



## **SMITHVILLE MASTER COMMUNITY PLAN**

PUBLIC MEETING OF COUNCIL

OFFICIAL PLAN AMENDMENT NO. 63

**June 27, 2022**

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# AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. Draft Official Plan Amendment No. 63
4. Next Steps
5. Questions

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# AGENDA

## 1. Project Timeline

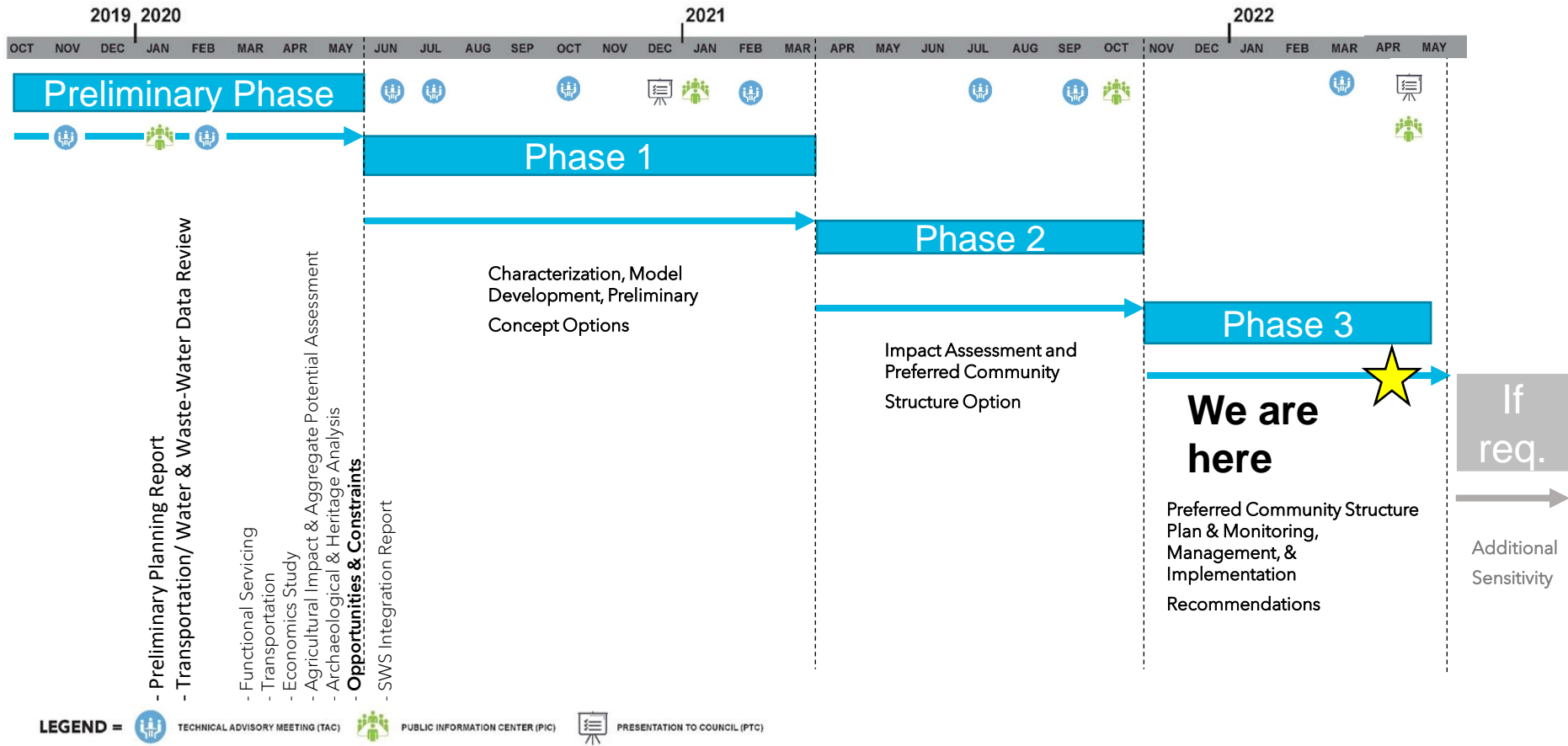
2. Recap: Draft Official Plan Amendment No. 62

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4. Next Steps

5. Questions

# PROJECT TIMELINE



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## RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 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**

## RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

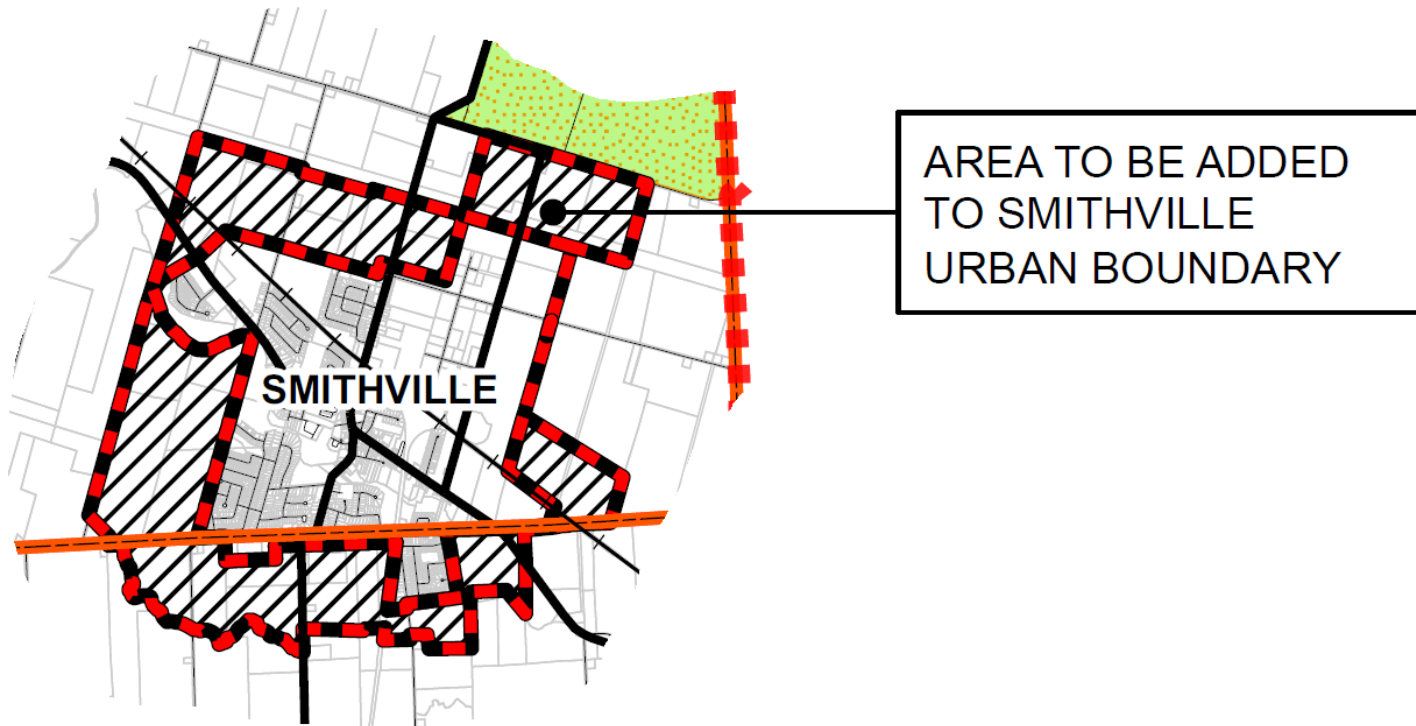
### SMITHVILLE URBAN AREA EXPANSION

#### 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

## RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

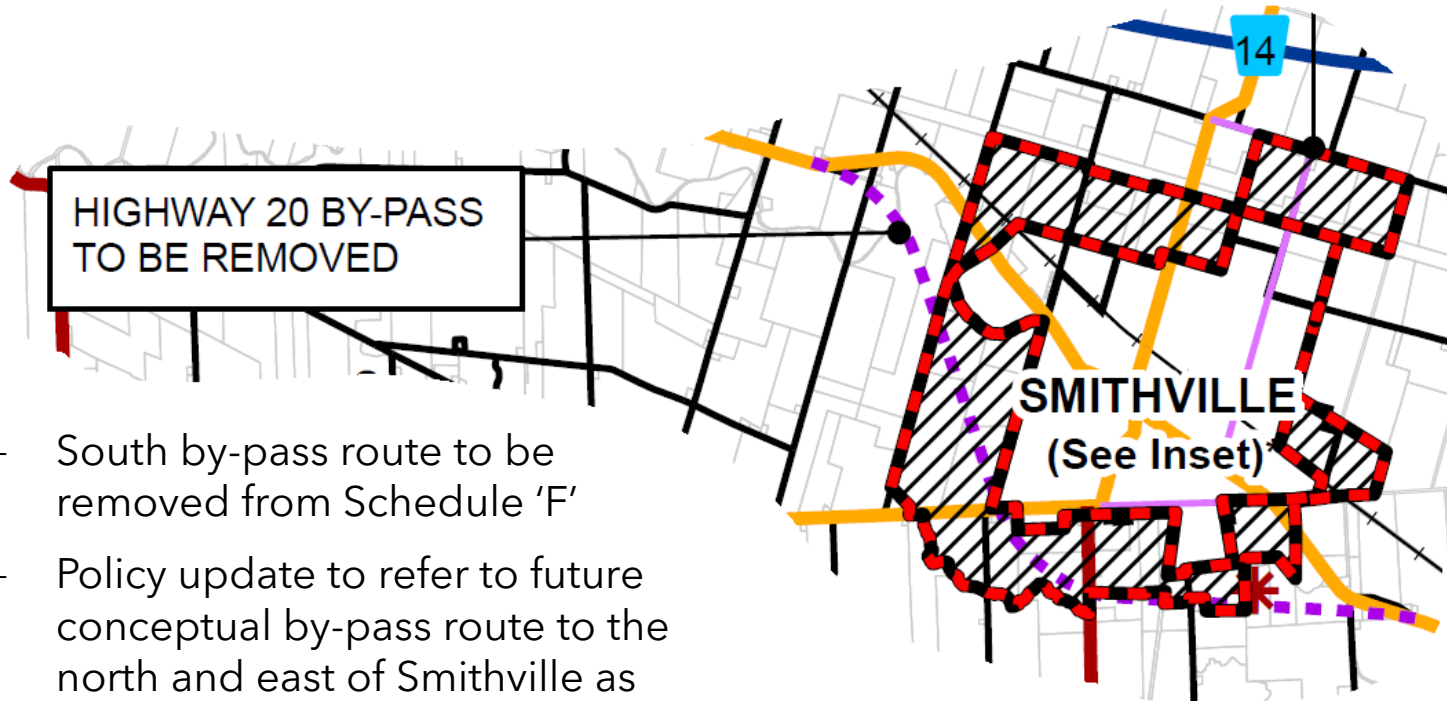
### SMITHVILLE URBAN AREA EXPANSION





## RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

### SMITHVILLE URBAN AREA EXPANSION

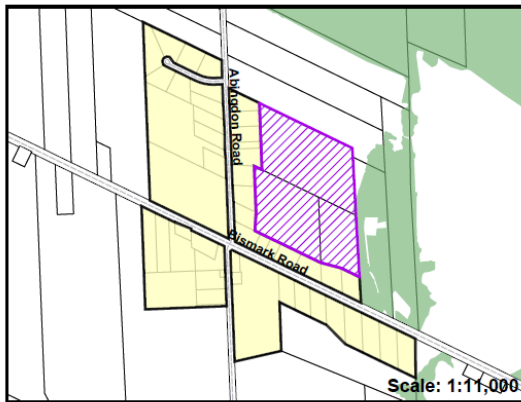


- South by-pass route to be removed from Schedule 'F'
- Policy update to refer to future conceptual by-pass route to the north and east of Smithville as shown in new draft Niagara Region Official Plan

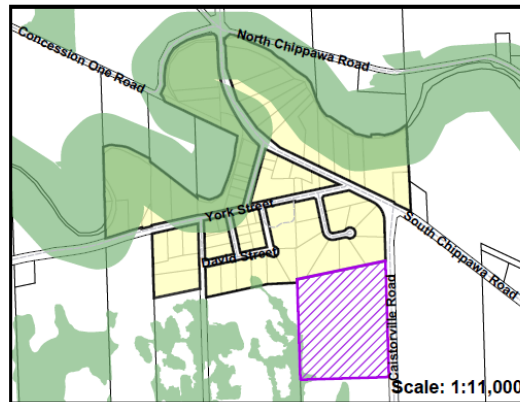
# RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

## RURAL SETTLEMENT AREA (HAMLET) BOUNDARY UPDATES


ABINGDON



CAISTORVILLE

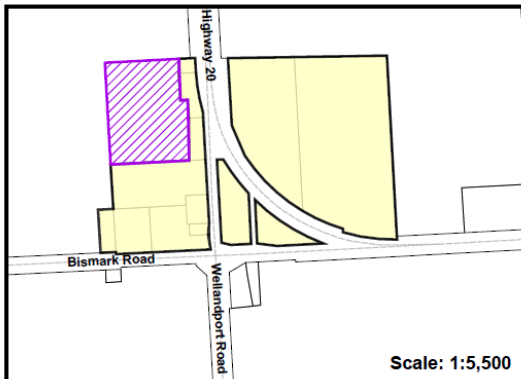


**OPA NO. 62** **DRAFT**  
SCHEDULES L, M, N

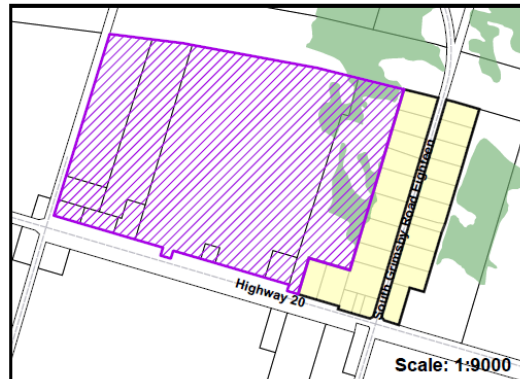
 AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

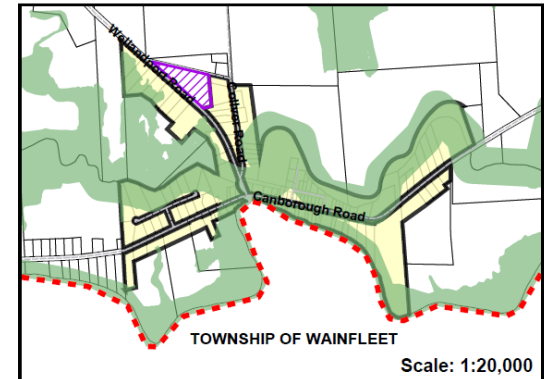
BISMARK



FULTON



WELLANDPORT



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# **DRAFT OFFICIAL PLAN AMENDMENT NO. 63**

## **SMITHVILLE MASTER COMMUNITY PLAN**

### Sections:

1. Introduction
2. Land Use Plan
3. Natural Heritage System
4. Infrastructure & Transportation Systems
5. Community Design & Sustainability
6. Implementation
7. Map Schedules

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INTRODUCTION - VISION (2051)

Smithville is a **vibrant centre of community life and economic activity** in western Niagara, offering a range of **services and amenities** to residents across the Township and as a **memorable place to visit**.

West Lincoln's **diverse agricultural sector** is strengthened by **local access to supportive and complementary businesses** in Smithville's north-east employment area and farm-related services nearby, and **local food retailing opportunities**. The **movement of goods** including agricultural products is efficiently accommodated by **strong regional transportation connections** and delivery routes, connecting local businesses to broader markets. Smithville's **well-defined community edges** provide certainty to the long-term protection of high-quality farmlands and investment in agricultural production.

Smithville retains its **rural, small-town character**, while **using land, energy and infrastructure efficiently**. Community and **environmental health, sustainability and resiliency** are protected by a **linked system of natural features, water resources and open spaces**, supported by environmental stewardship and watershed management. Urban places are framed and enhanced by **connected natural landscapes**.

Quiet residential neighbourhoods provide a **range of housing to meet diverse needs**. **Local retail and services, parks, open spaces and community facilities** are within convenient walking and cycling distances via **safe, multi-modal streets and multi-use trails**. A **network of complete streets** supports enhanced connectivity within neighbourhoods and throughout Smithville and provides **access to local and regional transit and ride-sharing options**.

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INTRODUCTION - GOALS

ACCOMMODATE  
FORECAST GROWTH  
TO 2051

SMALL TOWN  
CHARACTER &  
COMPATIBILITY;  
WELL-DEFINED  
URBAN EDGES

HEALTHY  
ENVIRONMENT;  
LINKED OPEN SPACE  
& NHS – PROTECT,  
RESTORE, ENHANCE

COMPLETE  
COMMUNITY,  
RESILIENT &  
SUSTAINABLE

RANGE AND MIX OF  
HOUSING AT  
APPROPRIATE  
DENSITIES

ACCESS TO  
COMMUNITY  
FACILITIES &  
SERVICES

LOCAL FOOD, RETAIL  
& COMMERCIAL  
SERVICES

LOCAL JOBS &  
INDUSTRY;  
AGRICULTURAL  
SERVICE CENTRE

COMPLETE STREETS  
& WALKABILITY;  
TRANSPORTATION  
CHOICES

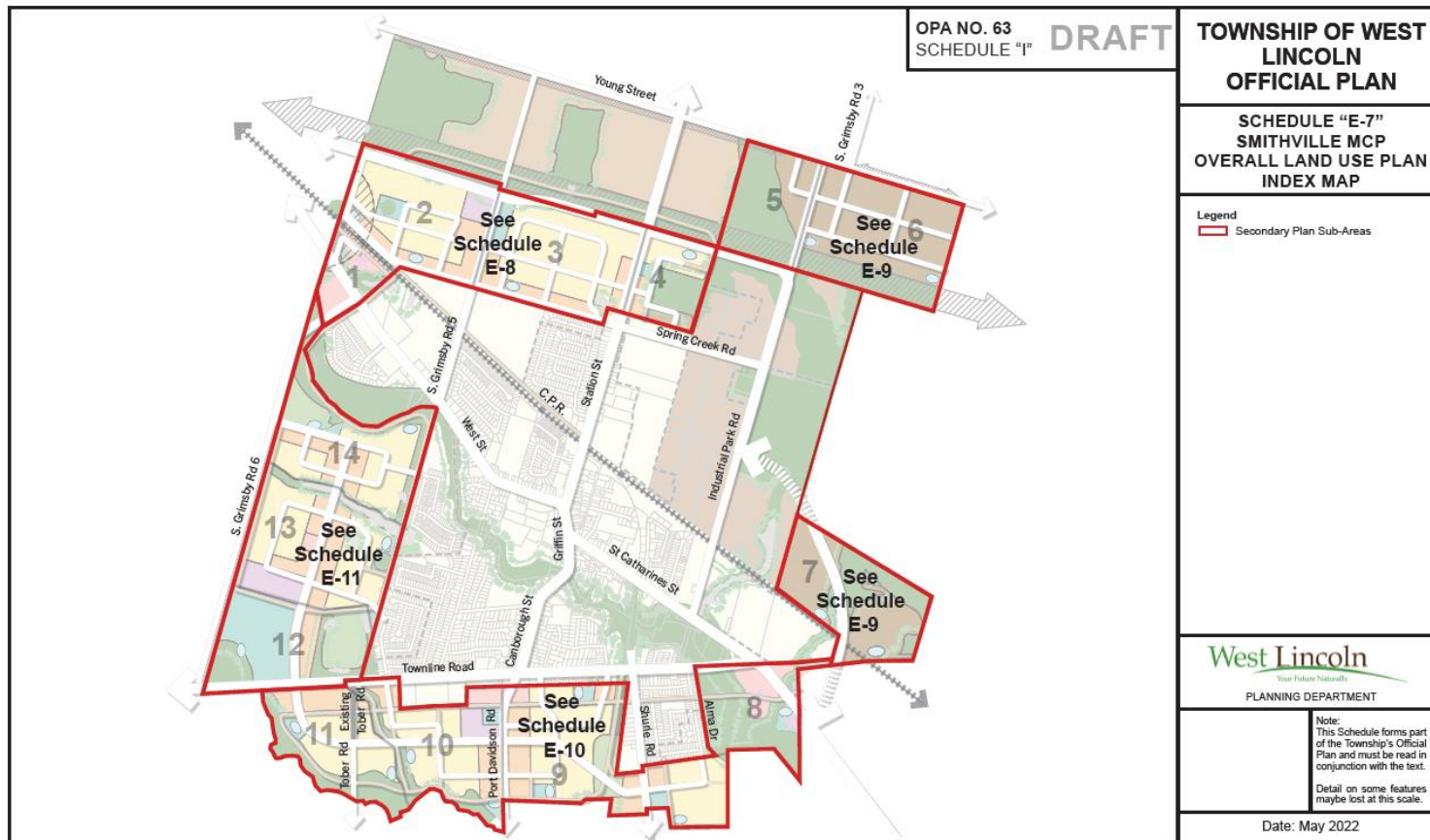
REGIONAL  
CONNECTIVITY &  
GOODS MOVEMENT

OPTIMIZED,  
EFFICIENT & GREEN  
INFRASTRUCTURE;  
STAGED  
DEVELOPMENT

AVOID/MITIGATE  
HAZARDS: PROTECT  
& MANAGE WATER  
RESOURCES

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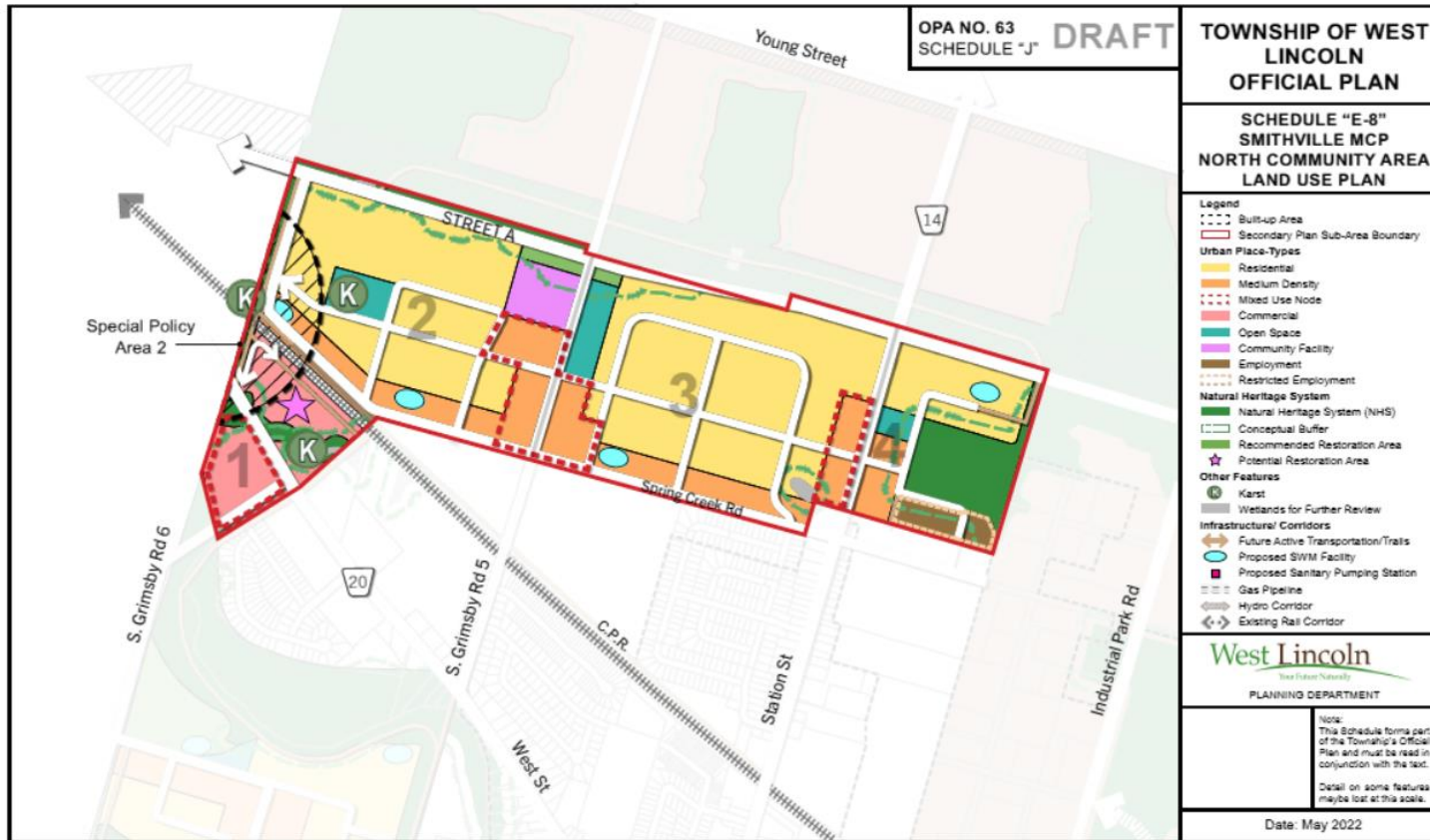
## LAND USE PLAN





# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

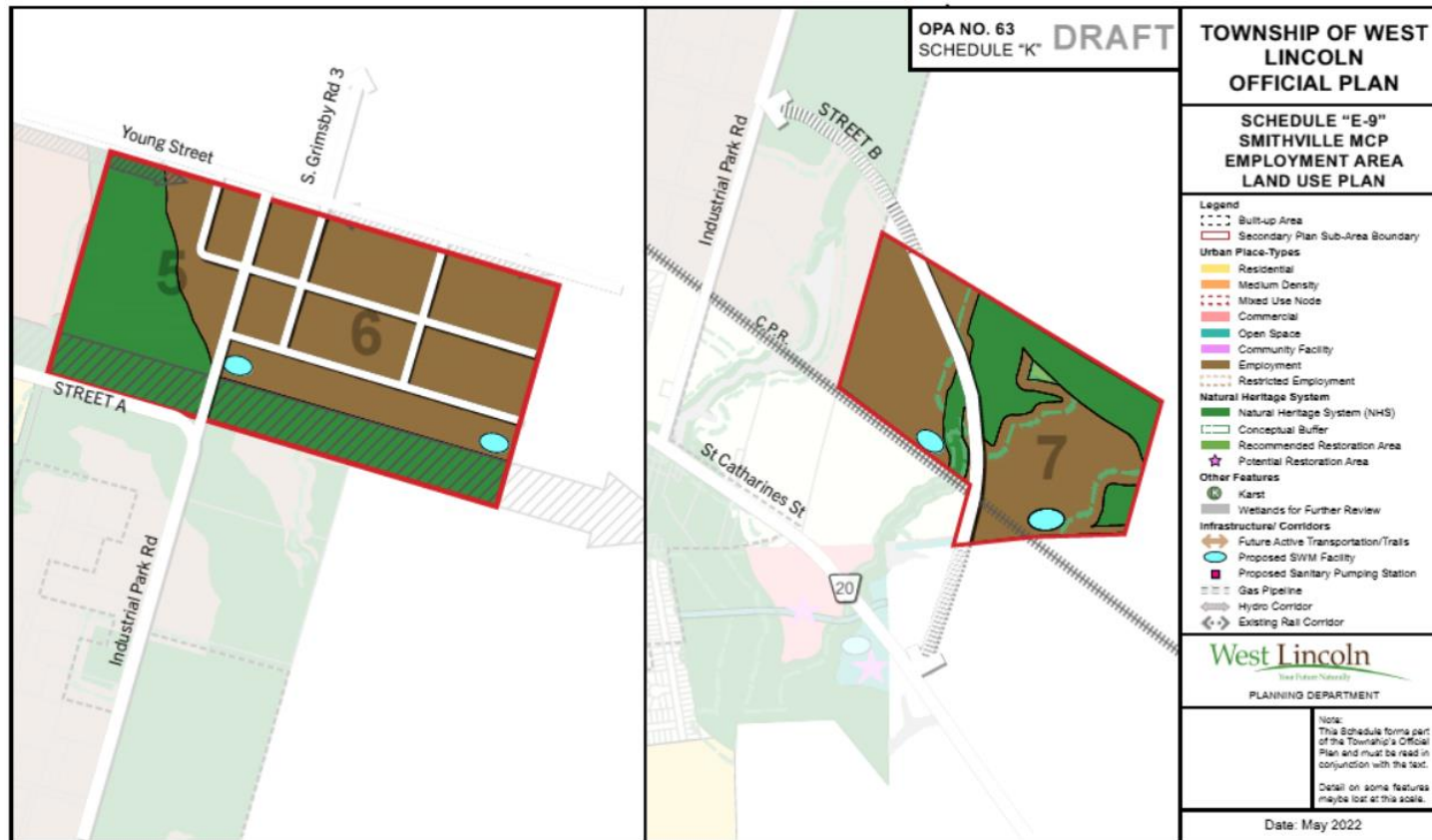
## LAND USE PLAN





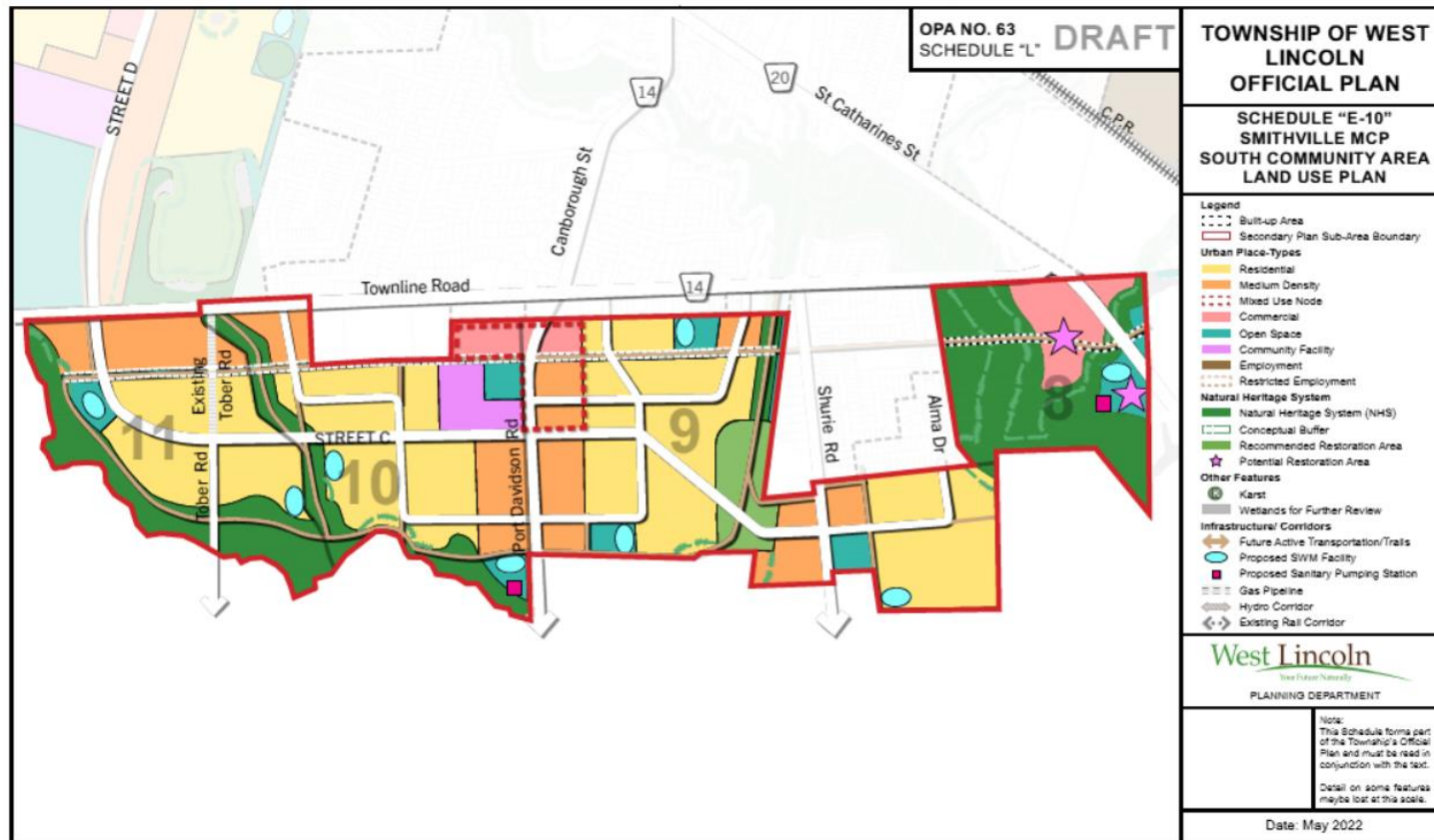
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## LAND USE PLAN



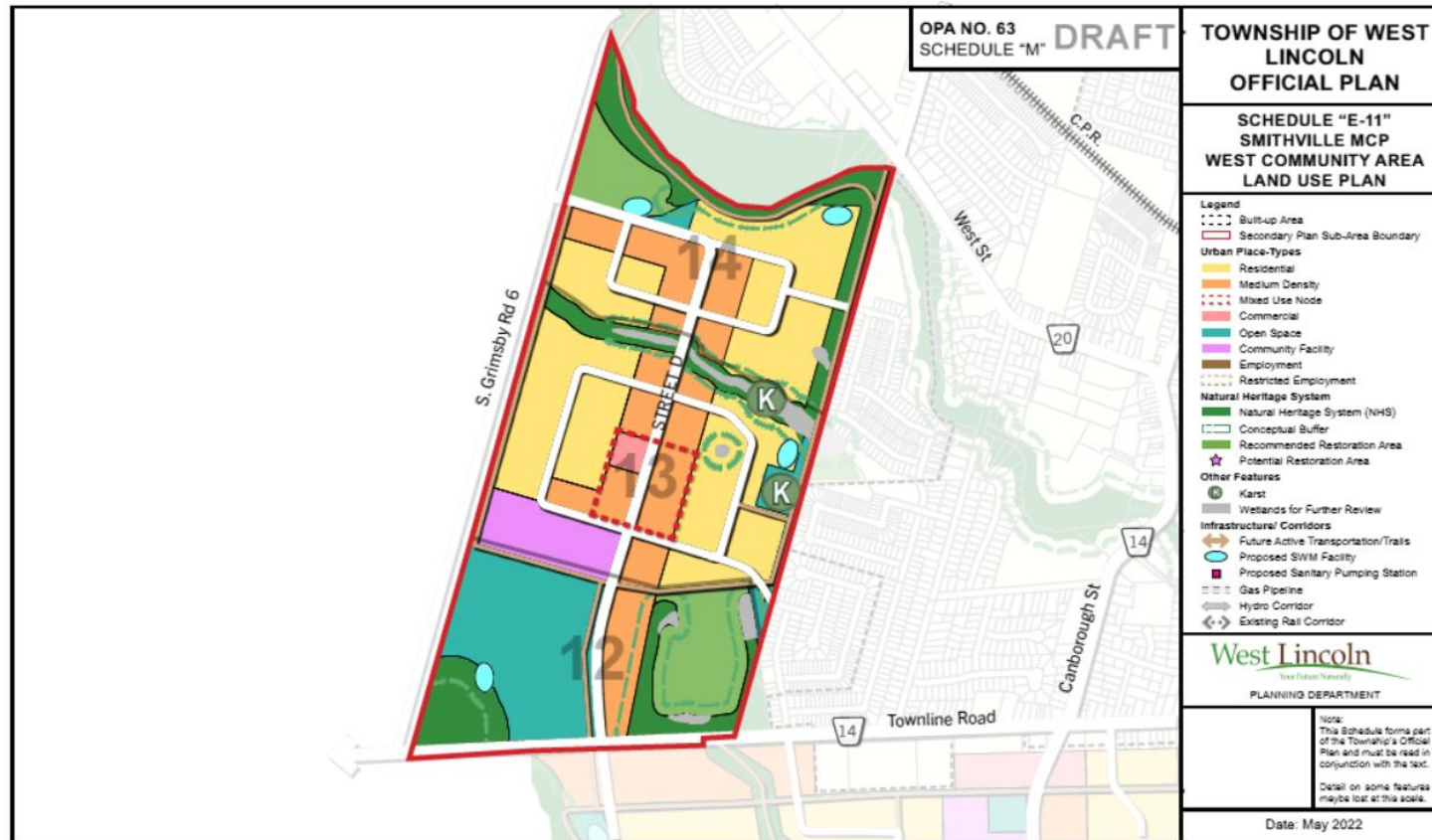
# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## LAND USE PLAN



# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## LAND USE PLAN



## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### LAND USE PLAN

#### Land Use Designations:

- Residential
- Medium Density
- Commercial
- Mixed Use Node\*
- Open Space
- Employment
- Restricted Employment\*
- Proposed SWM facilities – conceptual locations – based upon SWS
- Conceptual Buffers – part of NHS
- Density target: 50 people and jobs per hectare

\*overlay designations

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### LAND USE PLAN - POLICIES

#### Residential:

- **Planned Function:** to provide opportunity for the development of low-rise, ground-related residential land uses at lower densities.
- **Permitted Uses:** Single detached dwellings; Semi detached dwellings; Duplex dwellings; Townhomes; Converted Dwellings & Additional Residential Units; Home Occupations; Bed & Breakfast Establishments; Day-Care Facilities; Public & Private Utilities
- **Other Potential Uses (subject to ZBA):** Local convenience retail/services; Places of worship; Educational facilities
- **Density:** 15-20 units per hectare
- **Height:** Up to 2.5 storeys
- **Key Design Principles:** attractive street edge and strong public face; designed for an additional residential unit or ease of conversion; animated residential streetscape; variety of housing types, sizes and styles yet consistent and compatible

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### LAND USE PLAN - POLICIES

#### Medium Density:

- **Planned Function:** to provide opportunity for the development of low-rise, multi-unit residential land uses at medium densities.
- **Permitted Uses:** Townhomes (variety of forms – street, cluster, back-to-back, stacked), triplexes, fourplexes and other multiples (80%); apartments (10%); duplex and semi-detached (10%); additional residential units; communal housing; home occupations; bed-and-breakfast establishments; day-care facilities; public and private utilities
- **Other Potential Uses (subject to ZBA):** Local convenience retail/services; Places of worship; Educational facilities
- **Density:** 20-40 units per hectare
- **Height:** Up to 3 storeys (up to 4 storeys where justified through re-zoning)
- **Key Design Principles:** attractive street edge and strong public face; transition of density and height with adjoining low-density residential; individual unit and common parking areas; animated residential streetscape, pedestrian-oriented;

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### LAND USE PLAN - POLICIES

#### Commercial:

- **Planned Function:** provide a wide range of commercial uses to meet the needs of residents, with a reasonable walking distance and contribute to achieving a complete community.
- **Permitted Uses:** full range of retail commercial uses; personal services and commercial services; medical clinics, dental clinics, and other health care-related uses; restaurants; hotels; cultural, recreational and entertainment uses; community and institutional uses; public and private utilities.
- **Height:** Up to 3 storeys (up to 4 storeys where justified through re-zoning)
- **Key Design Principles:** strong street edge and pedestrian and transit-orientation; mix of uses and building/unit sizes; multi-unit and single-tenant building formats; high quality public amenities and landscaping (urban squares/greenspaces, landmark features); walkable and cycling supports; plan for integration of future transit connections/stops



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### LAND USE PLAN - POLICIES

#### Mixed-Use Nodes:

- **Planned Function:** neighbourhood focal points accommodating a mix of compatible residential, commercial and community uses centrally located as a walkable destination and/or along key corridors and community gateways.
- **Permitted Uses:** Commercial Mixed-Use Nodes: primarily commercial uses with appropriately located residential uses in the form of apartments in the upper storey(s) of mixed-use buildings. Medium Density Mixed-Use Nodes: primarily medium density residential with compatible commercial uses primarily small-scale retail, personal service, office, live-work and community uses at the ground floor/street-level.
- **Height:** Up to 3 storeys (up to 4 storeys where justified through re-zoning)
- **Key Design Principles:** vibrant street with prominent building entrances and street-level facades clear-glazed to promote a high level of visibility; separate residential entrances in mixed-use buildings; design transition from commercial to residential components of mixed-use buildings through architectural detailing such as cornices, signage, porches, and/ or changes in materials or colours.



# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## LAND USE PLAN - POLICIES

### Open Space:

- **Planned Function:** accommodate needs for a range of outdoor recreation facilities and amenities, active and passive recreation, trails and access to natural spaces, establish a connected public open space system, recognize and provide for community greening / green infrastructure and enhanced tree canopy coverage.
- **Permitted Uses:** Parks, trails, associated buildings and structures, conservation and natural areas restoration and enhancement, for a range of active and passive recreation activities; public and private utilities.
- **Key Design Principles:** well-connected open spaces and corridors that encompass both natural and manicured landscapes and supportive amenities and facilities for public access to greenspace and recreation in a variety of settings.

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### LAND USE PLAN - POLICIES

#### Community Facility:

- **Planned Function:** accommodate needs for a range of community facilities that play an important role in civic life, often as the heart of community activities and social events for all ages, abilities and cultures.
- **Permitted Uses:** Schools and other educational facilities; Community Centres; Libraries; Cultural and Recreational Facilities; Parks; Places of Worship; Parks; and similar uses and facilities (per ZB).
- **Height:** Up to 3 storeys (site-specific exceptions may be made by OPA for up to 4 storeys)
- **Key Design Principles:** sense of community and neighbourhood/community focal point for gathering; access to transit and transportation options; extension of public realm; best practices in sustainability, safety and accessibility; high quality design, prominent entrances, transparency between indoor and outdoor spaces.

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### LAND USE PLAN - POLICIES

#### Employment:

- **Planned Function:** protected land base for employment as an extension of Smithville's existing North-East Industrial Park for a range of industrial, office and ancillary/supportive employment area uses.
- **Permitted Uses:** Industrial uses (including manufacturing, processing, servicing, warehousing, and the storage of goods and raw materials); data processing, laboratories, and research and development facilities; business parks; accessory offices; agricultural services; other uses (per ZB).
- **Other Potential Uses:** ancillary facilities and uses supportive of the employment area. Accessory retail limited to goods manufactured or processed on-site.
- **Key Design Principles:** buildings with continuous street frontage to the extent possible to promote a more urban character; campus-style developments; screening of loading and outdoor storage areas; gateway and prestige sites defined by high profile buildings; strong access and connectivity to primary goods movement corridors.

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### LAND USE PLAN - POLICIES

#### Restricted Employment:

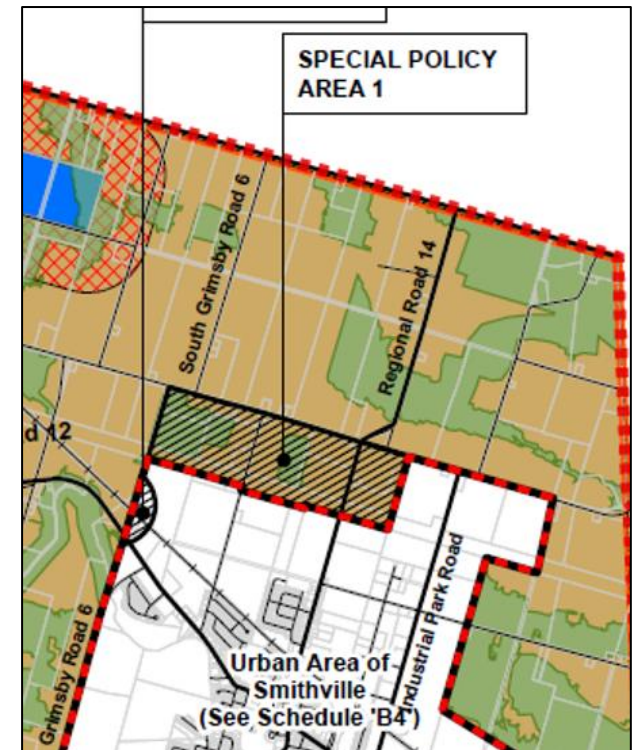
- **Planned Function:** to provide for limited types of employment uses compatible with adjacent residential areas and appropriate transition of land uses between residential areas and larger employment areas.
- **Permitted Uses:** automotive related uses, including car wash facilities; automobile sales establishments; commercial and recreational facilities; financial institutions; health clubs; local convenience/retail uses; nurseries and garden centres; Light/prestige industrial uses (light manufacturing, processing, servicing, warehousing, and the storage of goods and raw materials); data processing, laboratories, and research and development facilities; business parks; professional and administrative offices; agricultural services; other uses (per ZB).
- **Key Design Principles:** buildings with continuous street frontage to the extent possible to promote a consistent urban character; screening of loading and outdoor storage areas; gateway and prestige sites defined by high profile buildings; strong access and connectivity to primary goods movement corridors.

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### LAND USE PLAN - POLICIES

#### Special Policy Area 1 (Agriculture-Related Uses):

- **Planned Function:** to promote the location of a range of agriculture-related uses and the clustering of these uses in a central location on the edge of Smithville, with strong access and connectivity to goods movement corridors, to support the viability and vitality of farming in West Lincoln and Niagara Region. To support rural economic development and employment opportunities linked to the agricultural sector.
- **Permitted Uses:** Farm equipment and service; food / agricultural product processing; veterinary services; similar uses as per Provincial Guidelines.
- **Key Design Principles:** design for compatibility with nearby sensitive uses and integration with rural character and service levels, avoid/minimize/mitigate potential for adverse impacts to farm operations in the area.

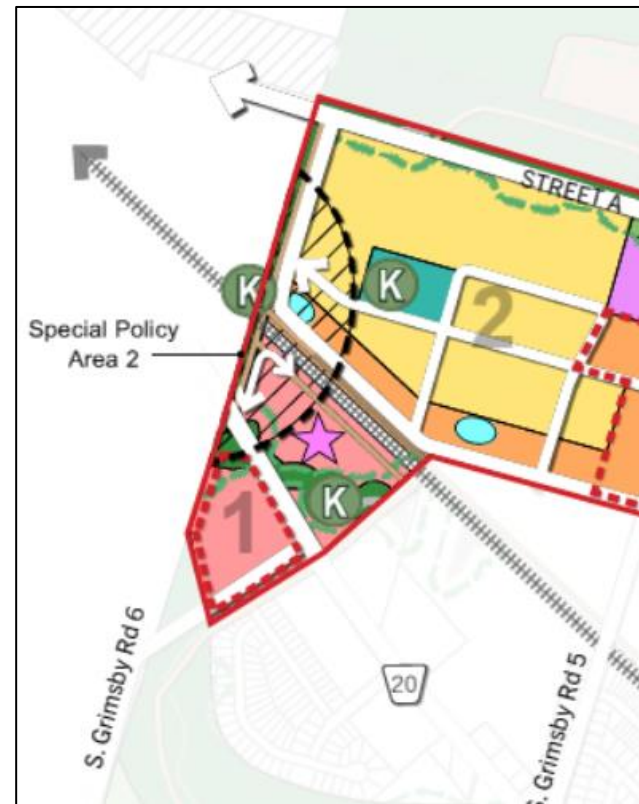


## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### LAND USE PLAN - POLICIES

#### Special Policy Area 2 (Limited Permitted Uses / Urban Infrastructure):

- Purpose: to limit permitted uses within the designated area until such time as:
  - the livestock operation at 6817 Highway 20 ceases to operate; or
  - it is demonstrated through future MDS analysis that a reduced MDS setback is justified based on changes to the livestock operation and/or intervening land uses
- No urban community uses shall be permitted within the MDS setback

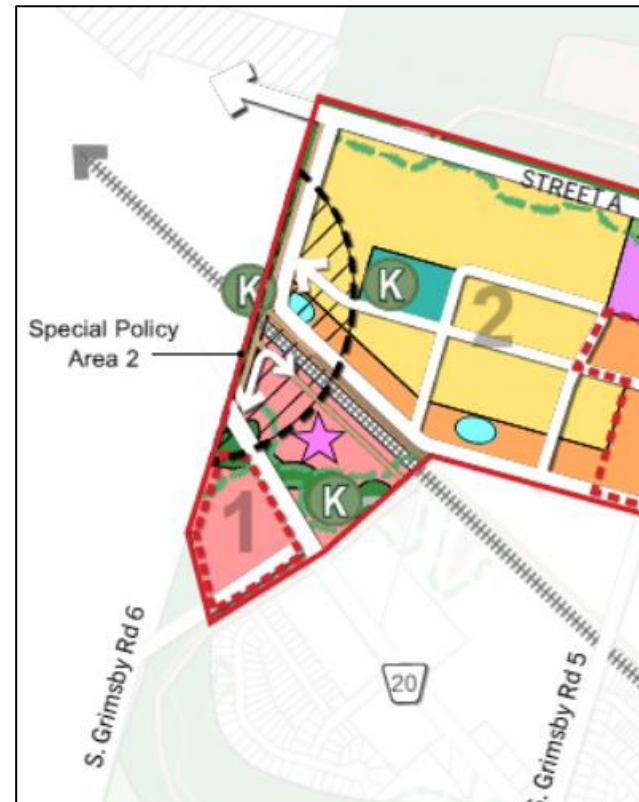


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### LAND USE PLAN - POLICIES

#### Special Policy Area 2 (Limited Permitted Uses / Urban Infrastructure):

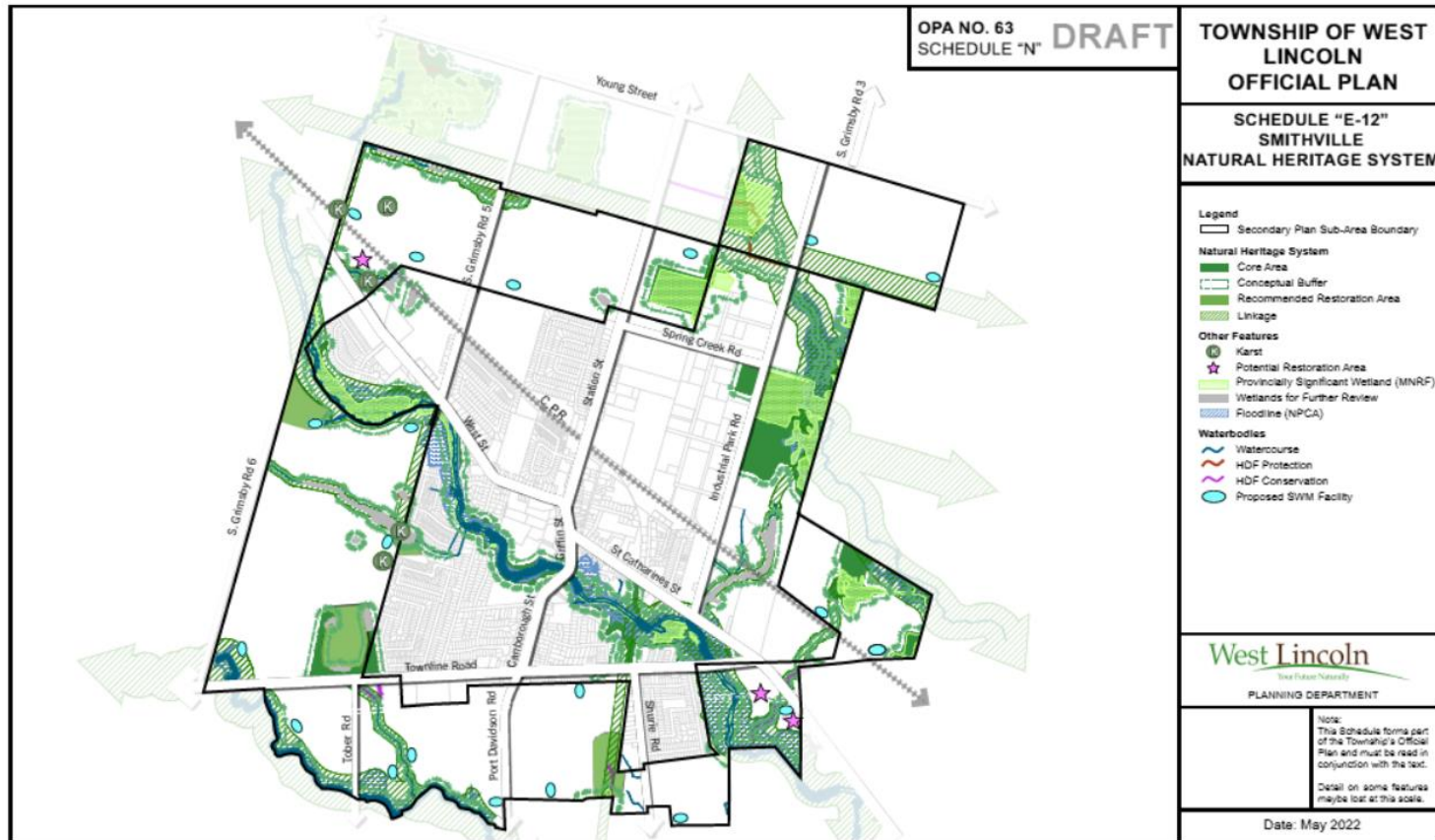
- Urban infrastructure permitted to support the development of Blocks 1 and 2 for their intended urban uses
  - public roads, trails, and multi-use pathways;
  - public utilities and other forms of linear infrastructure;
  - stormwater management facilities; and
  - public open space uses that do not involve a sensitive land uses





# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## NATURAL HERITAGE SYSTEM

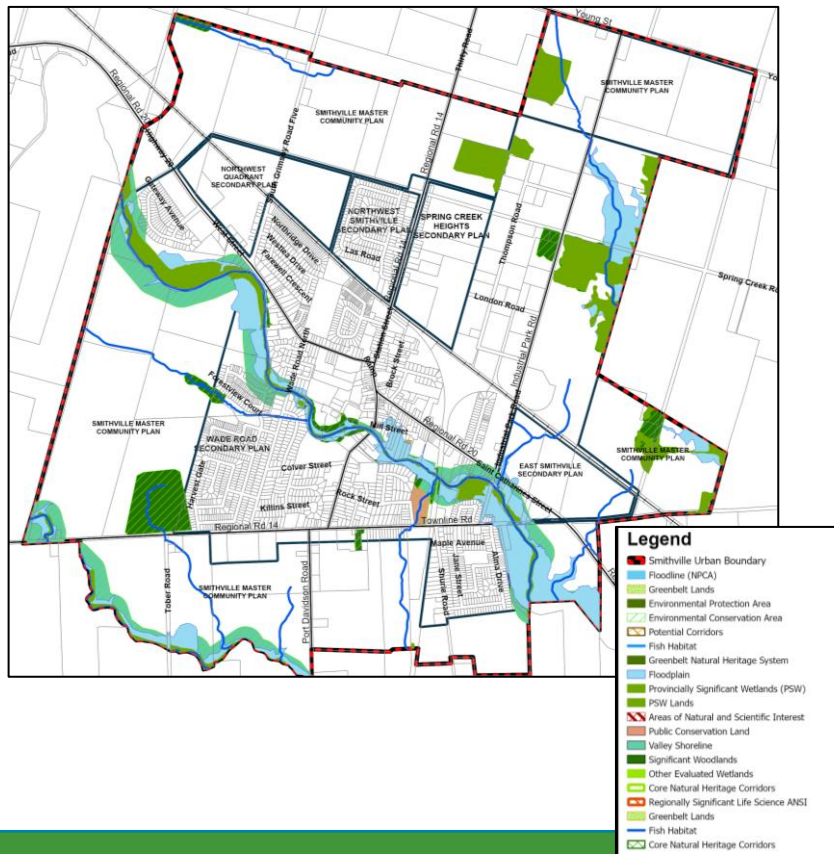




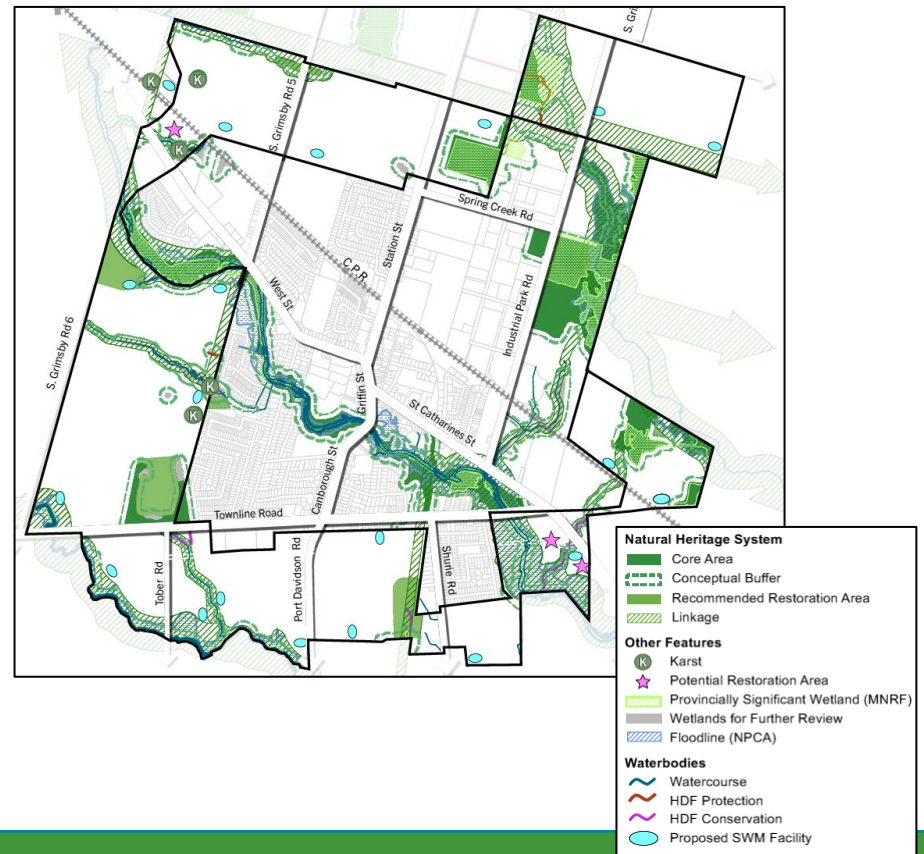
# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## NATURAL HERITAGE SYSTEM

Current Official Plan Mapping:



Draft OPA 63 Mapping:



## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### NATURAL HERITAGE SYSTEM

- Core Areas
  - central defining features of the NHS
  - significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered and threatened species
- Conceptual Buffers
  - to protect Core Areas from nearby land uses and to mitigate the impacts of development
- Linkages
  - provide physical and functional connections between Core Areas
  - maintain the ability of various species to move between habitats
- Recommended Restoration Areas
  - areas where restoration of the land to a natural state will enhance the functions of the overall NHS and provide a range of ecological benefits

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### NATURAL HERITAGE SYSTEM

- Principles/Objectives
  - Identify, plan for, and protect a robust NHS, that will contribute to the creation of a complete and resilient community while helping mitigate climate change
  - Protect, and where possible enhance and restore, high-quality habitats that accommodate a diverse range of flora and fauna, rare and significant species
  - Ensure that the water budget of important natural heritage and water resource features is maintained to support those features post-development
  - Provide ecological buffers that will protect key natural heritage features and their functions
  - Ensure that connectivity between key natural heritage features is maintained
  - Provide Restoration Areas that will contribute towards meeting established targets for natural cover

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### NATURAL HERITAGE SYSTEM

- Interpretation – definition of key terms and phrases
  - Adjacent to a wetland
  - Key natural heritage features
  - Ministry of Environment
  - Ministry of Natural Resources
  - Significant wetland
  - Unevaluated wetland
  - Wetland
  - Wetland for further review
  - Wetland that is not considered significant

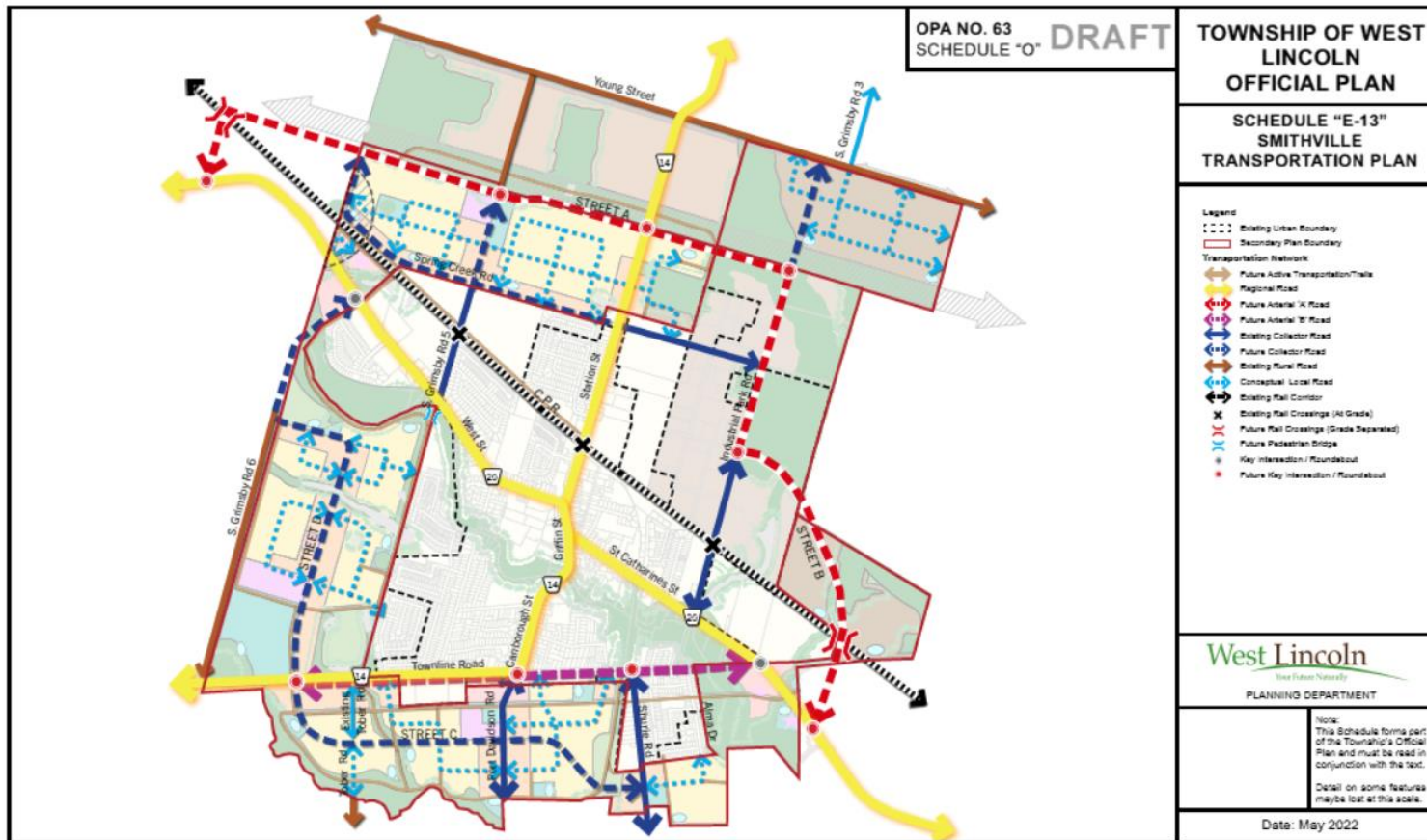
## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### NATURAL HERITAGE SYSTEM

- General Policies
  - NHS for entire Smithville Urban Area (including MCP Area)
  - Smithville NHS policies prevail if conflict with Township-wide NHS policies
  - Existing Secondary Plans recognized
  - Boundaries of NHS to be refined through Block Plans and EIS
    - Maintain or increase the overall NHS area
  - EIS shall be in accordance with Section 10.8 of Official Plan
  - Additional features may be identified and added by EIS
  - Generally no lot creation within NHS
  - Watercourse crossings
  - Fencing/delineation

# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## INFRASTRUCTURE & TRANSPORTATION SYSTEMS



## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Street A
  - Future Arterial 'A' Road
    - Potential future alternative truck route/by-pass
    - Final right-of-way width to be determined through EA/design process
    - Corridor protection required as part of Block Plans for Blocks 1, 2 and 3
    - No direct access
    - Land uses oriented with window streets and acoustic mitigation where required
    - EA to address grade-separated crossing of CPR
  - Alternative: if EA determines a different by-pass route for Regional Road 20, Street A will be a Future Arterial 'B' Road



## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Street B
  - Future Arterial 'A' Road
    - Potential future alternative truck route/by-pass
    - Final right-of-way width to be determined through EA/design process
    - Corridor protection required as part of Block Plan for Block 7
    - No direct access
    - Land uses oriented to internal local streets
    - EA to address grade-separated crossing of CPR
  - Alternative: if EA determines a different by-pass route for Regional Road 20, Street B may not be required.



## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Townline Road
  - Future Arterial 'B' Road
    - Turning lane to be added
    - Urbanization
    - Required for Stages 3 and 4 developments
- Streets C and D, Spring Creek Road
  - Future Collector Roads
- South Grimsby Roads 5 and 6, Young Street
  - Existing rural roads at urban edge – semi-urban cross-section may be considered
  - Maintain rural profile outside of urban area

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Local Roads
  - Conceptually shown on transportation system to illustrate overall intent of the street pattern/layout
  - To be refined in Block Plans and finalized as part of complete applications for development
  - Township standard right-of-way widths (20m)
- Active Transportation / Trails System
  - Conceptual primary routes to be refined in Block Plans and finalized as part of complete applications for development
  - Special Policy Area for Hydro Corridor to permit/encourage multi-use trail opportunity
  - On-road active transportation facilities to be recommended as part of TMP / typical road profile designs

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Water/Wastewater Servicing
  - All new development in the Smithville MCP Area shall be provided with full municipal water services and full municipal wastewater services (MESP required)
  - New development in the Smithville MCP Area may be required to provide for the future connection of adjacent existing uses
    - Existing uses in the Smithville MCP Area will eventually be connected to full municipal water and wastewater services, but expansions to, or the redevelopment of, an existing use may be permitted on existing private services (subject to criteria)
  - No development shall proceed in any given Overall Stage Area shown on Schedule “E-14” unless the infrastructure and services to support that development have been constructed

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Water/Wastewater Servicing
  - Infrastructure and systems for water, wastewater, and other buried services shall be installed using best management practices to prevent the redirection of groundwater flow.
  - It is recommended that any construction of municipal services that will require dewatering systems apply for and obtain a Permit to Take Water from the Ministry of the Environment before any construction activities begin, in the event that unexpectedly high flows are encountered.
  - Backfilling during the decommissioning of any existing sewer lines should consider the use of materials with low hydraulic conductivity to prevent preferential groundwater flow.

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Stormwater Management
  - All development in the Smithville MCP Area shall proceed according to a stormwater management strategy that has been prepared as part of an approved MESP
  - The stormwater management facilities provided with development in the Smithville MCP Area shall generally be located to conform with the conceptual locations shown on Schedules “E-8” through “E-11” to this Plan, except where the SWM Plan prepared as part of Phase 3 of the SWS has recommended a different specific location for the facility
  - All wet end-of-pipe facilities shall be constructed to provide a permanent pool volume and forebay design, in accordance with current Provincial guidelines

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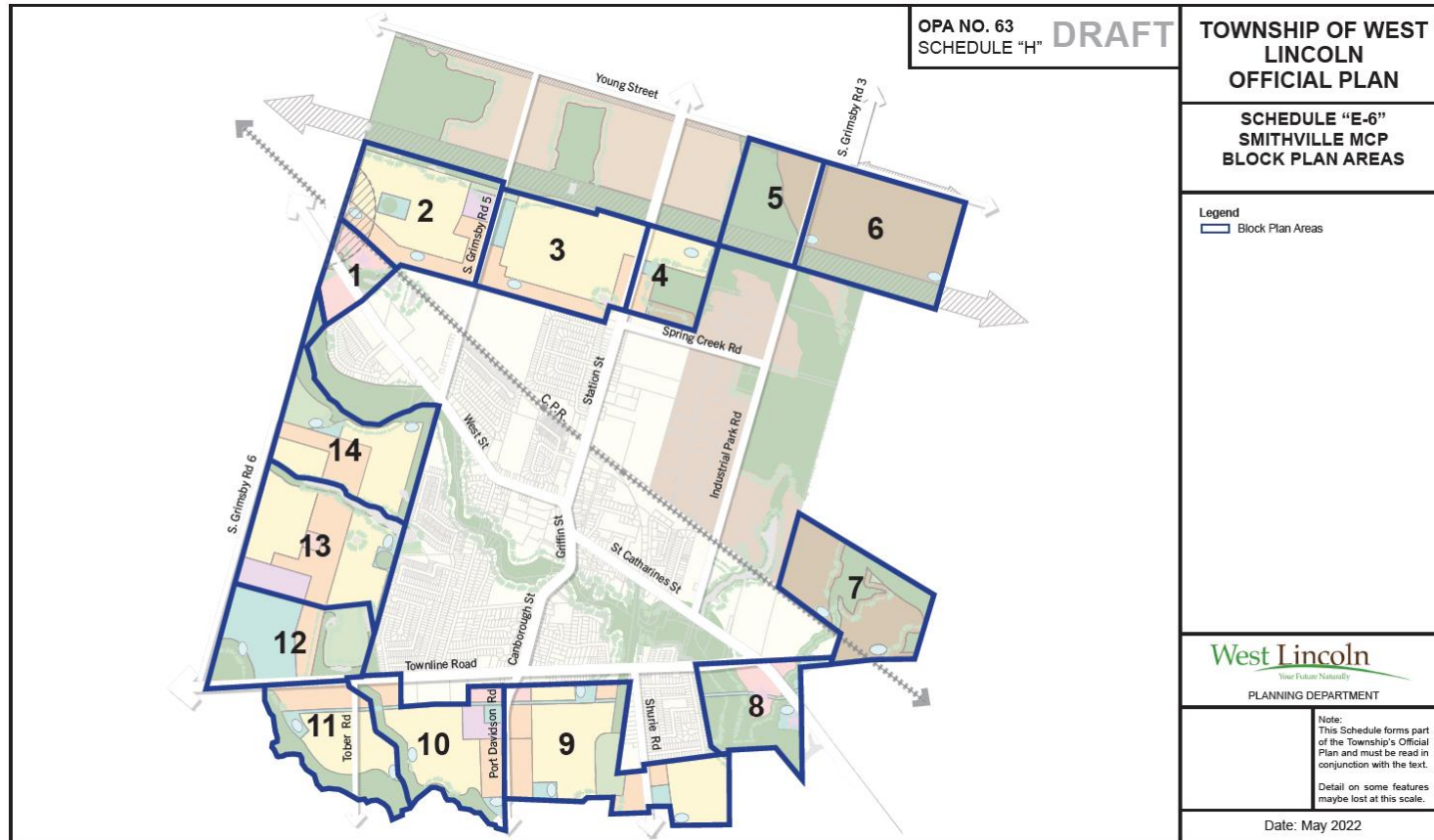
## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### COMMUNITY DESIGN & SUSTAINABILITY

- Urban Design Guidelines
  - Residential, Medium Density and Open Space Areas
  - Commercial Areas
  - Mixed Use Nodes
  - Community Facilities
  - Urban Employment

# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

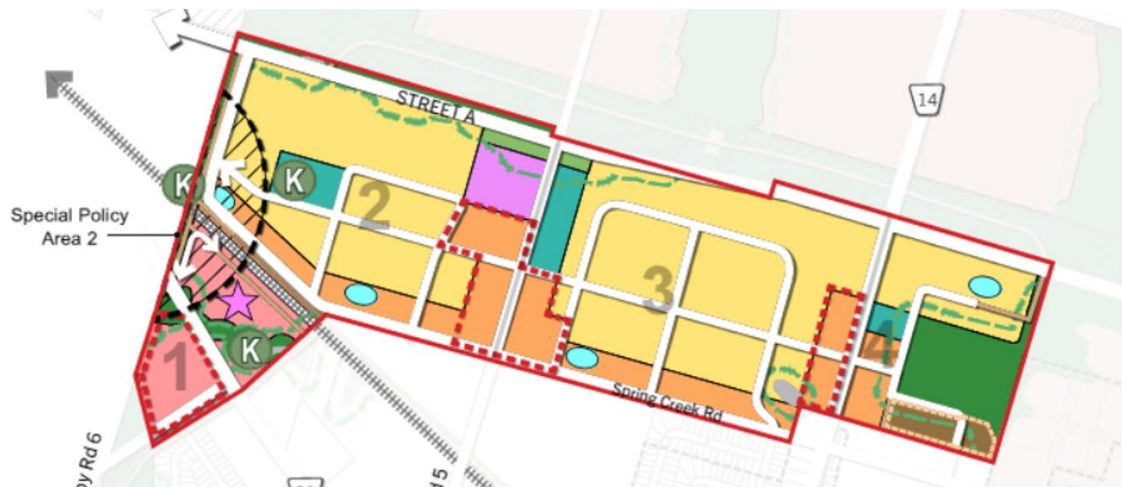
## IMPLEMENTATION - BLOCK PLANS



## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - BLOCK PLANS

- Detailed planning will occur by Block Plan
- Block Plan Areas (Schedule E-6) are the smallest areas for Block Plans
- One Block Plan may be accepted for multiple Block Plan Areas if the land is contiguous and within the same development stage
  - Example: one Block Plan could cover all of Block Plan Areas 1, 2, 3 and 4





## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - BLOCK PLANS

- Block Plan components:
  - Detailed land uses – location, area, type, dimensions of each land use area, conforming to and refining the Land Use Concept Plan
  - Community facilities parks and open spaces – conforming to and refining land use designations and based on the applicable Township Master Plan(s)
  - Master Environmental Servicing Plan (MESP) – in accordance with Smithville MCP Master Servicing Plan, Transportation Master Plan and Subwatershed Study
  - Housing mix and densities, population and related employment estimates, demonstrate greenfield density target will be met
  - Vision and design principles with associated graphics and imagery to illustrate the design intent, demonstrate conformity with design and sustainability policies and Township Design Guidelines

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - BLOCK PLANS

- Potential exceptions to Block Plans:
  - Employment Area and Commercial land use designations, if all information is provided as part of a complete application for development for the entire block
  - Minor applications such as variances or site plans related to existing or interim land uses (excluding urban land uses)
- Township Council approval required, unless otherwise delegated to Township staff
  - Terms of Reference to set out process, review and consultation requirements

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - MASTER ENVIRONMENTAL SERVICING PLANS (MESPs)

- Required for each Block Plan
- MESPs to include:
  - EIS to delineate and confirm/refine the NHS boundaries
  - Water and sanitary servicing plans and confirmation of capacities, including water system modelling, based upon MSP
  - Proposed order/phasing of development, in accordance with Development Staging Plan and policies
  - Stormwater Management Strategy, description of LID measures, preliminary grading, coordination with external areas, conforming to and refining the SWM locations shown on the Land Use Concept Plan
  - Karst Hazards Assessment (where applicable)
  - TIS prepared in accordance with TMP

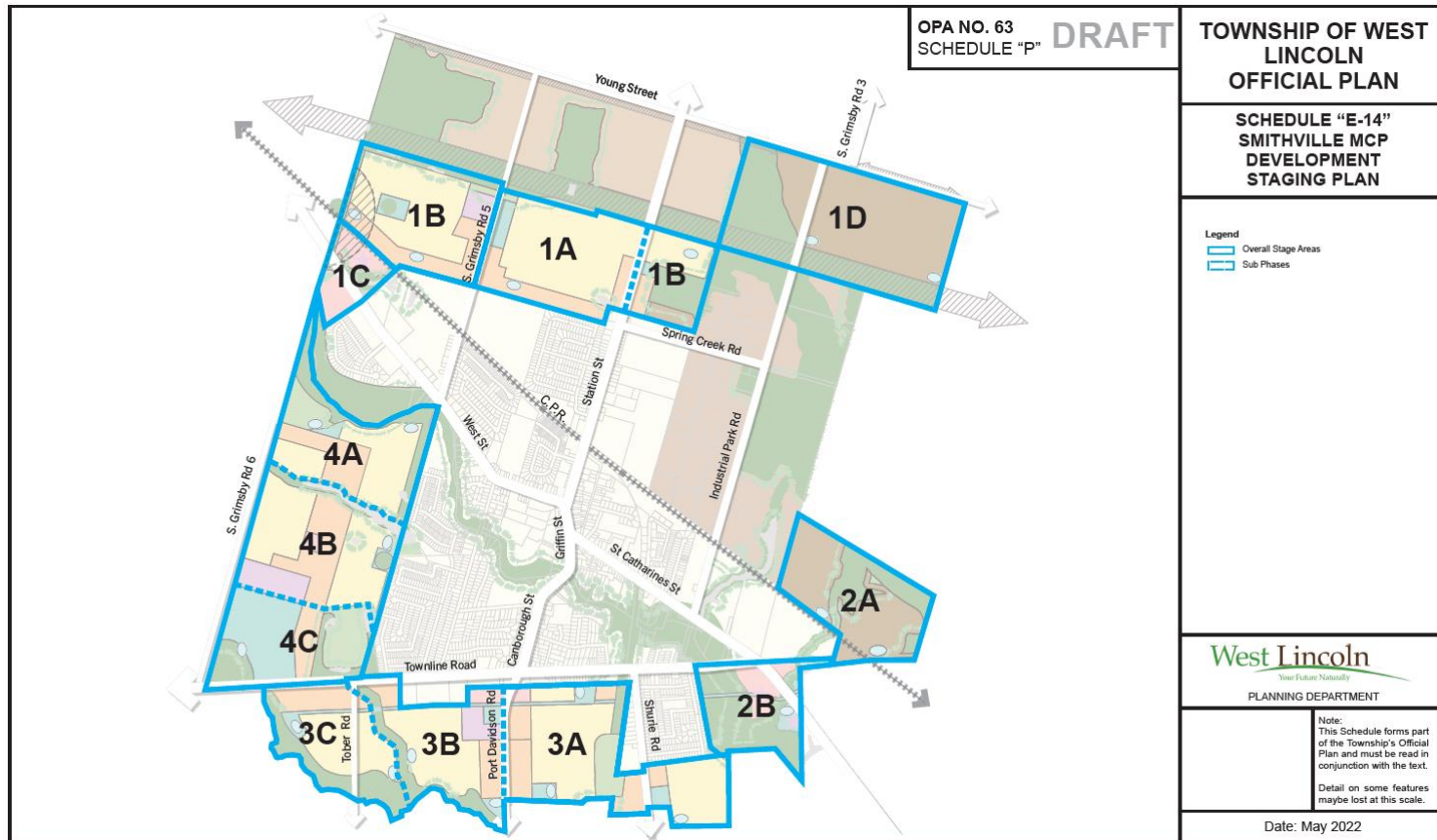
## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - MASTER ENVIRONMENTAL SERVICING PLANS (MESPs)

- MESP's to include:
  - Detailed street network and profiles/sections, as per Transportation System and based upon TMP
  - Noise impact assessment for transportation-related and stationary noise sources (where applicable)
  - Minimum Distance Separation (MDS I) assessment and proposed phasing and other measures to avoid/mitigate potential land use conflicts with any existing livestock operations within MCP Area
  - Environmental site assessment(s)
  - Archaeological assessment(s)

# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## IMPLEMENTATION - DEVELOPMENT STAGING PLAN



## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - DEVELOPMENT STAGING PLAN

- Development to occur in logical and orderly manner, aligned with the planning and implementation of required infrastructure and transportation systems
- Order of development based on Development Staging Plan (E-14) and timing of provision of required infrastructure and transportation systems based on MSP and TMP
- Possible exceptions / adjustments to Development Staging Plan to change the order of development, subject to criteria:
  - Demonstrated need based on growth forecasts and status of other developments/supply to meet expected needs
  - Will not adversely impact achievement of intensification target
  - Will establish necessary roads and infrastructure including those external to the development / Block Plan Area

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - DEVELOPMENT STAGING PLAN

- Possible exceptions / adjustments to Development Staging Plan to change the order of development, subject to criteria:
  - No adverse impacts to the provision of the required roads and infrastructure in keeping with MSP and TMP;
  - Oversizing and other improvements addressed through appropriate agreements with Region, Township and affected landowners
  - Grading and drainage addressed and coordinated with future development of adjoining external areas
  - Required community facilities and parks will be provided or adequate capacity exists in existing facilities, based on applicable Township Master Plan(s)
  - Adequate reserve infrastructure capacity is or will be available to service the development without negatively impacting earlier sub-phases/stages

## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - DEVELOPMENT STAGING PLAN

- Possible exceptions / adjustments to Development Staging Plan to change the order of development, subject to criteria:
  - Any changes to planned infrastructure and transportation systems are addressed through EA addendum, where required
  - Any temporary or interim infrastructure, transportation or other facilities that are not part of the permanent systems in the MSP and TMP are appropriately designed for future removal/decommissioning
- Infrastructure and transportation systems to be coordinated among Township and Region, in a financially viable manner, based on “growth pays for growth”, aligned with Block Plans and complete applications for development and the applicable Region and Township Master Plans
- Infrastructure and transportation improvements may be advanced municipally before development is permitted



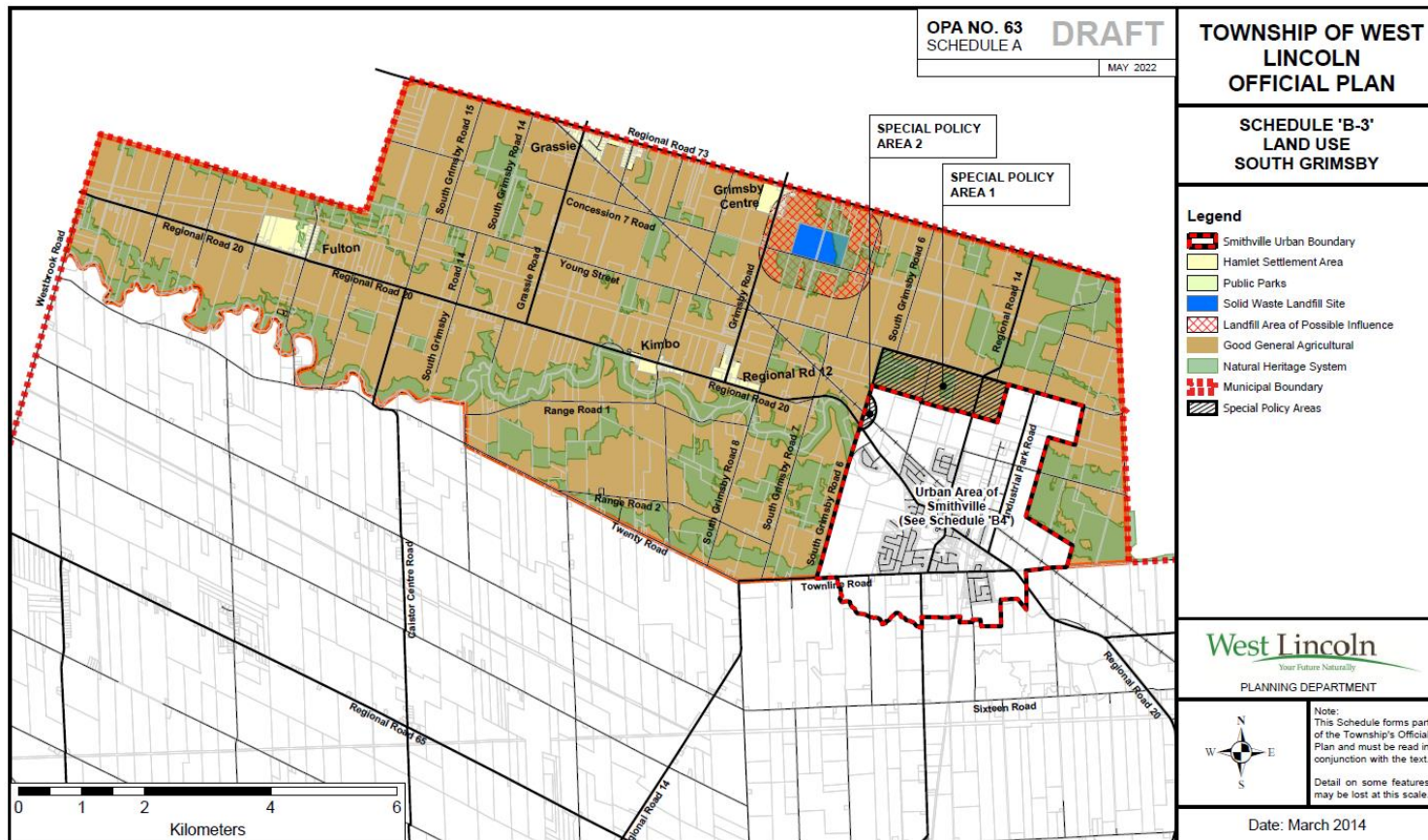
## DRAFT OFFICIAL PLAN AMENDMENT NO. 63

### IMPLEMENTATION - DEVELOPMENT STAGING PLAN

- Approval of Block Plans will be based on timing of implementation of required infrastructure and available capacities
- Township may adopt and implement a servicing allocation policy
- Township may use holding zones, conditions of development approval and front-ending/credit agreements to establish phasing and other requirements to support the logical and orderly development of the MCP Area
- Township may revise/update the Development Staging Plan without amendment to Official Plan

# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## MAP SCHEDULES



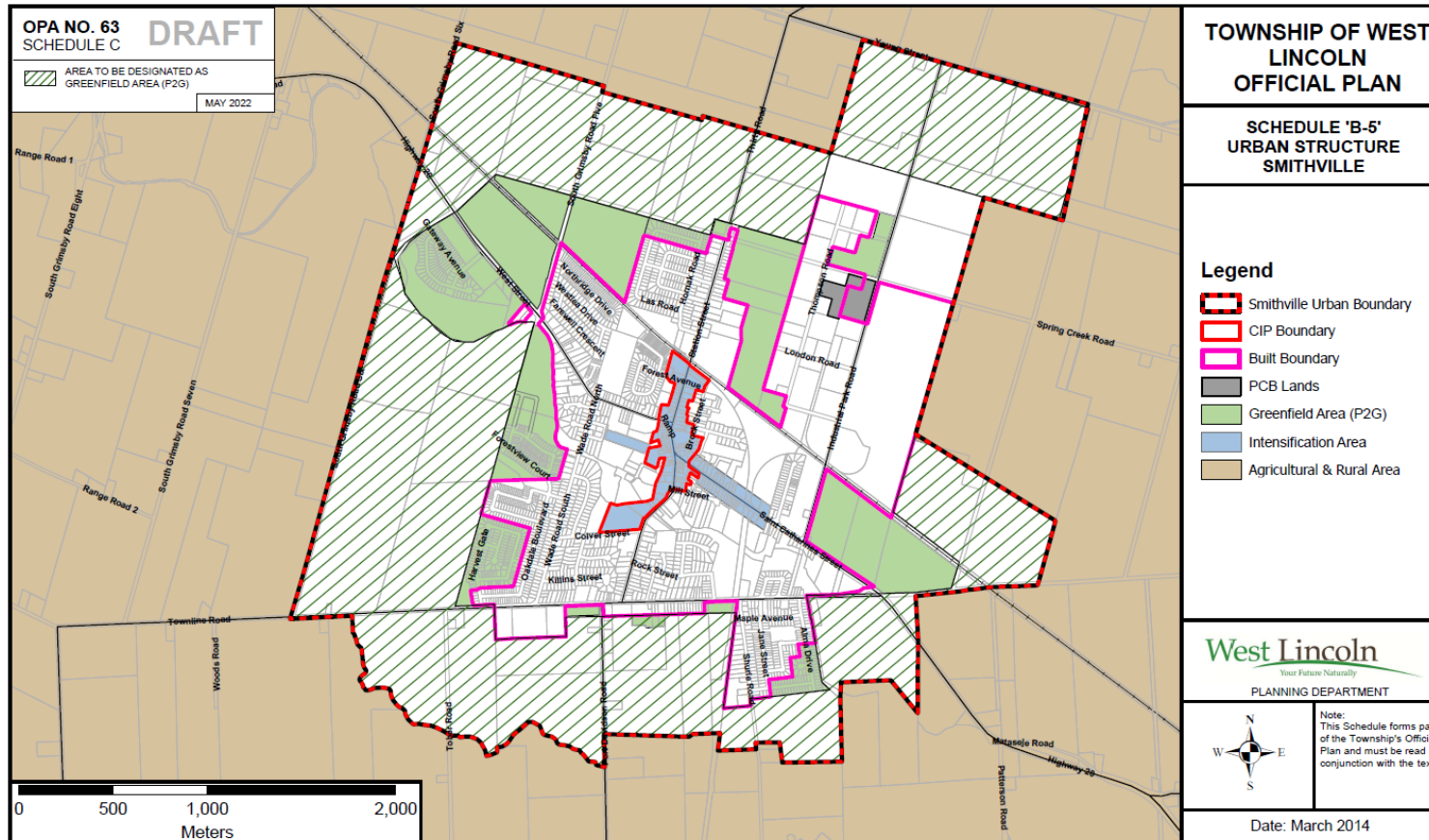
# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## MAP SCHEDULES



# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

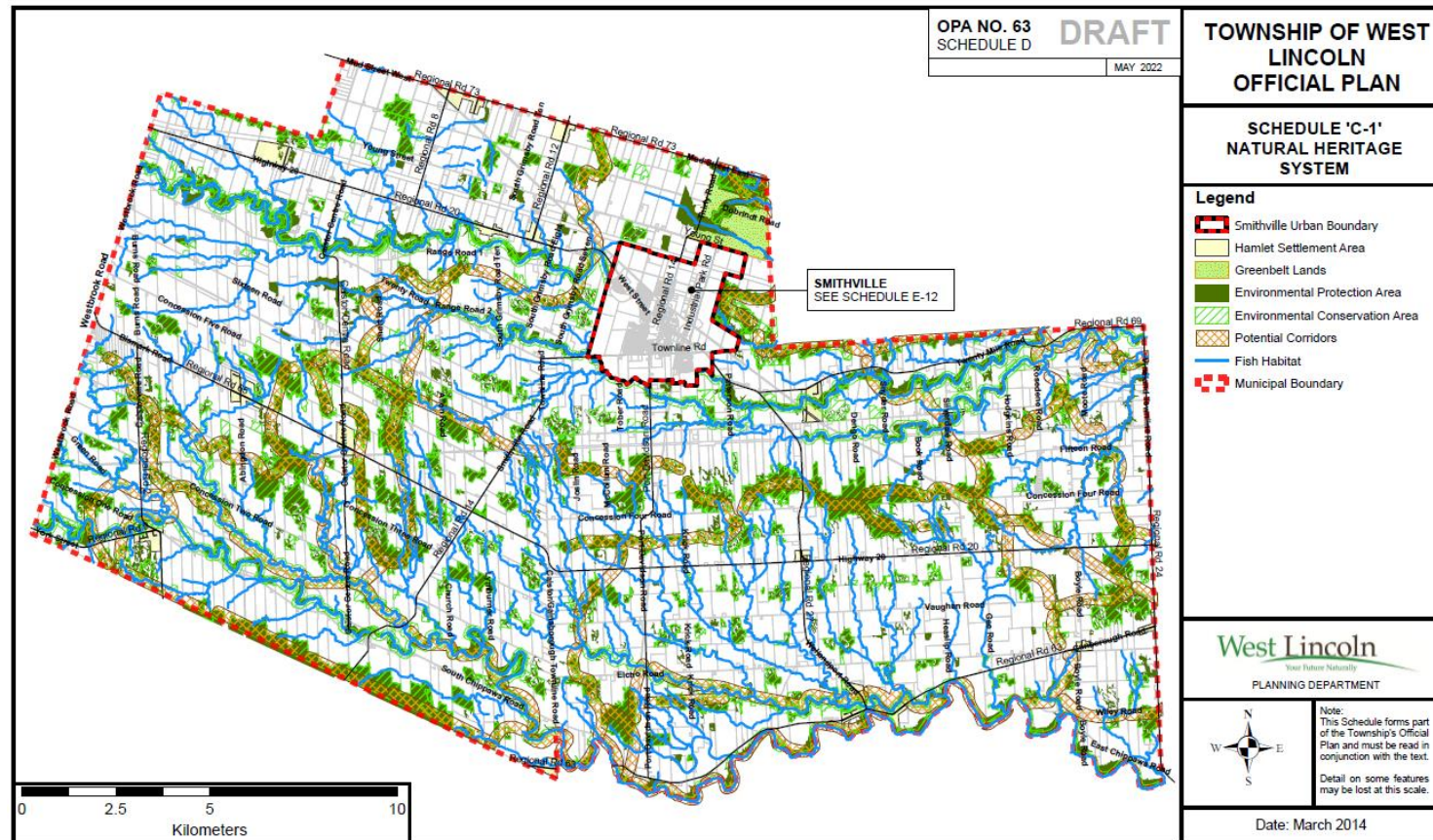
## MAP SCHEDULES





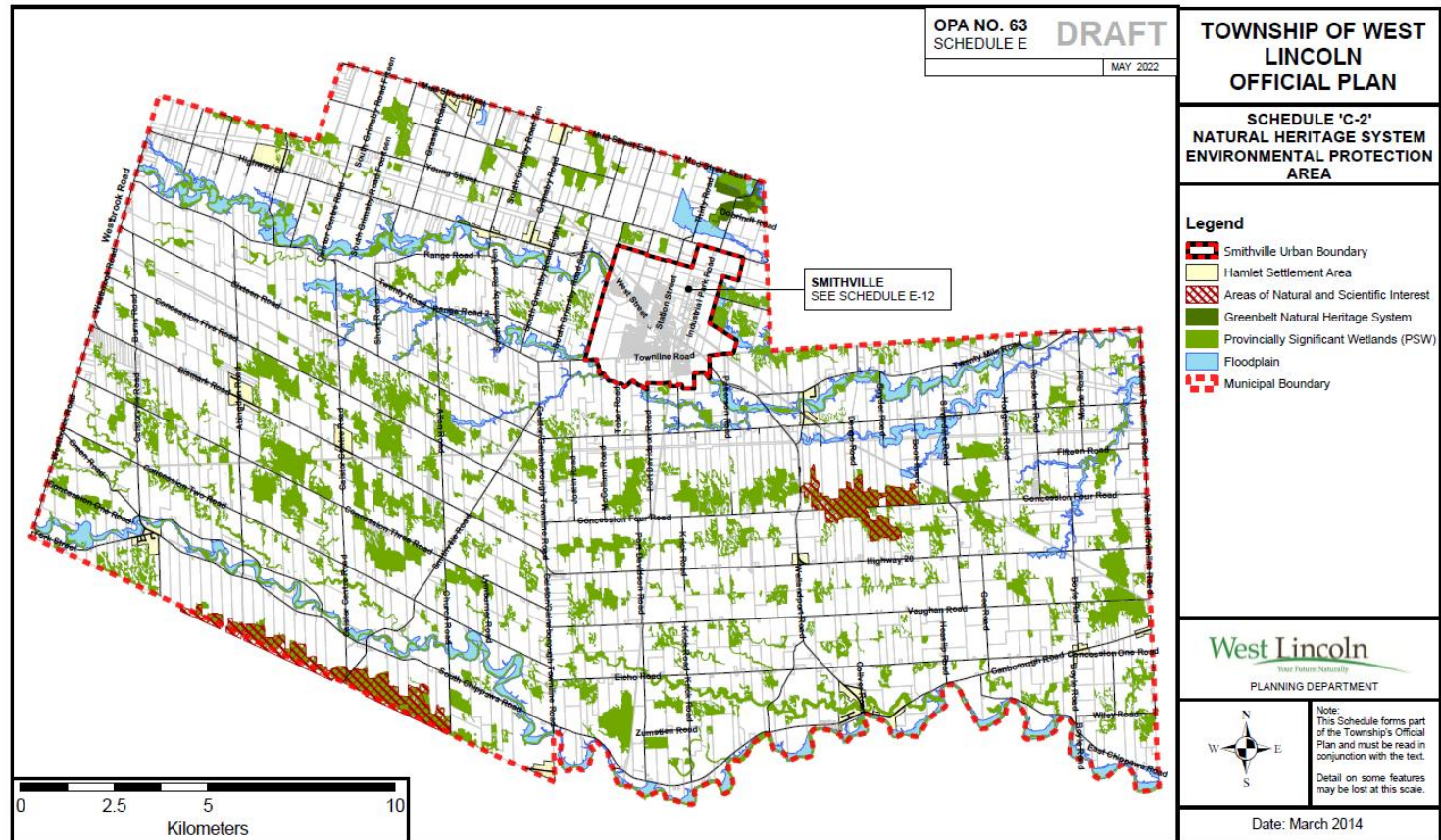
# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## MAP SCHEDULES



# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

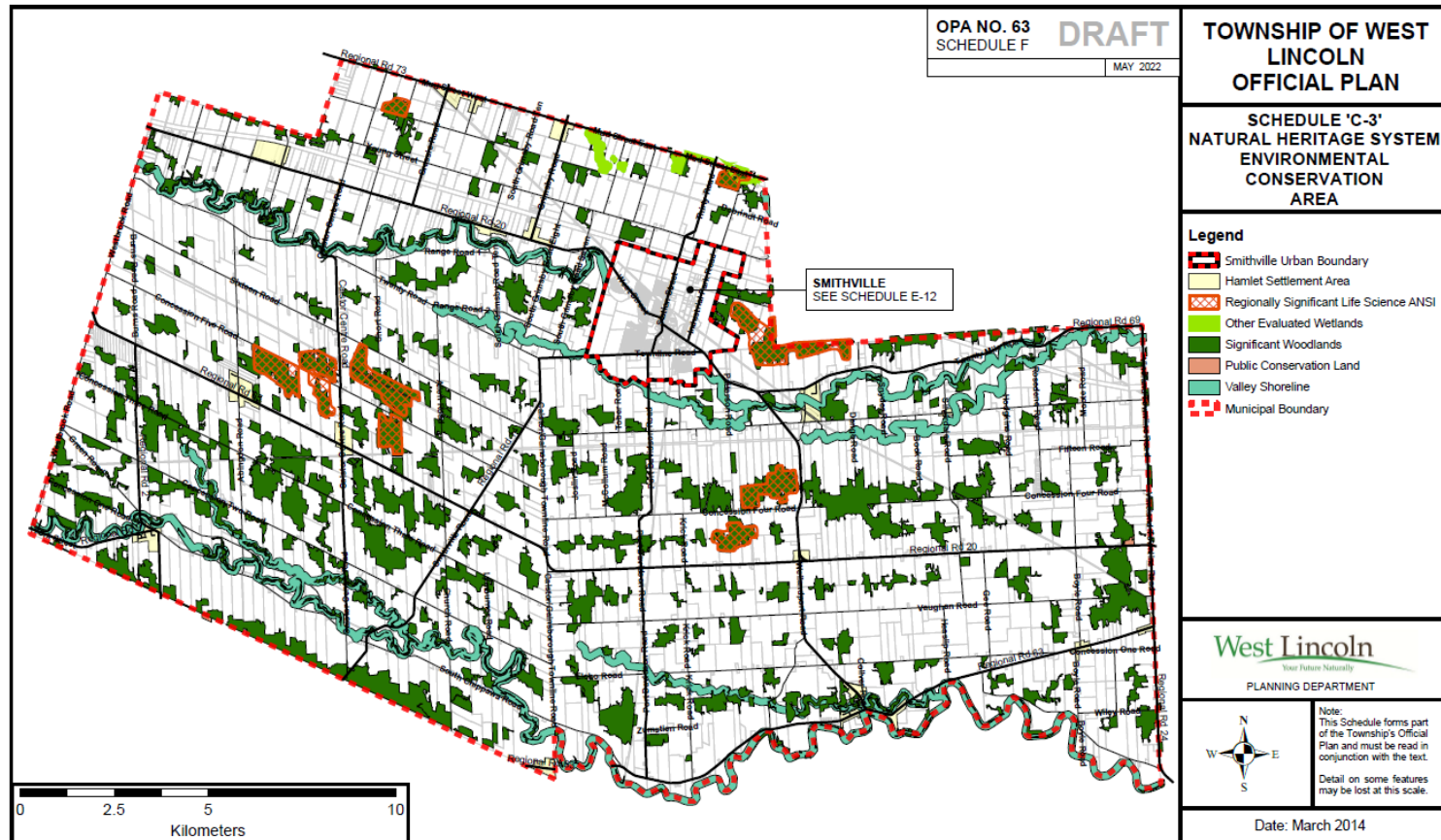
## MAP SCHEDULES





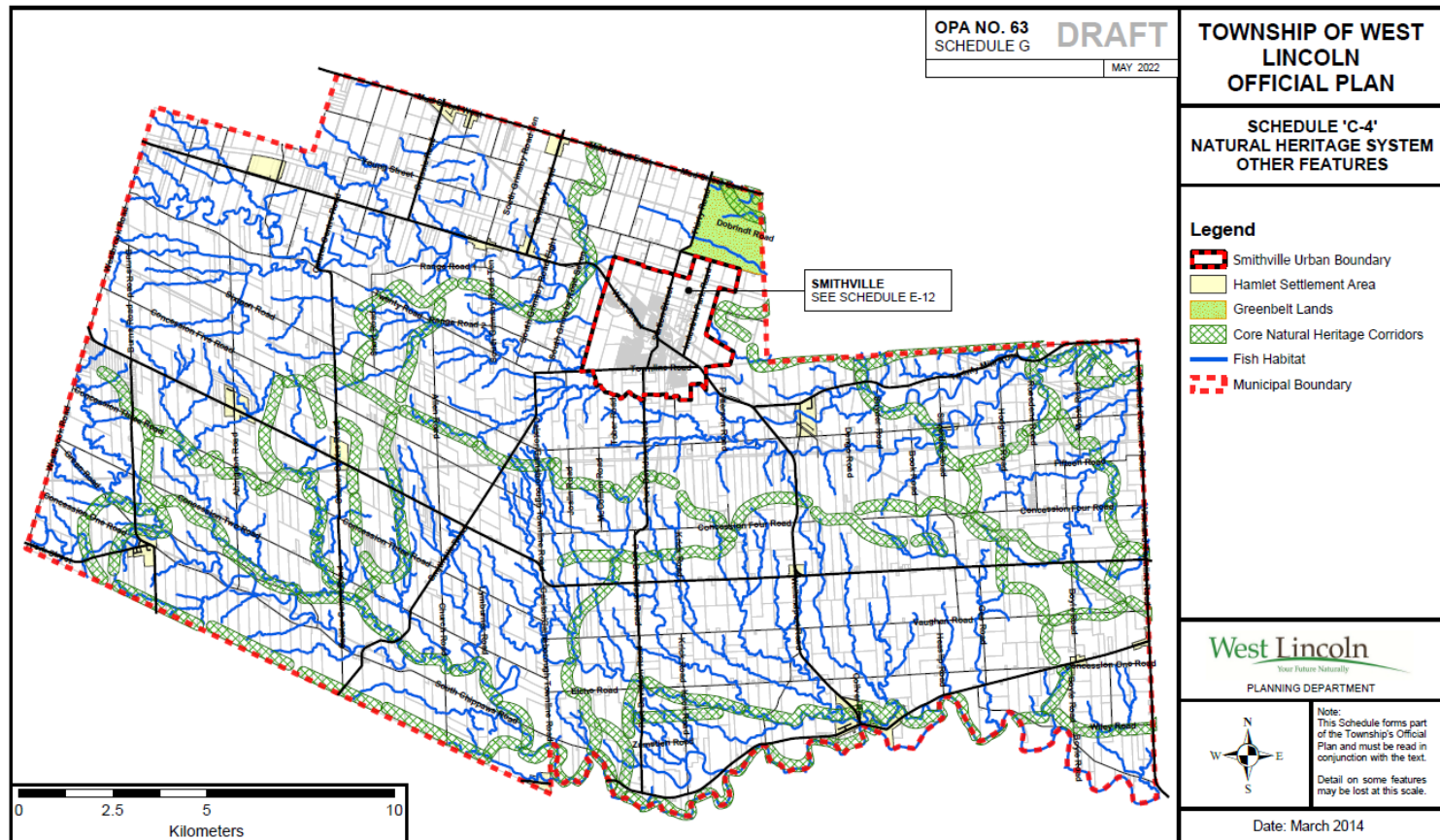
# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## MAP SCHEDULES



# DRAFT OFFICIAL PLAN AMENDMENT NO. 63

## MAP SCHEDULES





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# AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. Draft Official Plan Amendment No. 63
- 4. Next Steps**
5. Questions

## NEXT STEPS

- Review and respond to comments and questions received
- Finalize OPA No. 62 (Growth Forecasts & Settlement Area Boundary Changes) for Township and Region of Niagara approval
- Finalize OPA No. 63 (Smithville MCP Secondary Plan) for Township and Region of Niagara approval
- 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

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# AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. Draft Official Plan Amendment No. 63
4. Next Steps
- 5. Questions**

**Thank you!**  
**Question Period**



**West Lincoln**

Your Future Naturally

**SMITHVILLE MASTER COMMUNITY PLAN**

COUNCIL MEETING, June 27, 2022