



**SMITHVILLE MASTER COMMUNITY PLAN
OFFICIAL PLAN AMENDMENT NO. 63
PROPOSED MODIFICATIONS**

March 6, 2023

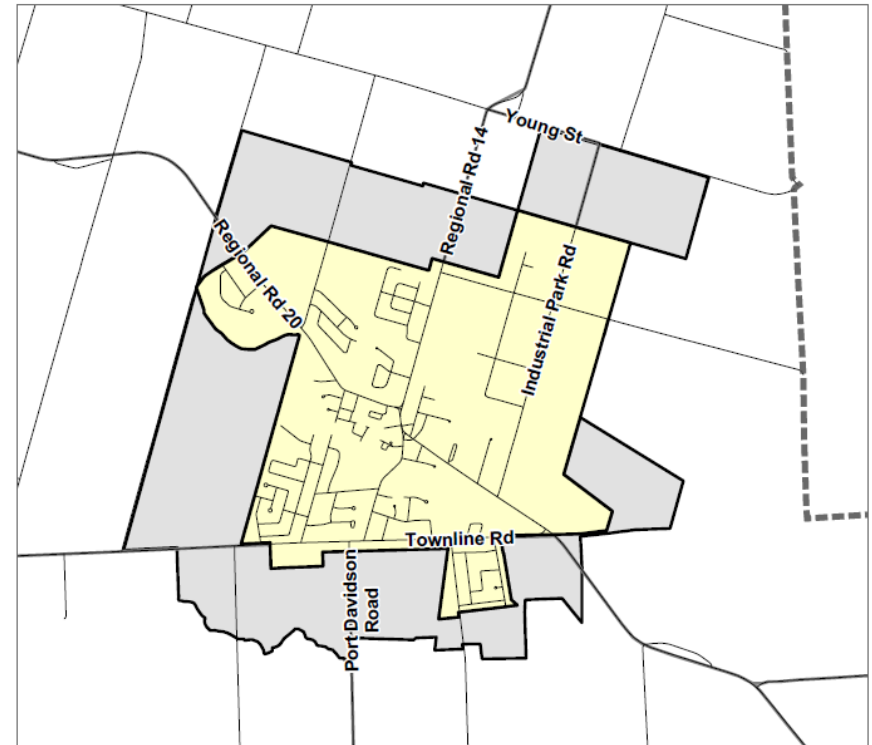
AGENDA

1. OPA 63 Policy Updates
2. OPA 63 Map Updates
3. Next Steps
4. Discussion/Questions

BACKGROUND

- Smithville Master Community Plan (MCP) study area: ~685 Ha
- Official Plan Amendment (OPA) 62 and 63: Total land area within the MCP Secondary Plan: ~540 Ha
- OPA 62 updates population and employment growth forecasts to 2051 and urban area boundary as per the Region's new Official Plan. **OPA 62 was adopted on July 18, 2022.**
- OPA 63 incorporates the MCP in the Township's Official Plan as a Secondary Plan, adds the proposed land uses and infrastructure, transportation and natural heritage systems including mapping and related policies. **OPA 63 was adopted on August 11, 2022.**
- **OPA 62 and 63 submitted to Region for approval.**

Location Map



OPA 63 PROPOSED POLICY MODIFICATIONS

Stormwater Management

- 6.11.7.2.1 Policies regarding “Infrastructure / Corridors” identified on the Land Use Schedules can be found in Section 6.11.7.4 below. The areas identified as “Proposed SWM Facilities” on the schedules are the recommended ~~and preferred~~conceptual locations for stormwater management facilities associated with future development, which will be required to conform with the policies and permitted uses for the land use designations adjacent to the Proposed SWM Facility.
- 6.11.7.4.3 The Land Use Schedules (“E-8” through “E-11”) identify the general locations for stormwater management facilities in the Smithville MCP Areas. The locations shown ~~are conceptual but~~ represent the preferred recommended conceptual locations for such facilities, as informed by the Subwatershed Study (SWS).

OPA 63 PROPOSED POLICY MODIFICATIONS

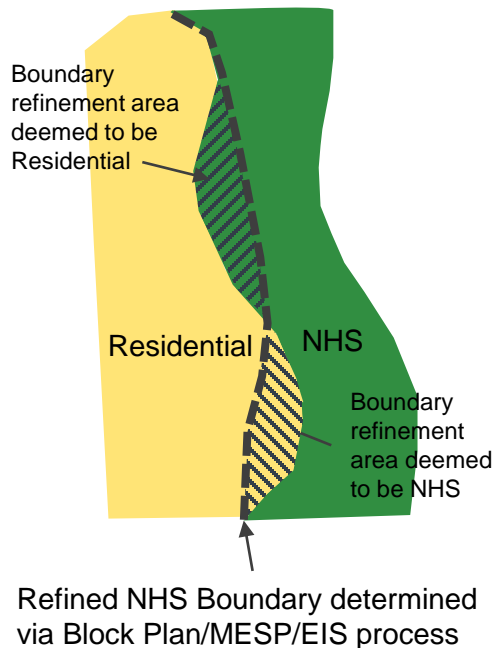
Natural Heritage System – Definitions

- 6.11.7.3.3 e) "natural cover target" shall mean the percentage of the total land area within the Smithville MCP Secondary Plan Area that is intended to be maintained in or restored to a natural state inclusive of the NHS and which may also include parks, trail corridors, green ~~infrastructure-utility/servicing~~ corridors and stormwater management facilities where these additional areas overlap or are located adjacent to the NHS, being the target identified in the SWS pursuant to support the achievement of the Township-wide coverage target in Section 10.3.2 (a) of this Plan.

OPA 63 PROPOSED POLICY MODIFICATIONS

Natural Heritage System – General Policies

6.11.7.3.4



- d) Within the MCP Area, the boundaries of the NHS shown on Schedule “E-12” will be confirmed and may be refined through the Block Plan process as determined through the preparation of the required Master Environmental Servicing Plan (MESP) and Environmental Impact Study (EIS). The extent of refinement that may be permitted shall be determined based upon the EIS and in a manner that contributes to the achievement of the natural cover target in combination with the other features and areas identified in Policy 6.11.7.3.3.e).

Where the boundaries of the NHS are refined, the refinement shall be deemed to be a refinement of the boundary between the NHS and the adjoining land use designation shown on the Land Use Plan (Schedules “E-8” to “E-11”) and the adjoining land use designation shall apply to any areas removed from the NHS as a result of approved NHS boundary refinements.

OPA 63 PROPOSED POLICY MODIFICATIONS

Natural Heritage System – General Policies

- 6.11.7.3.4 h) Any refinements to the boundaries of Linkage Areas or Recommended Restoration Areas resulting from future studies as described in Policy No. 6.11.7.3.4.g) should be made in a manner that ~~ensures the overall land area occupied by such Areas in the NHS is maintained or increased~~maintains or enhances their ecological functions and contributes to the achievement of the natural cover target in combination with the other features and areas identified in Policy 6.11.7.3.3.e).

OPA 63 PROPOSED POLICY MODIFICATIONS

Natural Heritage System – Conceptual Buffers

- 6.11.7.3.14
- b) The ~~ecologically and hydrologically appropriate~~ width for each Buffer associated with a proposed development shall be a minimum of 30 metres as conceptually shown on Schedule “E-12” unless an ecologically and hydrologically appropriate alternative Buffer width is established through the completion of an Environmental Impact Study and shall generally be 30 metres (EIS) approved by the Township in consultation with the Region and the NPCA.
 - e) ~~Where the width established for a Buffer through the completion of an EIS differs from the conceptual width shown on Schedule “E-12”~~Where necessary to accommodate the details of a development layout, minor alterations may be made to the justified revised delineation of the boundaries of thea feature Buffer on that Schedule if appropriate as determined by the Township in consultation with the Region and the NPCA based on an approved EIS and in keeping with Policy Nos. 6.11.7.3.14 b) and c) above. without requiring~~Where the final Buffer established through an approved EIS differs from the conceptual Buffer shown on Schedule “E-12”~~an amendment to this Official Plan is not required to reflect the final Buffer.

OPA 63 PROPOSED POLICY MODIFICATIONS

Natural Heritage System – Linkages

6.11.7.3.15

The identification of the type, classification and width of Linkages shall be determined based on the guidance within the SWS and may be refined based upon an EIS approved by the Township in consultation with the Region and the Niagara Peninsula Conservation Authority.

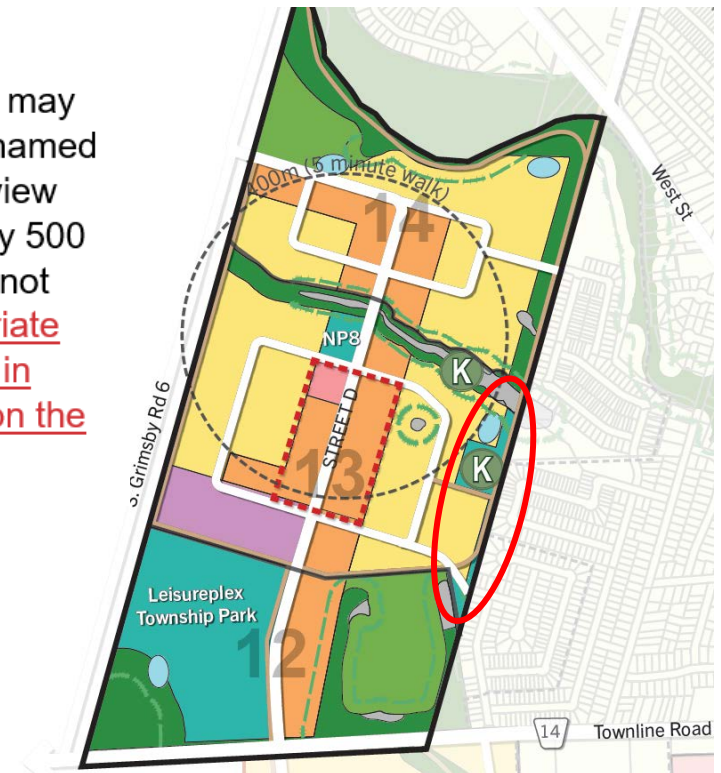
- a) Linkages may be refined where appropriate as determined through an EIS based upon the SWS and provided the ecological and hydrologic role and functions of the identified linkages are identified and maintained and taking into consideration and supporting the achievement of the natural cover target in combination with the other features and areas identified in Policy No. 6.11.7.3.3.e).
- b) No development or site alteration shall be permitted in, or within 30 metres of, a Linkage unless an Environmental Impact Study has demonstrated, to the satisfaction of the Township, Niagara Region, and any other approval authority, that there will be no negative impacts on the Linkage or its ecological and hydrologic functions.

OPA 63 PROPOSED POLICY MODIFICATIONS

Natural Heritage System – Linkages

6.11.7.3.15

- j) Further to Policy No. 6.11.7.3.15.i) above, the Township may seek to establish a linkage ~~of any width~~ between the unnamed tributary of Twenty Mile Creek that runs south of Forestview Court and the U-shaped woodland located approximately 500 metres to the south, notwithstanding that this corridor is not identified as a Linkage on Schedule “E-12”. The appropriate width of this linkage will be determined by the Township in consultation with the Region and the NPCA and based on the recommendations made in the approved EIS.



OPA 63 PROPOSED POLICY MODIFICATIONS

Natural Heritage System – Recommended Restoration Areas

- 6.11.7.3.16 c) An EIS undertaken under Policy No. 6.11.7.3.16.b) with respect to a Recommended Restoration Area:
- iii. may refine the boundaries of Recommended Restoration Areas as they are shown on Schedule “E-12”, provided that the overall area designated as “Recommended Restoration Area” ~~is shall~~ not ~~be~~ reduced by such refinements unless it is demonstrated to the satisfaction of the Township that the refinement has taken into consideration and supports the achievement of the natural cover target in combination with the other features and areas identified in Policy 6.11.7.3.3.e); and,
 - i) ~~Where proposed development includes a Restoration Area as recommended by a completed EIS, an appropriate Buffer may be designated surrounding that Restoration Area, which Buffer shall be subject to the policies set out in Subsection 6.11.7.3.14.~~

OPA 63 PROPOSED POLICY MODIFICATIONS

Natural Hazards – Karst

6.11.7.3.17

Karst features are categorized as high-constraint, medium-constraint, or low-constraint. Through the karst review completed as part of the SWS, ~~There are~~ three potential high-constraint karst features are identified in the Smithville MCP Area: two high-constraint features are shown on Schedule “E-8” (the feature located in the area designated “Open Space” to the north of Spring Creek Road and the feature located south of the railway) and another on Schedule “E-11” (the more northerly of the two features shown on that schedule). The other two karst features identified on ~~the s~~Schedules “E-8” and “E-11” are identified as medium-constraint features. Low-constraint karst features are not identified on the schedules to this Plan.

OPA 63 PROPOSED POLICY MODIFICATIONS

Natural Hazards – Karst

6.11.7.3.17

- d) Any development or site alteration proposed within 50 metres of a karst feature, including the potential high- and medium-constraint karst features identified on Schedules “E-8” and “E-11” and any other potential high- and medium-constraint karst features identified through further study, shall be subject to the following:
 - i. the requirement to complete a Karst Hazard Assessment which shall recommend the constraint level and classification of each karst feature identified on the landscape and recommend minimum setbacks for development and other appropriate mitigation strategies; and,
 - ii. approval of the NPCA, in accordance with NPCA regulations and policies.
- ~~d) — No development or site alteration shall be permitted within 50 metres of a high-constraint karst feature; or:~~

OPA 63 PROPOSED POLICY MODIFICATIONS

Transportation

6.11.7.4.4

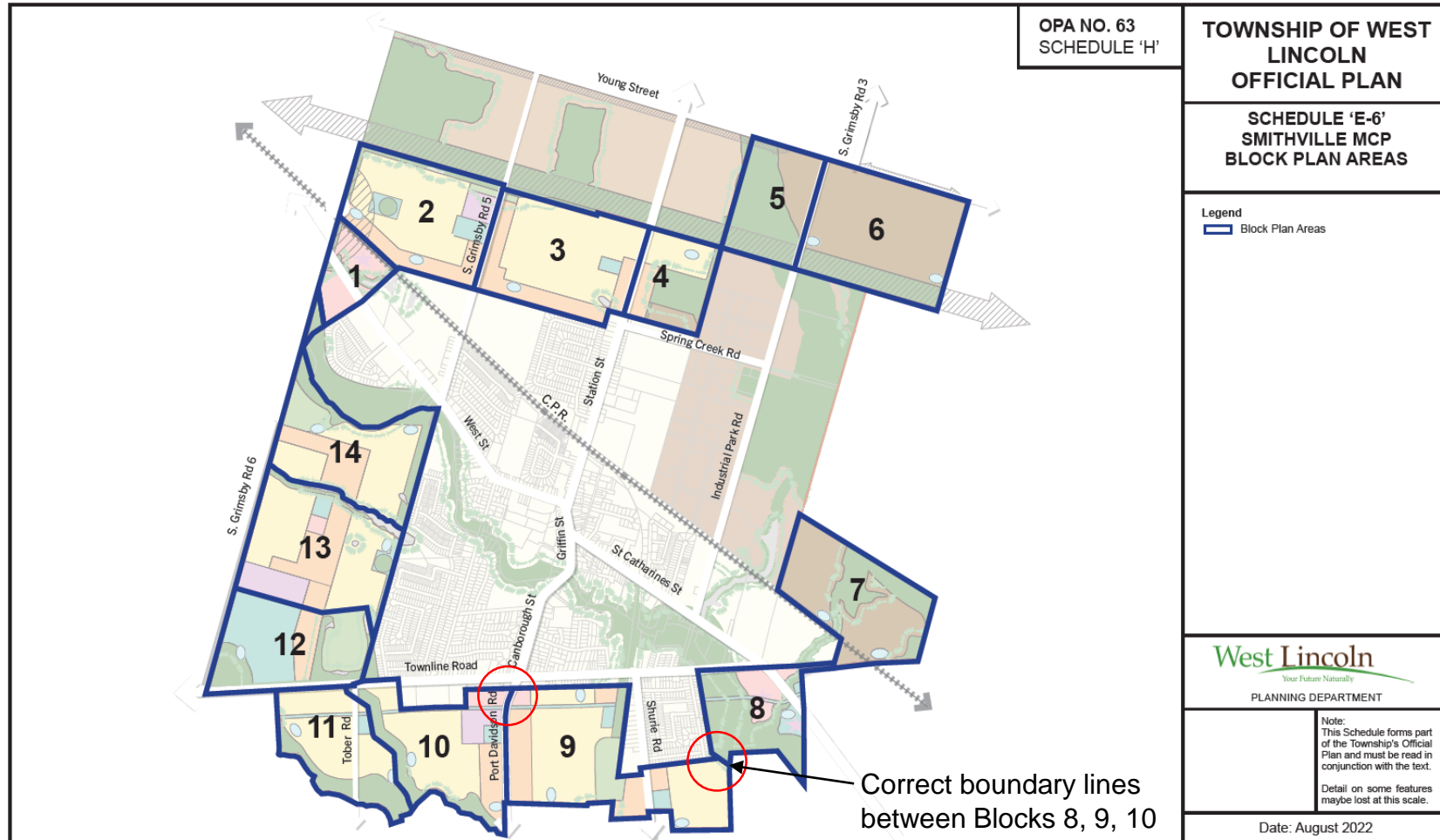
- g) All roads under the Township's jurisdiction in the Smithville Urban Area shall have a minimum right-of-way width ~~of 20 metres, except as otherwise required in this Plan as follows:-~~

Road Classification	Minimum Right-of-Way Width
Arterial "B"	25.5 m
Collector	22.0 m
Local Road	20.0 m
Rural Road	28.5 m

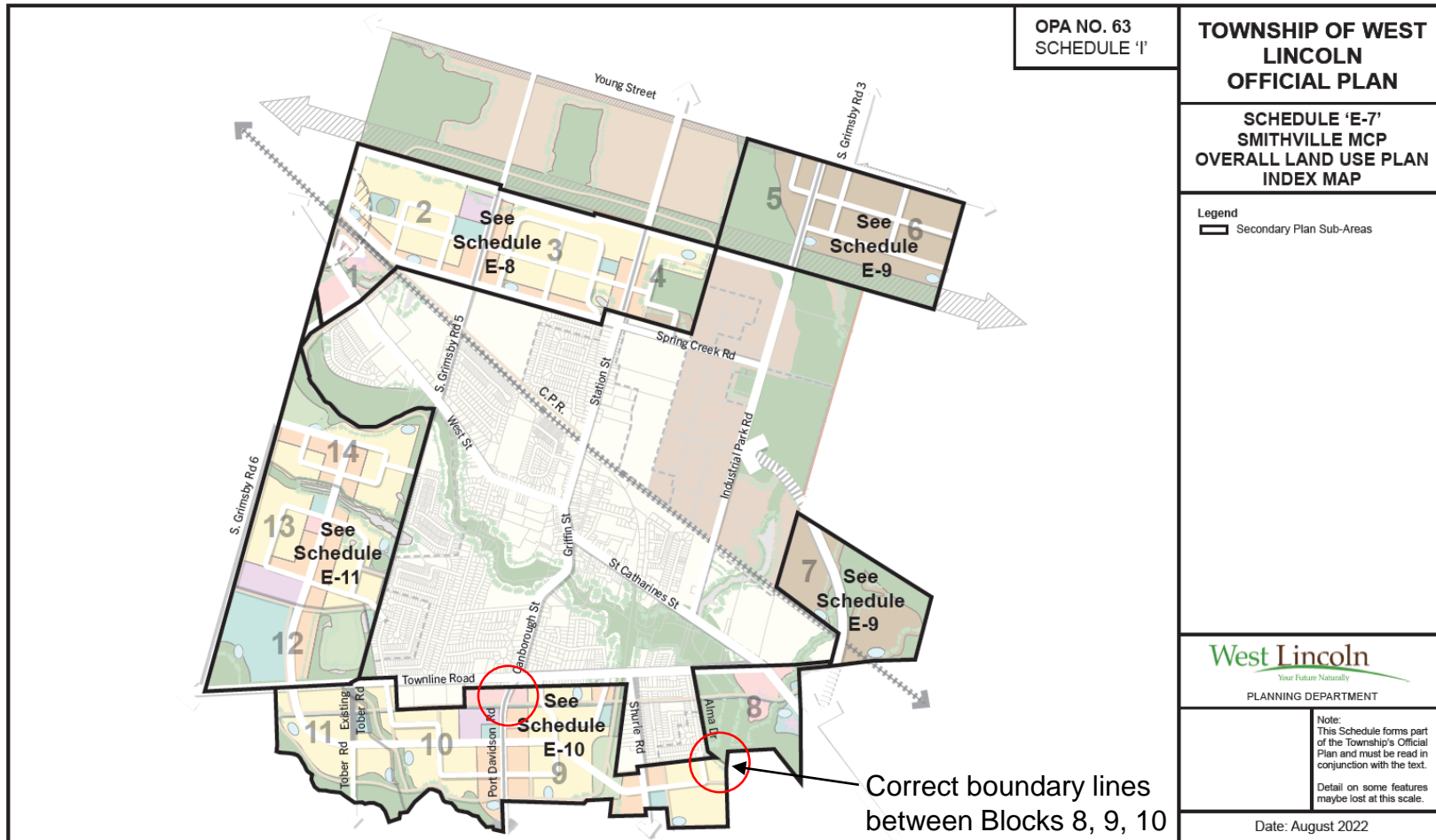
- h) Notwithstanding Policy No. 6.11.7.4.4.g) above:-

- i. the Township may reduce the minimum right-of-way width of any road under its jurisdiction without requiring an amendment to this Plan, provided the final right-of-way width is to the satisfaction of the Township; and,
- ii. Industrial Road between London Road and St. Catharines Street shall have a minimum right-of-way width of 25 metres.

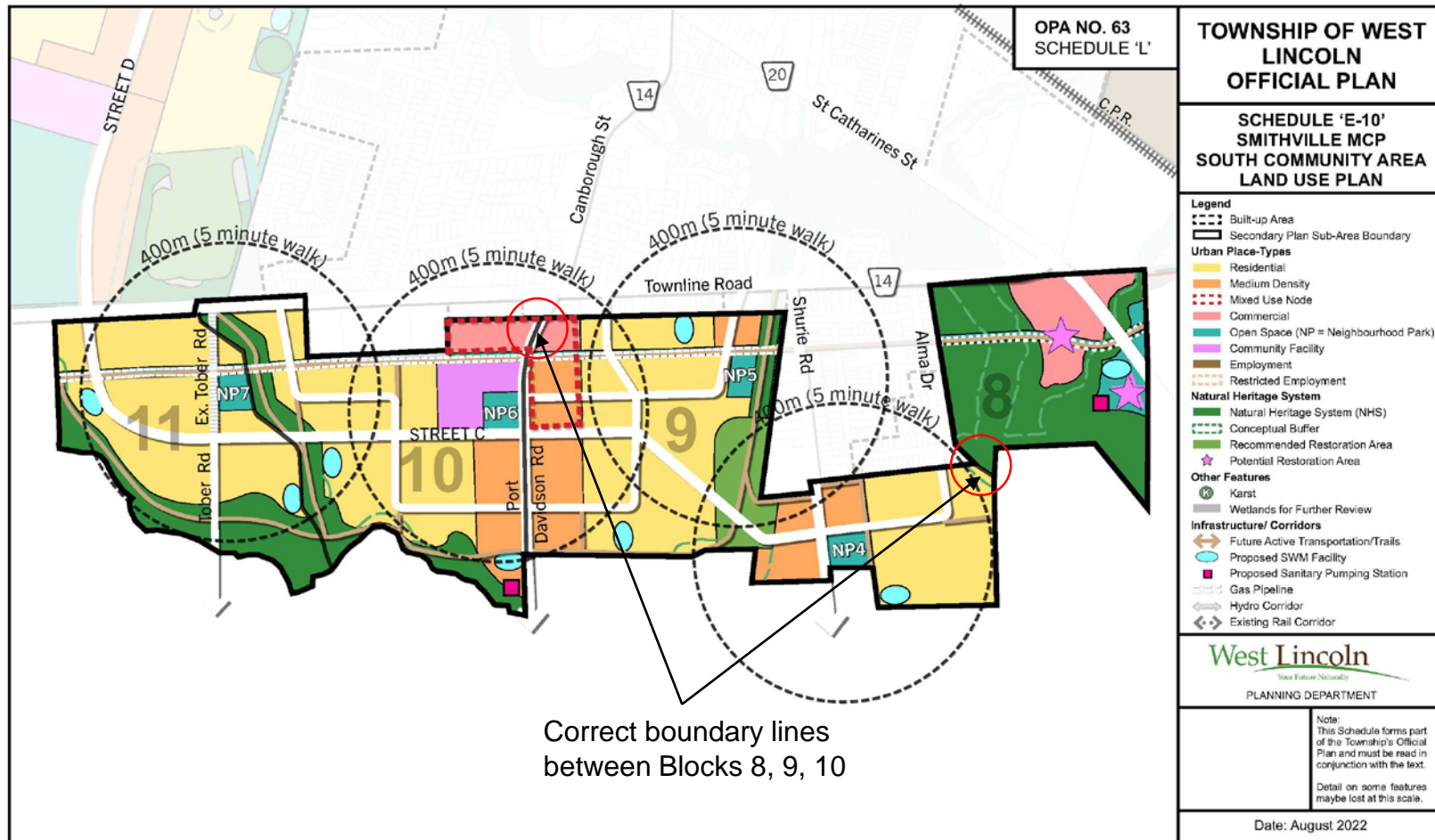
OPA 63 MAP SCHEDULE H



OPA 63 MAP SCHEDULE I



OPA 63 MAP SCHEDULE L



**OPA NO. 63
SCHEDULE 'N'**

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'E-12'
SMITHVILLE
NATURAL HERITAGE SYSTEM**

Legend

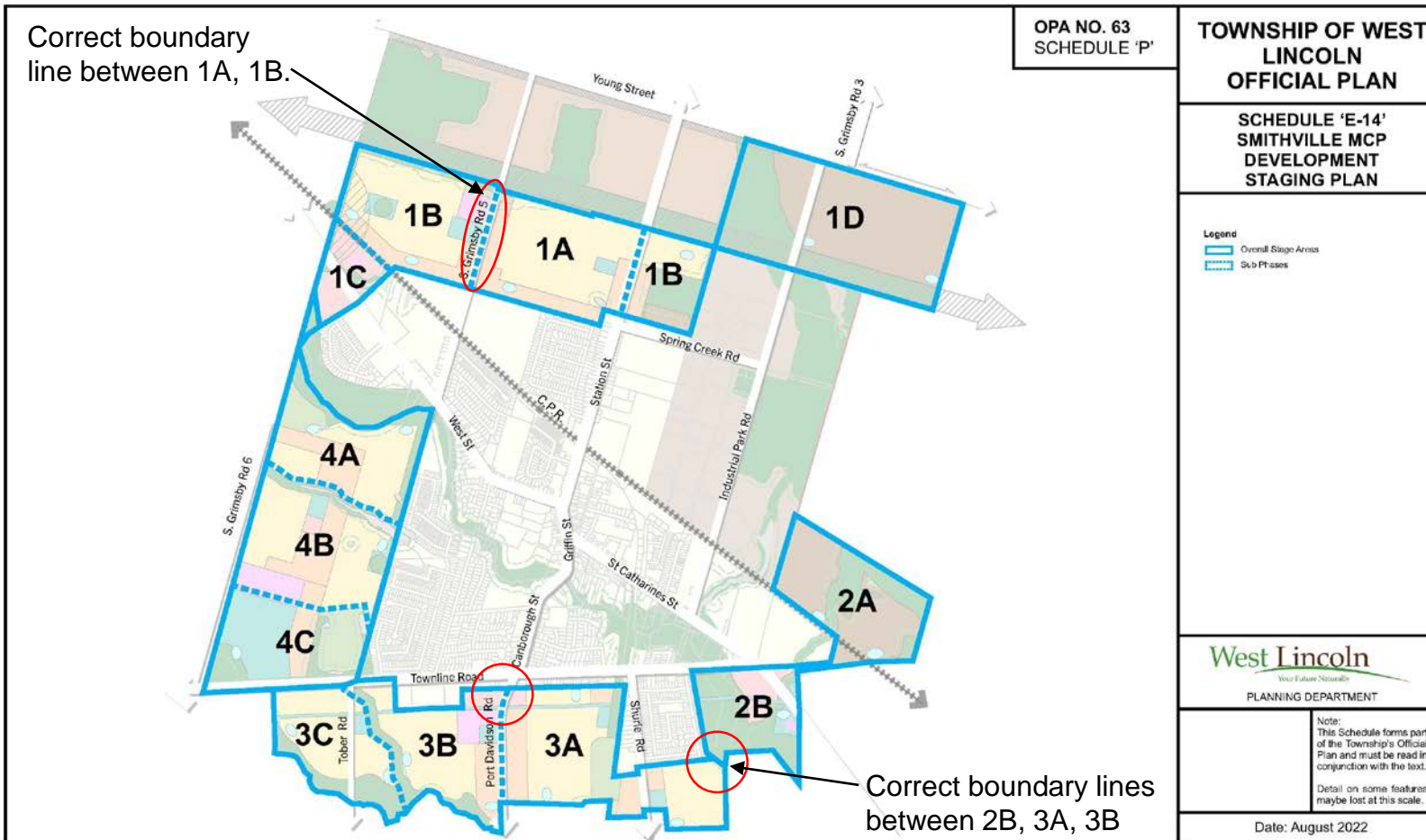
- Secondary Plan Sub-Area Boundary
- Natural Heritage System**
 - Core Area
 - Conceptual Buffer
 - Recommended Restoration Area
 - Linkage
- Other Features**
 - Karst
 - Potential Restoration Area
 - Provincially Significant Wetland (MNR)
 - Wetlands for Further Review
 - Floodline (NPCA)
- Waterbodies**
 - Watercourse
 - HDF Protection
 - HDF Conservation
 - Proposed SWM Facility

West Lincoln
Your Future Naturally
PLANNING DEPARTMENT

Note:
This Schedule forms part of the Township's Official Plan and must be read in conjunction with the text.
Detail on some features maybe lost at this scale.

Date: August 2022

OPA 63 MAP SCHEDULE P



NEXT STEPS

- Submission of OPA 63 requested modifications to Region
- Regional approval of OPA 63 (with modifications)
- Region Notice of Decision, Township EA Notice of Completion

DISCUSSION / QUESTIONS



West Lincoln

Your Future Naturally

SMITHVILLE MASTER COMMUNITY PLAN
COUNCIL MEETING, March 6, 2023