

On Feb 10, 2023, at 4:32 PM, Raymond Ziemba <rziemba@sglplanning.ca> wrote:

Hi Richard,

We will need another week to provide our comments on the Master Community Plan Water and Wastewater Master Servicing Plan, thank you for your patience.

With respect to the SWM for Infill and Intensification, our team has the following comments:

1. Understood that stormwater quantity controls and/or minor system upgrades are not warranted save one location identified on St. Catharines Street;
2. Can we see further detail and the assumptions made for the future development lands within the urban expansion lands? While the report provides some detail related to existing development area and infill within the current Town, there isn't any detail speaking to the expansion lands
3. Related to the above, please specify the requirements of the developers for stormwater management. What are the targets, outlets, storage requirements, etc. for the developers? Without these details specified there isn't anything to which we can design
4. In general, the conclusions are high level and don't offer direction to the developers as to what is required moving forward. The full PCSWMM model would be helpful along with parameters and assumptions for the future development lands. We'd also like to understand the assumptions on outlets and the expectation of the Town on where stormwater will ultimately end up

Thank you,

Ray



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6.11.7.4 Infrastructure & Transportation Systems

1. General Policies

- a) All infrastructure and transportation systems will be planned and developed through appropriate Environmental Assessment (EA) processes to ensure that full regard is had to the Natural Heritage System, to natural hazard features, and to cultural heritage resources.
- b) Infrastructure and transportation systems will be located, designed, constructed, and operated in a strategic, sustainable, and cost-efficient manner that minimizes adverse impacts.
- c) The Township will assess its infrastructure and transportation systems for risks and vulnerabilities, with particular emphasis on those caused by the impacts of climate change.

2. Water & Wastewater

The strategy for providing water services to development in the Smithville MCP Area has been developed to optimize the use of existing and future road corridors and to take advantage of planned improvements to existing roads. The provision of water services to the early development phases of the Smithville MCP Area will be coordinated with the servicing of the Northwest Quadrant Secondary Plan Area, which is adjacent to MCP Block Plan Areas 1, 2, and 3. Meeting the future water demands of development in the expanded Smithville Urban Area will require upgrades to the Smithville Pumping Station to provide additional pumping capacity.

The wastewater servicing strategy for development in the Smithville MCP Area is based on conveying wastewater flows from future development to the existing Smithville Wastewater Pumping Station, once that station has been upgraded to provide the necessary capacity. Wastewater flows will be conveyed by new sanitary sewers that avoid sending flows through the existing sanitary sewer network. If the use of existing sanitary sewers is needed, upgrades will be required. New sanitary sewers will generally use existing and future road corridors, where feasible.

The wastewater servicing strategy proposes ~~three~~ two new pumping stations in the South Community Area, as shown on Schedule "E-10" and "E11". A fourth third station is proposed at Streamside Drive, located to the north of the West Community Area. (The proposed location of this ~~fourth~~ third station is not shown on the schedules.) The location of these pumping stations are conceptual, and The siting of pumping stations will be guided by topography and by the desire to integrate these stations with planned open spaces and stormwater management facilities.

The installation of infrastructure to provide water and wastewater services is anticipated to take place through separate four-phase projects and through the integrated Municipal Class Environmental Assessment (MCEA) process, following the final approval of the Smithville Master Community Plan (OPA 63).

Commented [RZ1]: Schedule E11 to be updated to show the the conceptual location of the 3rd pumping station reflected in Aecom's Preferred Strategy on Northeast Corner of 4A

Water and wastewater servicing systems for the Smithville MCP Area will follow the general direction provided by the Region's Water and Wastewater Master Servicing Plan (WWMSP) and will be captured in future updates to the WWMSP.

The above paragraphs of this subsection are intended as preamble to assist with interpretation of the Secondary Plan and to be read in conjunction with applying the following policies:

- a) All new development in the Smithville MCP Area shall be provided with full municipal water services and full municipal wastewater services according to an approved Master Environmental Servicing Plan (MESP) that has been prepared in accordance with Subsection 6.11.7.6.2 of this Plan.
- b) New development in the Smithville MCP Area may be required to provide for the future connection of adjacent existing uses to full municipal services, as established through an approved MESP, as a condition of development approval, where appropriate and financially feasible.
- c) 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, in accordance with the policies in Subsection 6.11.7.6.3 of this Plan.
- d) It is expected that 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, provided that:
 - i. the use of private services is appropriate for the proposed expanded or redeveloped use, either because the existing use is located in an area for which there is not yet capacity available in existing water and wastewater systems or because the nature of the proposed expansion or redevelopment does not warrant connection to full municipal services;
 - ii. site conditions are appropriate for the continued provision of such services with no negative impacts; and
 - iii. the existing private services will be used to service only the expanded or redeveloped existing use and will not provide services to more than one property.
- e) Where the connection of an existing use to full municipal services has been provided for under Policy No. 6.11.7.4.2.b) above, expansions to, or the redevelopment of, that existing use shall generally be required to connect to full municipal services, provided that sufficient capacity is available in existing systems.
- f) The Township may exempt minor expansions to an existing use from the requirement to connect to full municipal services set out in Policy No. 6.11.7.4.2.e).
- g) Infrastructure and systems for water, wastewater, and other buried services shall be installed using best management practices to prevent the redirection of groundwater flow.

- h) 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.
- i) Backfilling during the decommissioning of any existing sewer lines should consider the use of materials with low hydraulic conductivity to prevent preferential groundwater flow.

6.11.7.6 Implementation

1. Block Plans

- a) Detailed planning for development will occur by Block Plan. Block Plan Areas for community areas are shown on Schedule "E-6".
- b) Block Plans Areas are also shown on Schedule "E-6".
- c) The phasing of employment areas shall be separated from community areas.
- d) The Block Plan Areas on Schedule "E-6" represent the smallest area for which a Block Plan will be accepted by the Township.
- e) The Township may accept a single Block Plan for multiple Block Plan Areas provided that the land within the proposed Block Plan is generally contiguous and is located within the same overall Development Stage.
- f) For the purposes of Section 6.11.7.6:
 - i. references to "Development Stages" shall refer to the "Overall Staging Areas" shown on Schedule "E-14" ("Development Staging Plan");
 - ii. any reference to a "Development Stage" in conjunction with a numeral ("1", "2", "3", or "4") shall be interpreted as referring collectively to all "Sub Phases" shown on Schedule "E-14" whose alphanumeric designation begins with that numeral; and
 - iii. all "Sub Phases" shown on Schedule "E-14" whose alphanumeric designation begins with the same numeral shall be understood as being located in the same overall Development Stage.
- g) All four stages shown on "E-14" can be independently serviced and developed, the numerical order of stages is suggestive and not determinative of the final order of development in accordance with policy 6.11.7.6.3 d);
- h) Prior to the preparation of a Block Plan, a Terms of Reference shall be prepared in consultation with and to the satisfaction of the Township and in consultation with Niagara Region. The Township may prepare and adopt a standard Terms of Reference for the preparation of Block Plans. A Terms of Reference shall identify the required studies and plans required, and the scope thereof, as well as public and agency notice, consultation, review and approval requirements for Block Plans.

- i) Block Plans shall be required to conform with the Smithville MCP and no Block Plans shall be approved until the Smithville MCP is in effect.
- j) Block Plans for Block Plan Areas that are located in the same overall Development Stage shall be prepared in a manner that provides for the coordination of elements such as transportation infrastructure, services, features of the NHS, and other matters as determined through the preparation of a Terms of Reference.
- k) Further to Policy No. 6.11.7.6.1.g), Block Plans for Block Plan Areas 10, 11, and 12 shall be prepared in a manner that provides for the coordination of various elements, as determined through the preparation of a Terms of Reference.
- l) The Township may accept a single Block Plan for Blocks 10, 11 and 12, notwithstanding Policy No. 6.11.7.6.1.c) above and the fact that these Block Plan Areas are located in two different Development Stages.
- m) No applications proposing development in a Block Plan Area shall be approved unless a Block Plan for the area in question has been prepared and has been approved by the Township.
- n) All development in the Smithville MCP Area shall generally conform with and implement the approved Block Plan for the Block Plan Area in which that development is located.
- o) Block Plans shall:
 - i. Illustrate the detailed land uses including the location, type, area, and approximate dimensions of each land use proposed, in conformity with and as a refinement to the land use designations shown on the applicable Land Use Plan in Schedules "E-8" through "E-11";
 - ii. identify the location, distribution, and land areas for required community facilities, parks, and open spaces, in conformity with and as a refinement to the land use designations intended to accommodate such uses shown on the applicable Land Use Plan in Schedules "E-8" to "E-11" and based upon any applicable Township Master Plans;
 - iii. be accompanied and supported by, and based upon, a Master Environmental Servicing Plan (MESP) that has been prepared in accordance with Subsection 6.11.7.6.2 below, with the SWS, and with the MSP and TMP;
 - iv. include a description of the vision and design principles, along with graphics and imagery to illustrate the design intent and to demonstrate conformity with the applicable policies in Section 6.11.7.5 above and in keeping with the applicable Township Design Guidelines.
- p) In addition to the requirements set out in Policy No. 6.11.7.6.1.l), any Block Plan prepared for a Residential Neighbourhood Area, a Commercial Area, or a Mixed Use Neighbourhood Node shall identify the proposed housing mix and calculated densities, provide estimates for population and the number of population-related jobs estimate, conform with the policies

for the applicable land use designations, and demonstrate that the greenfield density target will be achieved.

- q) In addition to the requirements set out in Policy No. 6.11.7.6.1.I), any Block Plan prepared for an Urban Employment Areas shall provide an estimate for the number of jobs and demonstrate that the employment density target will be achieved.
- r) The Township may waive the requirement for a Block Plan for the development of land within the Employment and Commercial land use designations, if the Township is satisfied that all of the required information normally provided as part of a Block Plan will be provided as part of a complete application for development for the entirety of the land within the Block Plan Area. The Region will be consulted regarding the planning process for development proposed in the Employment land use designation.
- s) The Township may waive the requirement for a Block Plan for minor development applications, such as minor variances or site plans related to existing or interim land uses. However, applications involving the development or transition of land in the MCP Area to an urban land use shall be subject to the requirement for an approved Block Plan, except where otherwise permitted by the policies of this Plan.
- t) Block Plans shall be subject to approval by Township Council. Council may delegate this responsibility to an appropriate Township staff person, either for specific Block Plans or generally for all Block Plans.

2. Master Environmental Servicing Plans (MESP)

- a) A Master Environmental Servicing Plan shall be prepared for each Block Plan, and may be prepared for multiple Block Plan Areas, and shall include the following:
 - i. an Environmental Impact Study (EIS) to delineate and confirm the boundaries of the NHS, in conformity with and as a refinement to the NHS shown on Schedule "E-12" and based upon the SWS;
 - ii. proposed water and wastewater servicing plans, along with a review and confirmation of capacity of municipal servicing systems, including water and wastewater system modelling, based upon the MSP;
 - iii. the proposed order or phasing of development and the provision of services, in accordance with the Development Staging Plan and with the policies in Subsection 6.11.7.6.3;
 - iv. a stormwater management strategy that includes the proposed location and sizing of stormwater management facilities and low-impact development measures, preliminary grading plans, and coordination with areas external to the subject Block Plan Area, in conformity with and as a refinement to the conceptual

SWM locations shown on Schedules "E-8" through "E-11" and based upon the SWS;

- v. a Karst Hazard Assessment, where required, based on the presence of identified Karst features and the policies of this Plan;
- vi. a Transportation Impact Study (TIS), prepared in accordance with the recommendations and guidelines of the TMP, that identifies and provides an assessment of connections to the existing road network, as well as the required timing and phasing of upgrades to existing roads and intersections;
- vii. detailed plans showing the street and active transportation network, along with typical street profiles or cross-sections, in conformity with and as a refinement to the Transportation System shown on Schedule "E-13" and based upon the TMP;
- viii. a noise impact assessment with respect to any transportation-related or stationary noise sources, where applicable, based on the location of existing or proposed sensitive land uses and provincial guidelines and requirements;
- ix. an assessment of, and detailed plans for the avoidance and mitigation of, potential land use conflicts with any existing livestock facilities within the MCP Area based on the application of Minimum Distance Separation (MDS I) setbacks;
- x. environmental site assessment(s); and
- xi. archaeological assessments;

3. Development Staging Plans

- a) It is the intent of this Plan that development in the Smithville MCP Area will occur in a logical and orderly manner over the planning period of this Plan.
- b) Development of the Smithville MCP Area shall be staged to align with the planning and implementation of the required infrastructure and transportation systems.
- c) The order of development of the MCP Area shall generally be based on the Development Staging Plan in Schedule "E-14" and on the timing of the provision of the required infrastructure and transportation systems in accordance with the MSP and TMP.
- d) Notwithstanding Policy No. 6.11.7.6.3.c) above, the Township may consider and approve changes to the ordering of the Sub Phases within any Development Stage, or changes to the overall sequencing of Development Stage without an amendment to this Plan, provided that the following requirements are addressed through the Block Plan process and associated MESP, to the satisfaction of the Township:
 - i. There is a demonstrated need for the Block Plan Area to advance to development earlier or in a different order than what is contemplated by the Development Staging Plan, based on the growth forecasts of this Plan, current and forecast average annual

growth expectations and absorption rates, the status of other developments, non-participating landowners, and the available supply and timing of residential units and/or non-residential floor space in the Smithville Urban Area including the MCP Area.

- ii. Development that proceeds according to the altered ordering will not adversely affect the achievement of the intensification target within the built-up area.
- iii. The proposed development of the Block Plan Area according to the altered ordering will provide the necessary roads and infrastructure required for the development of the Block Plan Area, as well as necessary roads and infrastructure external to the Block Plan Area that development within the Block Plan Area will rely upon and provided they area sized to accommodate growth within the Block Plan Area and Block Plan Areas through which it traverses. ~~to provide for the future development of other Block Plan Areas in Sub Phases that under the original Development Staging Plan would have been developed earlier.~~
- iv. Proposed development in the Block Plan Area will have adequate access to, and will not adversely affect traffic conditions on, existing or new roads or on the future development and transportation needs of other Block Plan Areas in Sub Phases that under the original Development Staging Plan would have been developed earlier.
- v. Any proposed changes to the order of Sub Phases will neither compromise nor adversely affect the provision of the required infrastructure and transportation systems for any other land in the MCP Area in accordance with the MSP and TMP.
- vi. Any improvements or oversizing external to the Block Plan Area will be addressed through development agreements with the Township, Region, and affected landowners, as applicable, which may include front-ending considerations.
- vii. Grading, drainage and stormwater management will be addressed and coordinated with the future development of adjacent Block Plan Areas.
- viii. The required community facilities and parks will be provided to meet the needs of the estimated population growth in the Block Plan Area, or there is adequate capacity within existing community facilities, as determined by the Township based on applicable Master Plans and in consultation with the relevant agencies.
- ix. Adequate reserve infrastructure capacity is or will be available to service development in the Block Plan Area without compromising or negatively impacting the future development of land in Sub Phases that under the original Development Staging Plan would have been developed earlier.
- x. An Environmental Assessment has been prepared and approved as an addendum to the MSP or the TMP, as the case may be,

where changes to the planned infrastructure and transportation systems are proposed or required.

- xi. Any temporary or interim infrastructure, transportation, or other facilities or systems required that are not part of the permanent systems identified in the MSP or TMP are appropriately designed for their future decommissioning and removal, and such decommissioning and removal has been addressed through appropriate development, operational, and maintenance agreements.
- e) The Township will consult and work with the Region to plan for the provision of municipal services in a co-ordinated, timely and financially viable manner, based on the principle that growth pays for growth to the extent permitted by applicable legislation, aligned with Block Plans and complete applications for development as well as the Region's and Township's Master Servicing and Transportation Plans. Infrastructure and transportation projects may be advanced in a Development Stage or a Sub Phase before development is permitted.
- f) Approval of Block Plans and development applications will be based on the timing of the implementation of required infrastructure and available reserve servicing capacity. The Township may adopt and implement a servicing allocation policy to establish the requirements and criteria for obtaining and renewing servicing allocations for development approvals and to ensure infrastructure capacity is reserved and allocated in a manner that supports the implementation of this Plan, the achievement of the intensification target, and other objectives and targets of this Plan.
- g) The Township may use holding provisions, conditions of development approval (including the phasing or staging of development within plans of subdivision), as well as front-ending and credit agreements with extended reimbursement periods, where necessary, to support the logical and orderly development of the MCP Area, manage the pace of growth and development, and ensure development is aligned with the provision and timing of the required infrastructure and transportation systems.
- h) The Township may, at its sole discretion, revise the Development Staging Plan without an amendment to this Plan where circumstances warrant, such as, but not limited to, unreasonable delay by landowner(s), in order to facilitate the planned progression of growth and development in a manner that supports the implementation of the MCP.