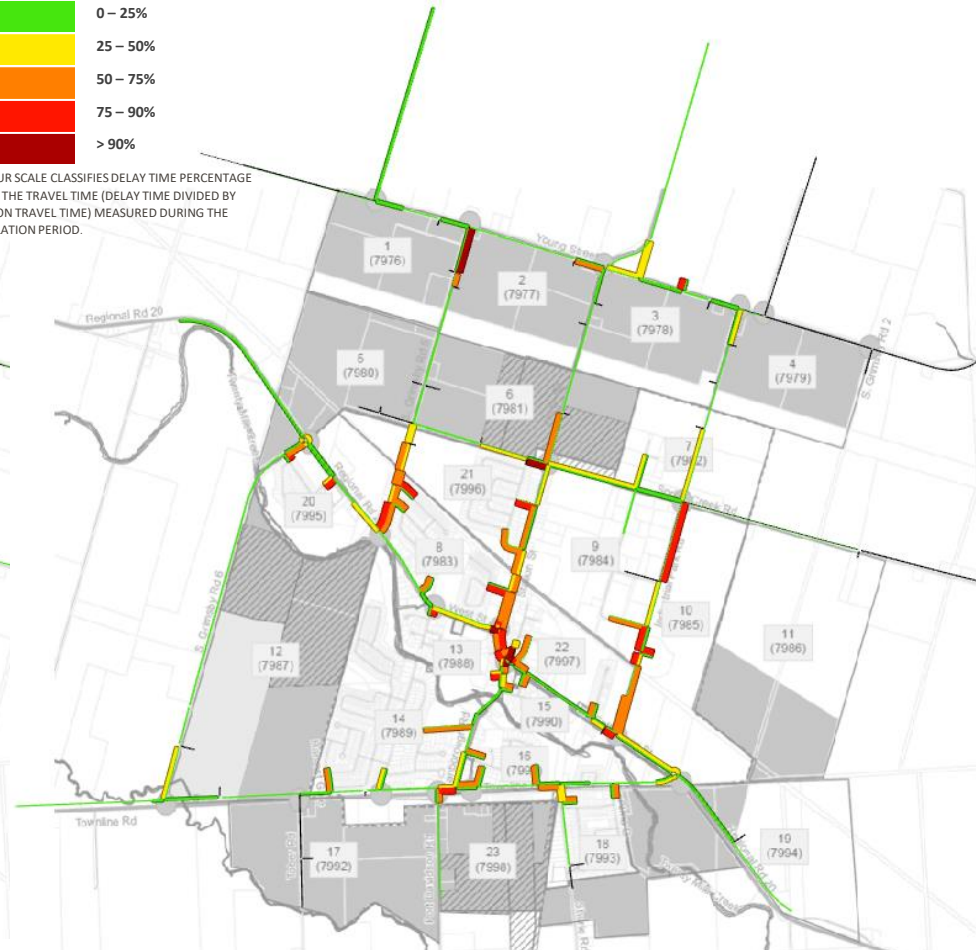
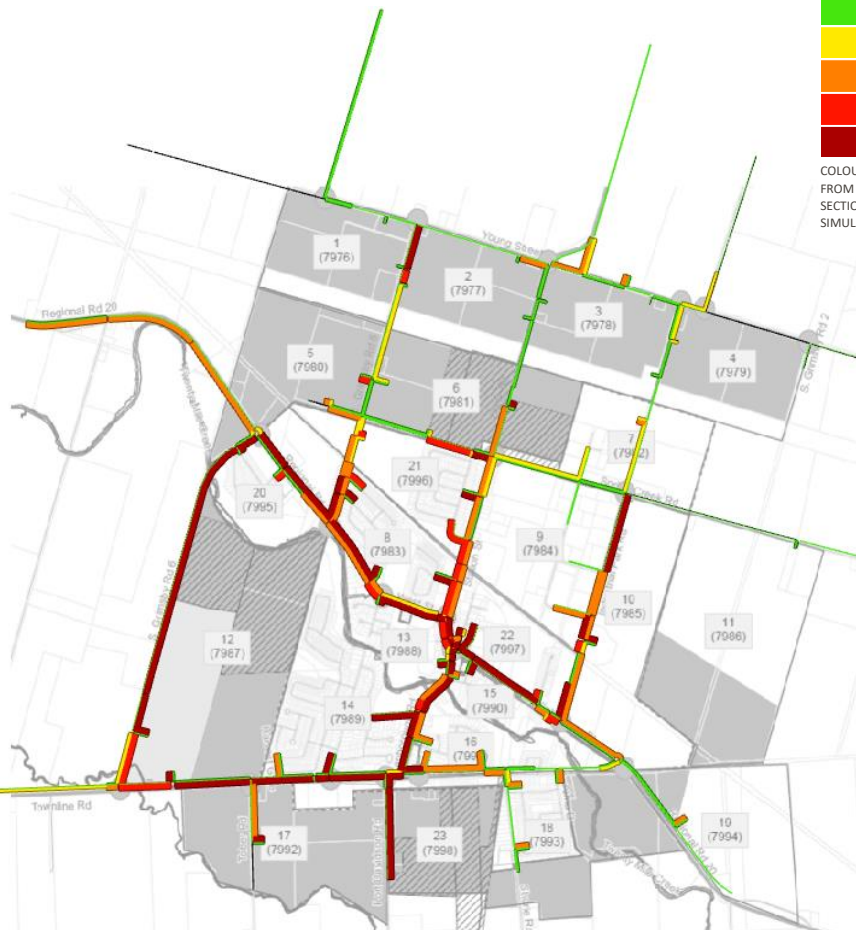
## With Development

### SIMULATED DELAY TIME



COLOUR SCALE CLASSIFIES DELAY TIME PERCENTAGE FROM THE TRAVEL TIME (DELAY TIME DIVIDED BY SECTION TRAVEL TIME) MEASURED DURING THE SIMULATION PERIOD.

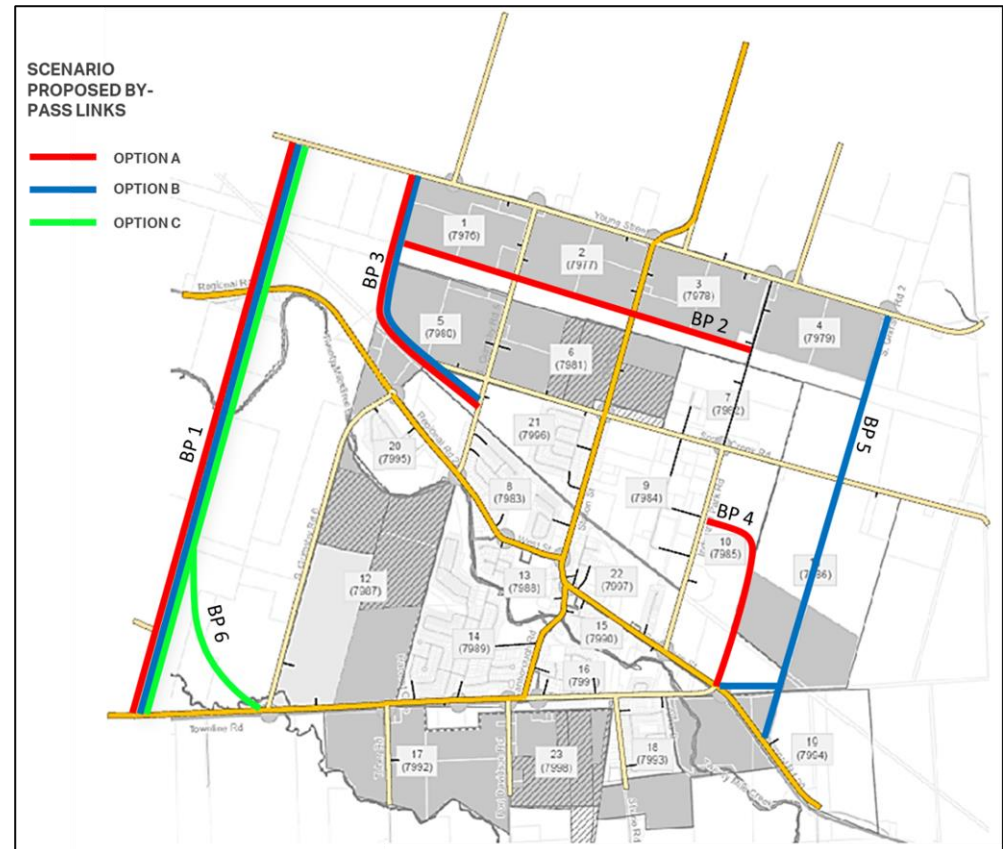
## Without UBE Development





## Phase I

- The strategic testing primarily focussed on the testing of three possible bypass alignments
- Results from the assessment showed each alignment resulted in improvements to different parts of the network
- A northern bypass alignment is being recommended based on traffic modeling and regional connectivity



## Phase II

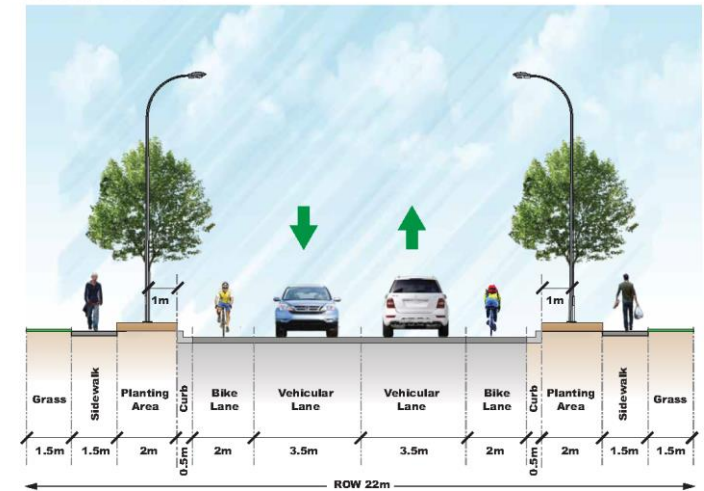
- Sensitivity testing included looking at improvements to flow and delays by signaling certain intersections
- It included testing whether widening of certain corridors could also improvement conditions
- Both grade separation over the CP line and realignment of certain existing roads was also tested



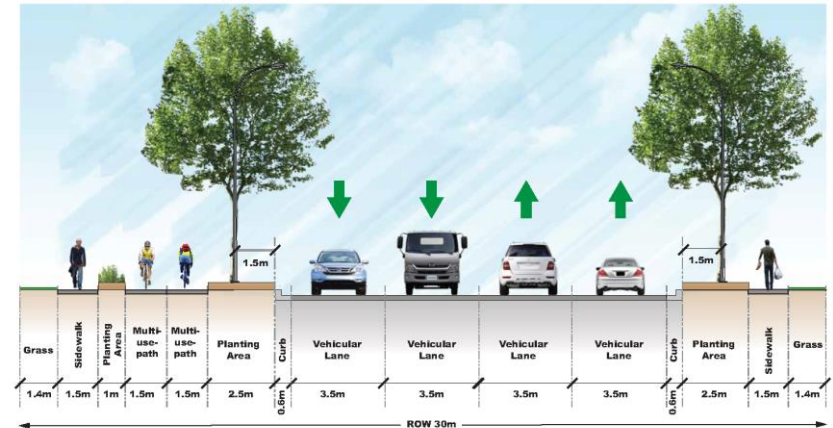
## Multi-Modal Transportation

- A set of Streetscape standards have been developed that incorporate different modes and should be used for all new and redeveloped streets
- An Active Transportation network that features a mixture of on and off road bicycle lane, multi use paths and trails is being developed
- A review of parking provision and public transit options is also being considered

**Collector Road**



**Arterial A (Urban Edge)**





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## **Findings**

- That the addition of the UBE Development will have a significant town wide impact on the level of delay experienced by road users without mitigation:
  - That the provision of additional links can help to ease delays by spreading volume
  - That a series of mitigation strategies will be required to provide residents and users with a journey that minimizes delays in and around the town
- To further reduce the impacts of the UBE Development efforts to encourage modal shift for shorter journeys are needed:
  - The provision of a connected, safe and well signed active transportation network
  - The application of Streetscape designs and standards
- The results of the traffic modelling exercise and other assessments will be included in a Transportation Master Plan for Smithville.

# **AGENDA**

## **1. Project Timeline**

## **2. Preferred Concept Option**

## **3. Impact Assessment Results and Recommendations**

- Subwatershed / Stormwater Management
- Water and Wastewater
- Transportation

## **4. Draft Official Plan Amendment**

## **5. Next Steps**

## **6. Questions**

## **DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)**

### **SMITHVILLE URBAN AREA EXPANSION**

– Purpose:

- Update population and employment forecasts and targets to 2051\*
- Add land to the Smithville urban area boundary\*
- Designate the added land as "Future Greenfield Area"\*
- Identify the added land as a Secondary Plan Area (Smithville MCP)
- Establish policies to reserve the Smithville MCP area for future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems (*Note: the Smithville MCP Secondary Plan will be implemented through a separate Official Plan Amendment (OPA 63))*)
- Update Rural Settlement Area boundaries\*

**\*As per the new draft Niagara Region Official Plan**

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## **DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)**

### **SMITHVILLE URBAN AREA EXPANSION**

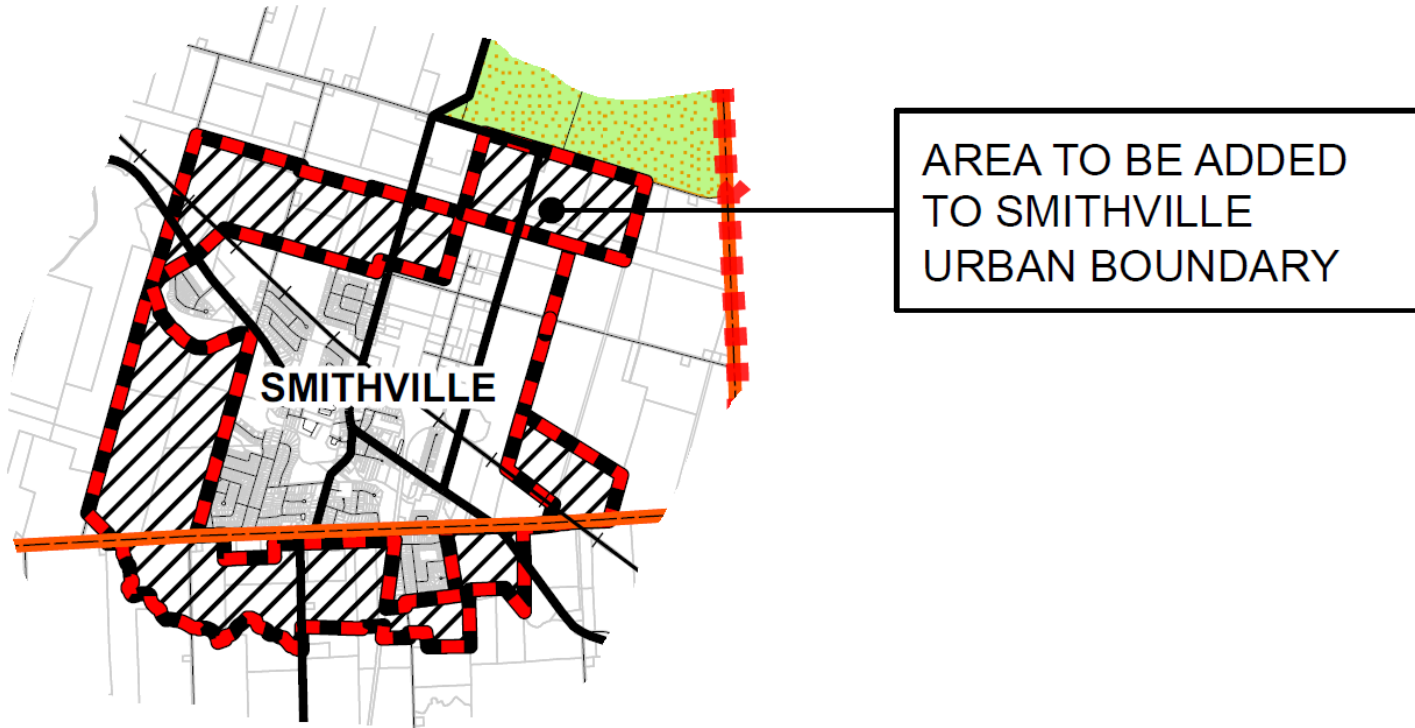
#### Growth Forecast and Targets:

- 2021 Census Population: 15,454
- 2051 Forecast Population: 38,370
- 2051 Forecast Employment: 10,480
- Intensification Target: 13%
- Greenfield Density Target: 50 people and jobs per hectare
- Housing Mix Target:
  - 60% low density
  - 35% medium density
  - 5% high density

## **DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)**

### **SMITHVILLE URBAN AREA EXPANSION**

- Subject Land:

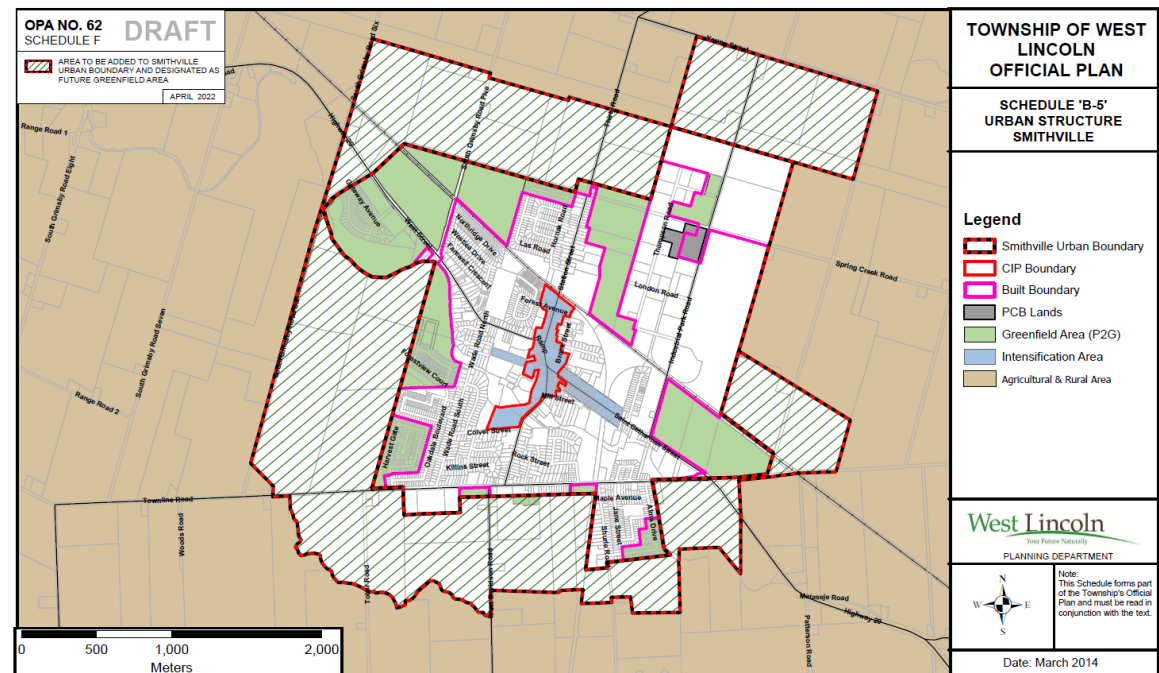


# DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)

## SMITHVILLE URBAN AREA EXPANSION

### Future Greenfield Area:

- To be reserved for future residential neighbourhoods, commercial and mixed-use areas, employment areas, community facilities, parks and a linked natural heritage and open space system
- To be designated for specific land uses and required infrastructure, transportation and natural heritage systems through a separate amendment (OPA 63)

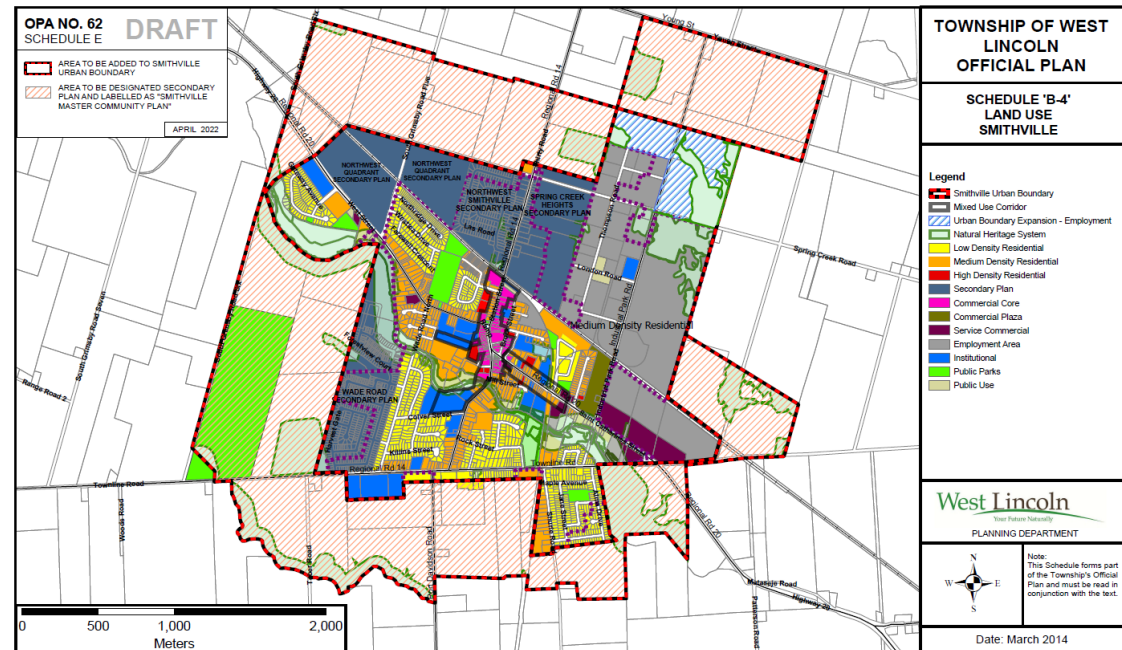


# DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)

## SMITHVILLE URBAN AREA EXPANSION

### Smithville MCP Secondary Plan Area:

- Permitted uses limited to those of an interim nature and infrastructure
- Public Parks designation continues to apply to Leisureplex
- Existing Natural Heritage System mapping and designations apply
- Secondary Plan details to be implemented through separate amendment (OPA 63)

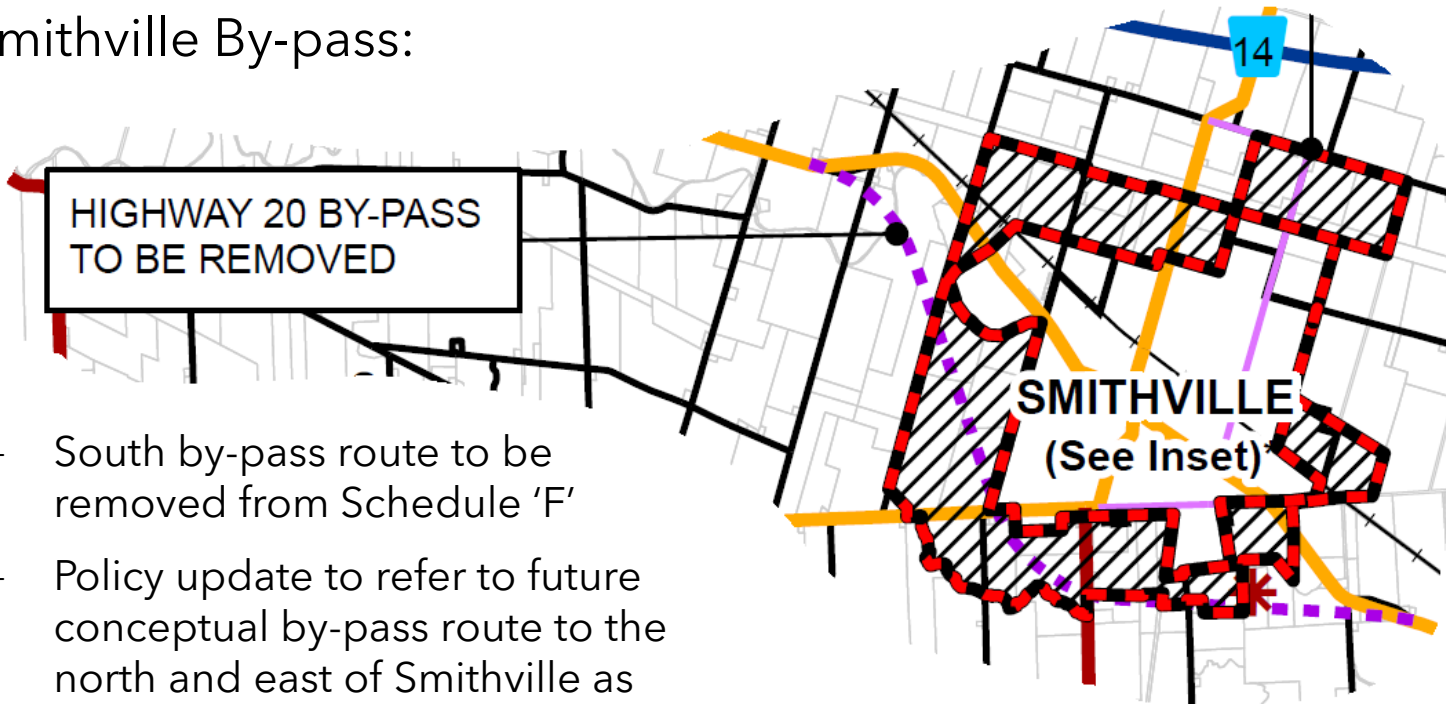




## **DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)**

### **SMITHVILLE URBAN AREA EXPANSION**

Smithville By-pass:

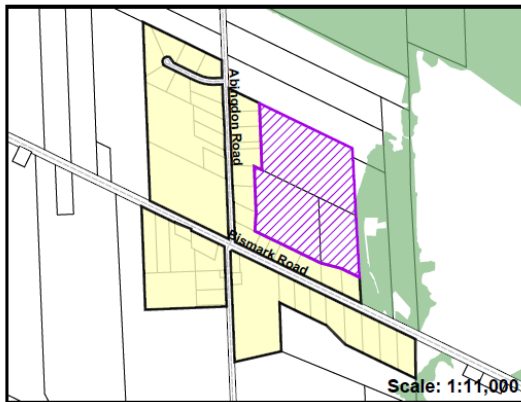


- South by-pass route to be removed from Schedule 'F'
- Policy update to refer to future conceptual by-pass route to the north and east of Smithville as shown in new draft Niagara Region Official Plan

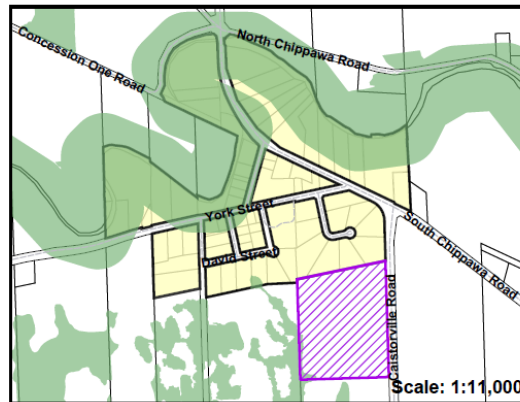
# DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)

## RURAL SETTLEMENT AREA (HAMLET) BOUNDARY UPDATES


**ABINGDON**



**CAISTORVILLE**

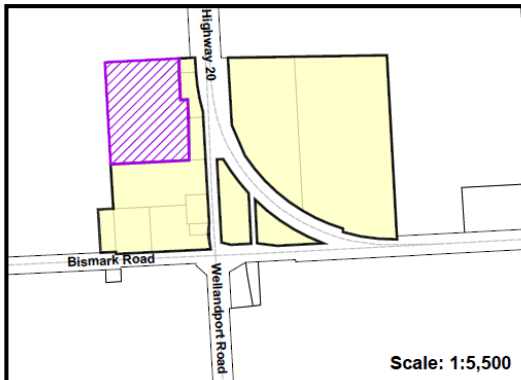


**OPA NO. 62** **DRAFT**  
SCHEDULES L, M, N

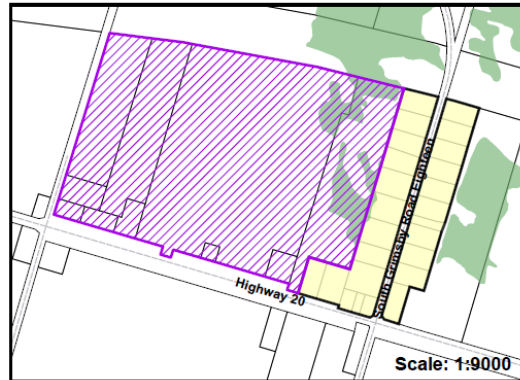
 AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

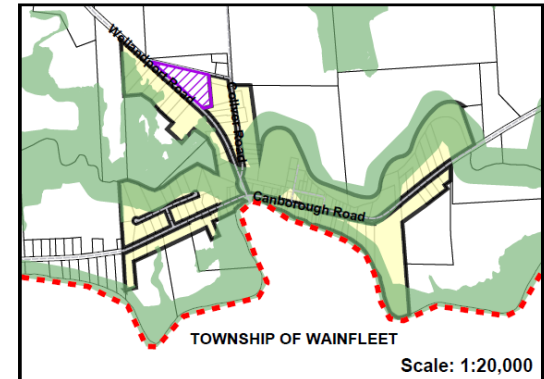
**BISMARK**



**FULTON**






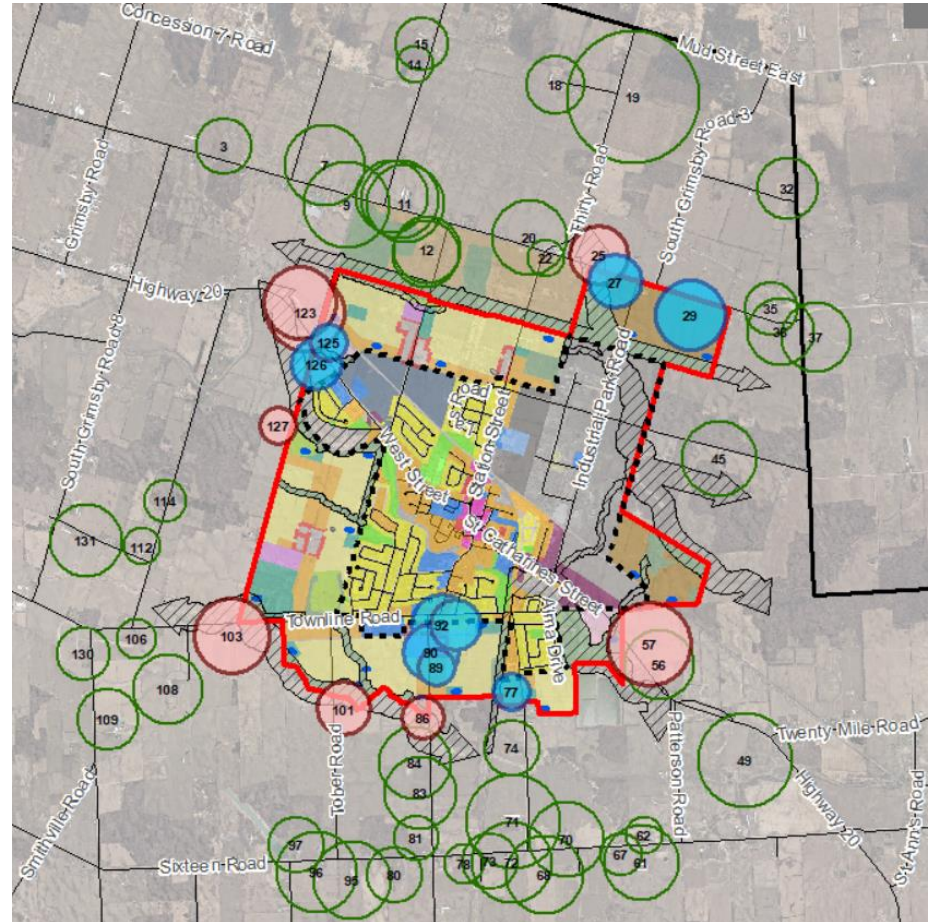
**WELLANDPORT**



## DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)

### MINIMUM DISTANCE SEPARATION (MDS)

-  MDS I – completely outside urban area  
(no impact)
-  MDS I – barn in urban area  
(further review and phasing required for  
development)
-  MDS I – overlaps urban area  
(no impact - policy exceptions and/or  
boundary refinement required)

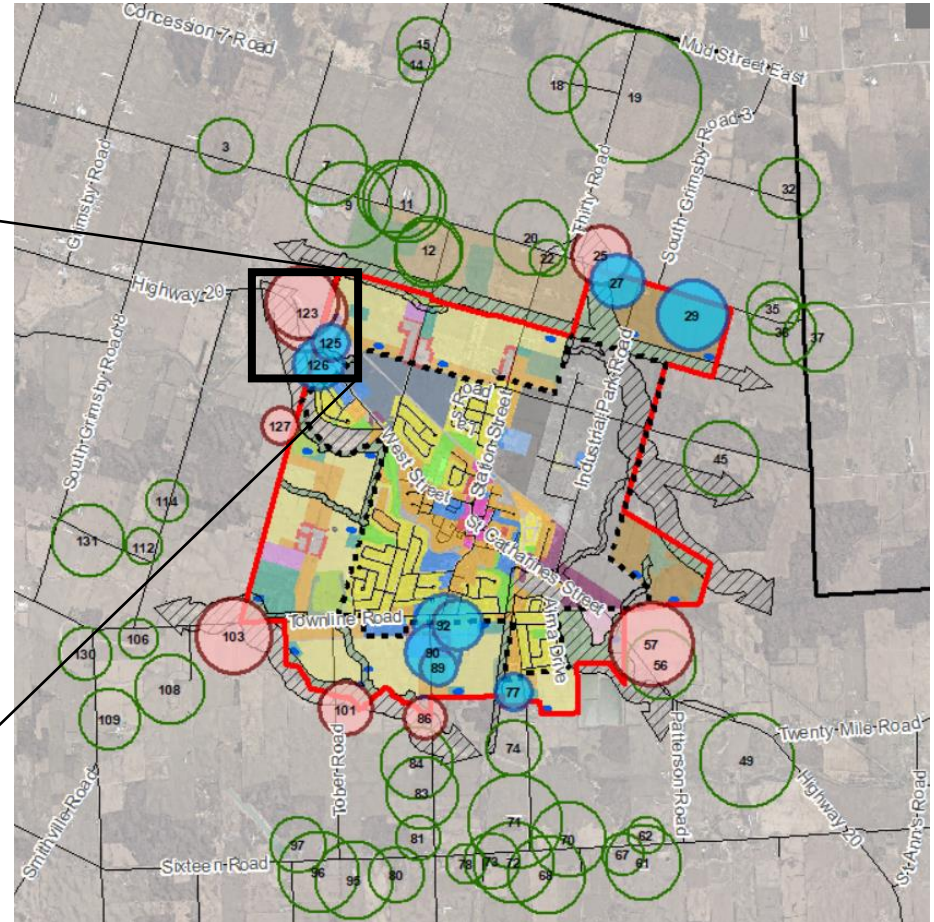
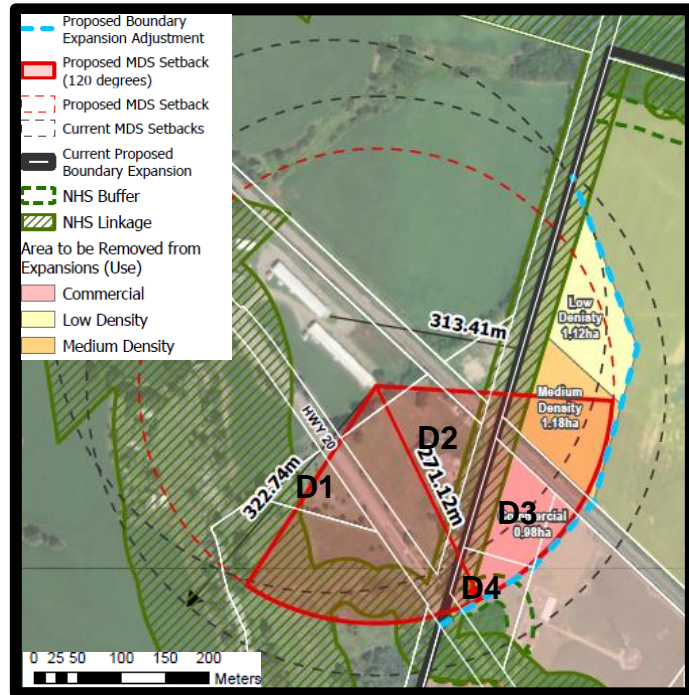




## DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)

### MINIMUM DISTANCE SEPARATION (MDS)

Barns 123 & 135 - Intervening Land Uses  
Proposed Urban Boundary Refinement (3.4 ha):



## DRAFT OFFICIAL PLAN AMENDMENT (OPA 62)

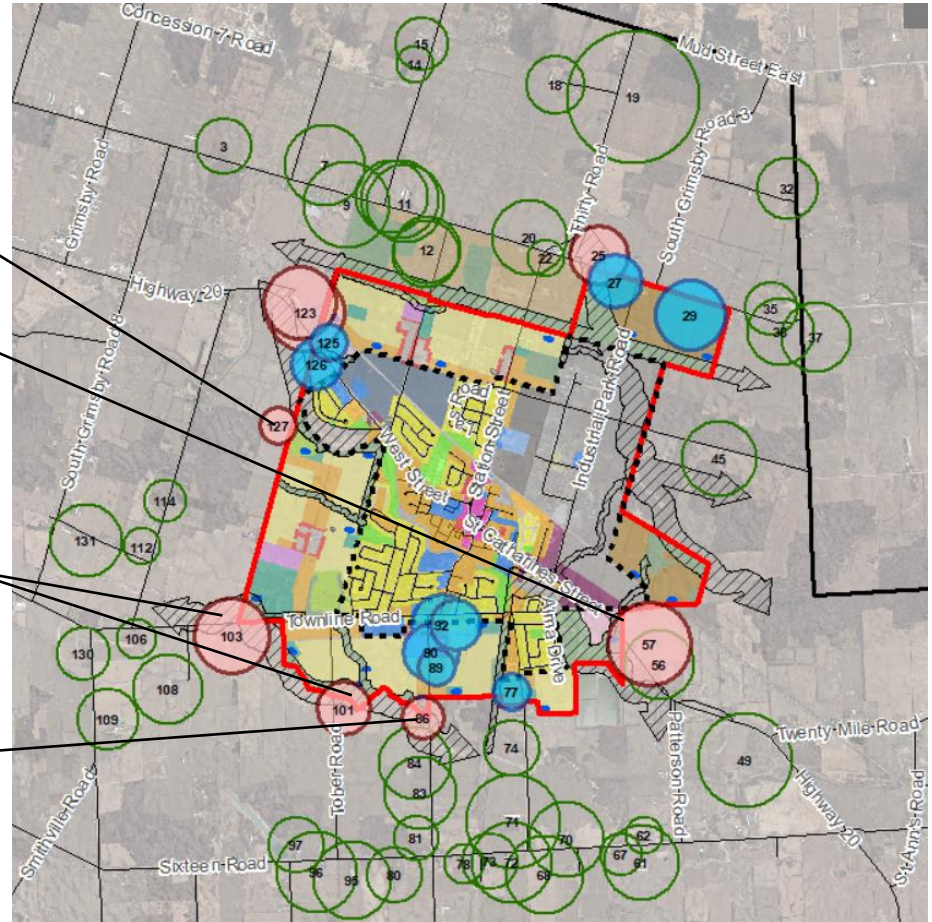
### MINIMUM DISTANCE SEPARATION (MDS)

**Barn 127** – Proposed Restoration Area  
(no impact – policy exception required)

**Barn 57** – Proposed Natural Heritage System,  
Open Space & SWM; MDS I already overlaps  
existing urban boundary (no new impact)

**Barns 101, 103** – Proposed Natural Heritage System  
(no impact – policy exception required)

**Barn 86** – Proposed Natural Heritage System,  
Open Space & SWM (no impact – policy  
exception required)



# **AGENDA**

## **1. Project Timeline**

## **2. Preferred Concept Option**

## **3. Impact Assessment Results and Recommendations**

- Subwatershed / Stormwater Management
- Water and Wastewater
- Transportation

## **4. Draft Official Plan Amendment**

## **5. Next Steps**

## **6. Questions**



## **NEXT STEPS**

- Review and respond to comments and questions received
- OPA No. 62 Township and Region of Niagara approval
- Draft OPA No. 63 (Smithville MCP Secondary Plan) circulation and public meeting
- Subject to adoption by Township and Regional councils, and no appeals the MCP, Sub Watershed Study and Municipal Servicing Master Plans will be finalized and be used to guide implementation of the MCP



# **AGENDA**

## **1. Project Timeline**

## **2. Preferred Concept Option**

## **3. Impact Assessment Results and Recommendations**

- Subwatershed / Stormwater Management
- Water and Wastewater
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## **4. Draft Official Plan Amendment**

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## **6. Questions**

**Thank you!  
Question Period**



**West Lincoln**  
Your Future Naturally

**SMITHVILLE MASTER COMMUNITY PLAN**

**PIC 3 / COUNCIL MEETING, April 27, 2022**

# **SCHEDULE "F" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**

## **Text – WL council presentation April 27<sup>th</sup>, 2022**

Good evening, we are Linda and Rick Sivyer, we live on Townline Road. And we thank you for this opportunity to give feedback on the Proposed Master Community Plan Amendment, with respect to the urban boundary expansion.

### Slide 1

Let's state our position. We fully support the plans developed by our planning department and their consultants for the Master Plan Amendment for a number of reasons.

- It aligns with the master plan of the Niagara Region for population growth.
- We see a balanced approach to enlarging the urban boundary with attention to intensification within the existing boundary, the addition of a variety of housing types including more affordable homes, allowance for more commercial and industrial areas in well-chosen locations, areas for recreation and provisions for infrastructure, transportation and services.
- We see an awareness of the amount of agricultural land to be taken out of production and the need to protect wetlands and other Natural Heritage Systems. We wish to comment specifically on these Natural Heritage Systems. Some of those systems are included within the urban boundary expansion zone in keeping with provincial recommendations for best practices.

### Slide 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."*

It goes further to require the maintenance of these linkages to protect, improve or restore the quality and quantity of water.

### Slide 3

*Natural Heritage Systems are defined as areas which are linked by natural corridors and which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems.*

In Ontario and across the country in recent years there is a growing understanding (as well as supporting legislation) that these areas are essential to plant and animal protection and biodiversity. They act as carbon sinks to combat climate change, they protect water quantity and quality, they mitigate the effects of both flooding and drought but they also provide for the well-being of the human population, our physical and mental health and with important economic benefits as well.

### Slide 4

*Municipalities will incorporate the Natural Heritage System for the Growth Plan as an overlay in official plans, and will apply appropriate policies to maintain, restore, or enhance the diversity*

## **SCHEDULE "F" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**

*and connectivity of the system and the long-term ecological or hydrologic functions of the features and areas as set out in the policies in this subsection...*

*at least **30 per cent** of the total developable area will remain or be returned to natural self-sustaining vegetation...*

Let's be clear what this means, these natural systems the policies refer to are not individually planted trees here and there in isolated spots where they may or may not grow. And these natural systems are not a few trees planted along a boulevard, although those are attractive. Restored eco systems require space, a location for good growth, good management to get them started and then time.

### Slide 5

Here we see the Natural Heritage Systems map in the Master Plan amendment for all of West Lincoln. Notice the attention paid to natural corridors linking important natural features to facilitate movement of species and lessen the risk of isolated populations declining in numbers and disappearing. Those are the worm-like shapes on the map with the orange hash marks.

Notice too the identification of fish habitat, those blue lines, showing habitat for fish, yes, but also for all manner of aquatic species that rely on these systems and those that feed off them. And the riparian buffers along many stream banks, they are the areas of vegetation that prevent pollutants and top soil from flowing into streams.

### Slide 6

This chart illustrates the water pollutants found in the 20 Mile Creek prepared by the NPCA, some greatly exceeding standards. While we don't take our drinking water directly from the 20 Mile Creek, think about where the creek water goes, into Lake Ontario, our water supply and you'll more easily get the connection with our human health. Multiply the pollutants in our creeks by the number of creeks flowing into the Great Lakes that provide drinking water to millions and it's easy to see the responsibility that every municipality shares. And it all starts with protecting our many small streams and water courses. You see from the chart of the pollutants that we are not yet successful enough. The Master Plan Amendment works address that.

### Slide 7

Even forest remnants like the one shown here can provide small eco systems where species find a home, even if seasonally.

### Slide 8

Notice the small pond that appears here each spring. It's home right now to a chorus of spring peepers, and a way station to returning ducks and a muskrat

### Slide 9

It's home to cardinals, woodpeckers, spring orioles and numerous other bird species.

### Slide 10

Don't forget that Natural Heritage Systems support the well-being of our human population of all ages.

# **SCHEDULE "F" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**

Our thanks to the residents along the north end of Harvest Gate for providing these photos.

## **Slide 11**

Untouched Natural Heritage Systems have taken eons to evolve and are not easily replaced by planting. But restoration and improvement are still important tools for us.

This slide was part of a presentation to council in June of last year by the students of Smithville Christian High School. Tree planting on approx. 2 acres of township land will take place this spring north of Golden Acres Drive through Land Care Niagara and with the township's financial support. Now is a good time to continue restoration and enhancement. Funds and expertise are available from a variety of sources to support municipalities. In addition to the Land Care tree planting program, the World Wildlife Federation and TD's friends of the environment are just 2 that are active locally.

## **Slide 12**

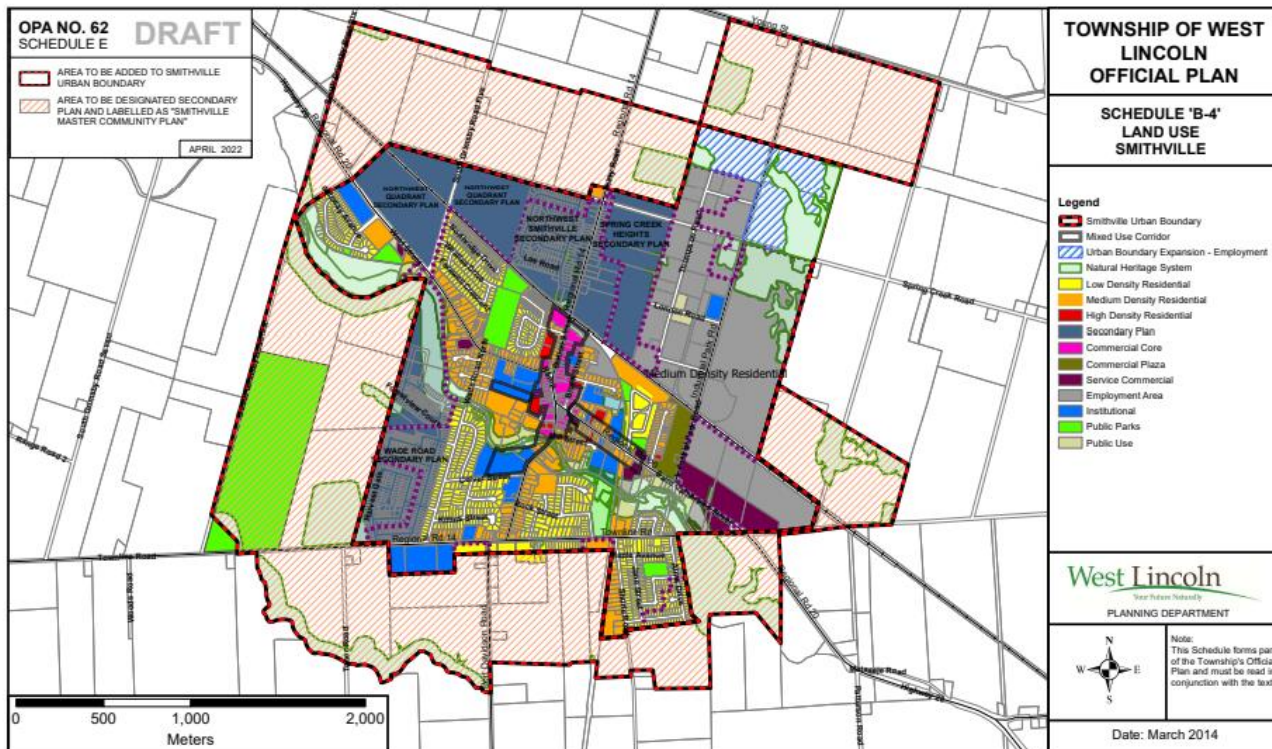
The students and staff of the High School are to be congratulated on their initiative and foresight in pursuing this reforestation project. They have understood the importance of reforestation in an urban setting. Let's follow their lead in protecting and restoring Natural Heritage Systems.

We fully expect there will be people who will challenge the Master Community Plan Amendment for their own financial interests. Let's understand that we, the residents, have hired the expertise of our planning department and their consultants to act in the best interests of the community. They understand the legislative requirements, they consider the local situation and conduct the necessary studies to develop a comprehensive plan. They are looking at the long term, the rest of our lives and the lives of those who come after us for generations. We should be guided by their expertise.

## **Slide 13**

And finally .... protection, enhancement and restoration of Natural Heritage Systems are not in conflict with urban expansion or economic well-being. They are essential pieces of the entire picture of a healthy community. We applaud the planning that has taken place to incorporate these systems for the benefit of all and urge council to accept the proposed amendment to the Smithville Master Community Plan.

# SCHEDULE "F" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES





## **Planning Act and Provincial Policy Statement - Land Use**

- describes how land uses may be controlled, and who may control them  
promotes sustainable economic development in a healthy natural  
environment

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.

## **Definition – Natural Heritage Systems**

Natural Heritage Systems are defined as areas which are linked by natural corridors and which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems.

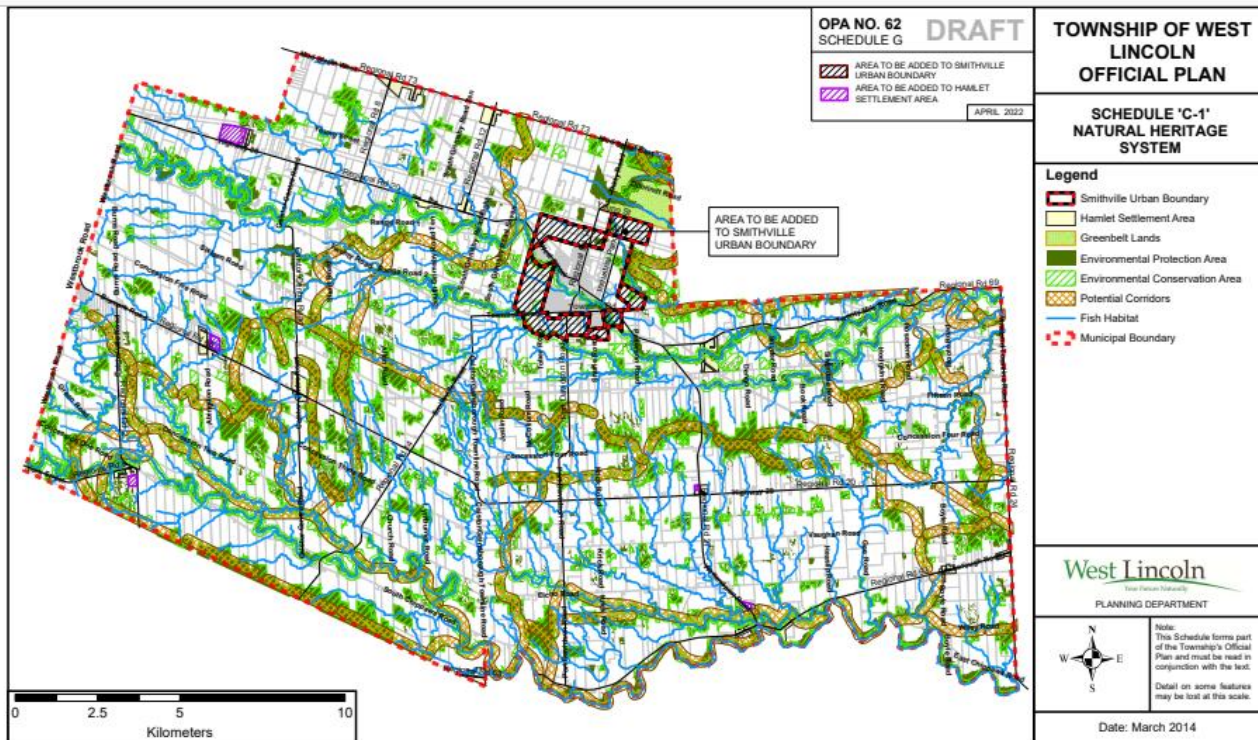
## **Natural Heritage Systems for the Growth Plan**

Municipalities will incorporate the *Natural Heritage System for the Growth Plan* as an overlay in official plans, and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or *hydrologic functions* of the features and areas as set out in the policies in this subsection...

- New *development* or *site alteration* will demonstrate that...

**at least 30 per cent of the *total developable area* will remain or be returned to *natural self-sustaining vegetation*...**

# SCHEDULE "F" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER THE PLANNING ACT MINUTES



**SCHEDULE "F" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER  
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Parameter	Environmental Standards PWQO/CWQG	Median concentration 2016-2020	# Exceedances 2016-2020	% Samples Exceeding 2016-2020
Chloride	120 mg/L	62.7 mg/L	5	13%
Copper	0.005 mg/L	0.00255 mg/L	2	2%
E. coli	100 cfu/100mL	153 cfu/100mL	20	59%
Lead	0.005 mg/L	0 mg/L	0	0%
NO3-N	3.0 mg/L	1.297 mg/L	7	18%
TP	0.03 mg/L	0.227 mg/L	40	100%
TSS	30 mg/L	18.6 mg/L	11	28%
Zinc	0.02 mg/L	0.0117 mg/L	6	17%

**SCHEDULE "F" TO THE APRIL 27, 2022 PUBLIC MEETING UNDER  
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# Reforestation Proposal

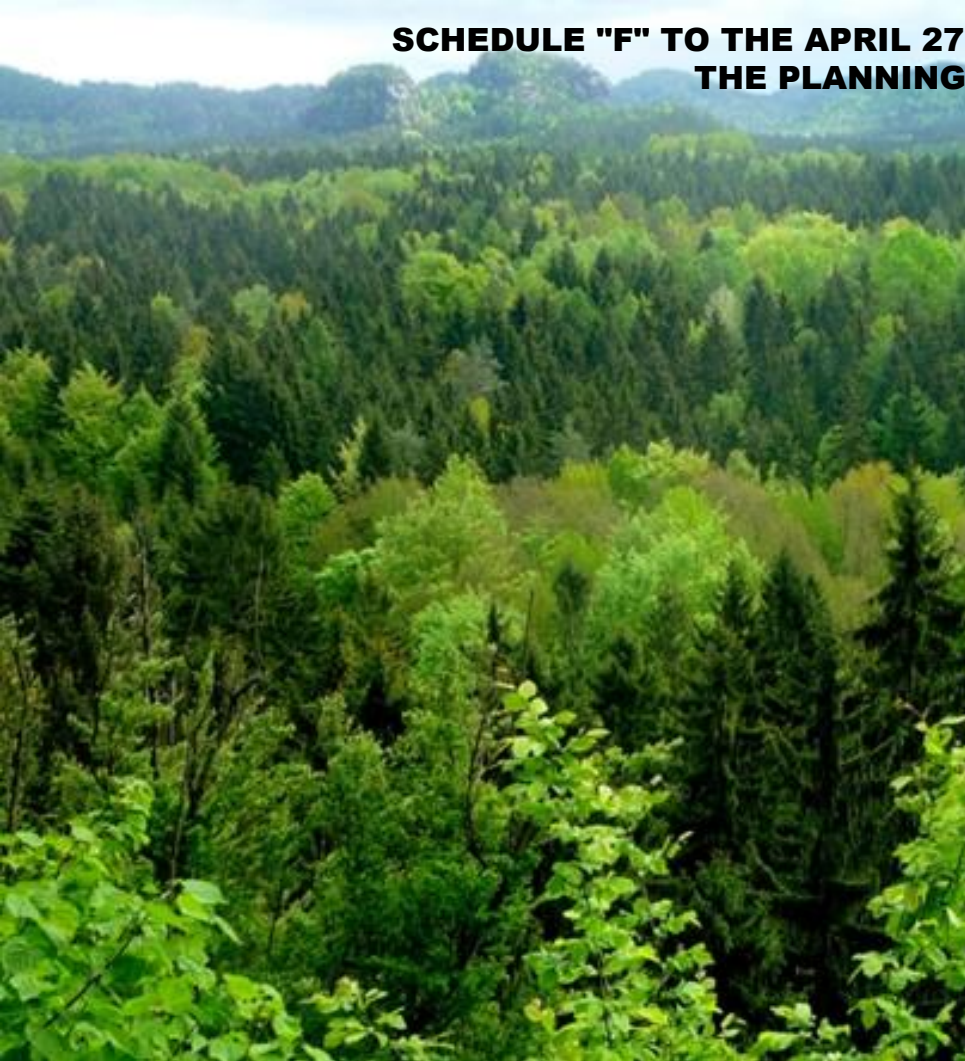
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Smithville Christian High School

Smithville Planning Committee Meeting  
June 14, 2021







# Why Plant Forests in Urban Settings?

- Reduces runoff
- Improves water filtration
- Habitat for wildlife
- Improves biodiversity
- Aesthetic purposes
- Carbon sink

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