

DATE: March 27, 2023

REPORT NO: PW-10-2023

SUBJECT: **Transportation, Water and Wastewater, Subwatershed and Stormwater Master Plans for Endorsement, prepared as part of the Master Community Plan**

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Mike DiPaola, P.Eng., Director of Public Works and Recreation

OVERVIEW:

- Work on the Township's Master Community Plan commenced in October 2019 to provide a framework for Smithville to grow over the next 30 years.
- As part of the Master Community Plan, a Transportation Master Plan, Water and Wastewater Master Servicing Plan, Subwatershed Study and Stormwater Master Plan for Infill and Intensification Areas were developed.
- The Integrated Municipal Class Environmental Assessment (MCEA) Report and the issuance of the MCEA Notice of Completion will occur subject to Niagara Region Council Notice of Approval of OPA 62 and OPA 63.

RECOMMENDATION:

1. That, Recommendation Report PW-10-2023, regarding "Transportation, Water and Wastewater, Subwatershed and Stormwater Master Plans for Endorsement, prepared as part of the Master Community Plan" dated March 27, 2023 be received; and,
2. That, the Township Council endorse the Transportation Master Plan, Water and Wastewater Master Servicing Plan, Subwatershed Study and Stormwater Master Plan for Infill and Intensification Areas, prepared as part of the Master Community Plan; and,
3. That, subject to Niagara Region Council Notice of Approval of Official Plan Amendment 62 and 63, the Township Council endorse the issuance of the MCEA Notice of Completion.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

Strategic, Responsible Growth - West Lincoln will grow strategically and responsibly – welcoming new residents and businesses and respecting the heritage and rural character that people value.

BACKGROUND:

The Township of West Lincoln's Master Community Plan (MCP) commenced in October 2019, this plan was initiated to provide a framework for Smithville to grow over the next 30 years. To accommodate the projected growth, lands were added to the urban boundary of Smithville and supporting policies and schedules were established through Official Plan Amendment 62 (OPA 62) and Official Plan Amendment 63 (OPA 63).

The Master Community Plan is being completed through an Integrated Environmental Assessment as set out in the Municipal Engineers Association Municipal Class Environmental Assessment (MCEA) document (as recently amended in 2015). The Master Community Plan process and related Transportation Master Plan, Water and Wastewater Master Servicing Plan, Subwatershed Study and Stormwater Master Plan for Infill and Intensification Areas studies are designed to form a comprehensive and coordinated planning process that will meet the required approvals necessary under the *Planning Act* and the *Environmental Assessment Act*.

The Smithville Master Community Plan is following the approach of integration with the Planning Act. This approach recognizes the benefits of integrating the Municipal Class EA process with approvals under the Planning Act, especially with larger projects such as Secondary Plans. This means that the requirements of the Environmental Assessment Act (primarily through the MCEA process) and the Planning Act, including public notice requirements, are met as one integrated and co-ordinated process and with streamlined approvals and appeals. This approach is desirable for long term planning where interdependent decisions which impact servicing and land use are being made and the range of servicing alternatives needs to be addressed in an integrated fashion so as to recommend the best overall municipal infrastructure servicing solutions for the Community to be implemented over the 30 year planning horizon (to 2051). This information is presented in the Integrated MCEA Report.

If there are no appeals to the Regional Municipality of Niagara OPA 62 and OPA 63 (anticipated to be considered by Niagara Region Council in April 2023), the proponent (Township or Region) may proceed to implementation (design and construction) once approvals are received under the Planning Act. The Integrated MCEA Report and the issuance of the MCEA Notice of Completion concludes Phase 2 of the MCEA process. The 30 day MCEA comment period commences when Niagara Region issues its Notice of Approval of OPA 62 and 63 which includes the public 20-day opportunity to appeal period as set out under the Planning Act.

CURRENT SITUATION:

Staff are recommending that Council endorse the following Master Plans:

Transportation Master Plan

AECOM Canada Ltd. completed a traffic assessment of Smithville's existing transportation network. The assessment considered how Smithville's transportation network is currently performing and how it will be impacted by the projected growth. The master plan identifies upgrades required to existing corridors and intersections and the development of new

transportation connections as well as CPR grade separations, where required. It also identifies opportunities for new trail connections for pedestrians and cyclists. The proposed timing of these transportation projects was determined considering many factors including: The Niagara Region's Transportation Master Plan, the Niagara Region's Water and Wastewater Master Servicing Plan and the Township's Water and Wastewater Master Plan which informed the Development Staging Plan presented in OPA 62 and OPA 63.

The Transportation Master Plan executive summary, which includes the recommended transportation project list and maps, is provided in Appendix A.

Water and Wastewater Master Servicing Plan

AECOM Canada Ltd. completed modelling of the existing water and wastewater networks. The modelling determined how the current systems are operating and the approach required to provide water and wastewater servicing to support the existing population and provide future capacity for planned growth. The proposed timing of new infrastructure projects was determined considering many factors including: The Niagara Region's Water and Wastewater Master Servicing Plan, the Niagara Region's Transportation Master Plan and the Township's Transportation Master Plan which informed the Development Staging Plan presented in OPA 62 and OPA 63.

The Water and Wastewater Master Servicing Plan executive summary, which includes the recommended water and wastewater infrastructure project list and maps, is provided in Appendix B.

Subwatershed Study and Stormwater Master Plan for Infill and Intensification Areas

Wood Environmental & Infrastructure Solutions and WSP completed the Subwatershed Study and the Stormwater Master Plan for Infill and Intensification Areas.

The Subwatershed Study was completed in three phases to: characterize the subwatershed; evaluate the impacts of planned urbanization on the natural environment; and provide recommendations for water management including an implementation and monitoring plan.

The Stormwater Master Plan for Infill and Intensification Areas was developed to identify local constraints within the existing receiving infrastructure that may impact the lands identified for infill and intensification in Smithville.

The executive summaries for the Subwatershed Study and Stormwater Master Plan for Infill and Intensification Areas are provided in Appendices C and D.

Integrated MCEA Report

The Integrated MCEA Report and issuance of the MCEA Notice of Completion can occur once Niagara Region Council adopts OPA 62 and OPA 63. The Integrated MCEA Report executive summary is provided in Appendix E.

Revisions to Development Staging

Application of the Master Plans will ensure Smithville develops at a sustainable rate with the supporting infrastructure necessary to accommodate the projected growth.

It is important to note that Official Plan Amendment 63 (OPA 63), policy 6.11.7.6.3 h) provides that “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”. This policy allows flexibility for the Township to maintain the momentum needed for development to continue and meet the needs for the future population of Smithville.

It is important for development and its supportive infrastructure to proceed in a logical, coordinated and cost efficient manner. Town staff have initiated the preparation of a Block Plan (BP) and Master Environmental Servicing Plan (MESP) Terms of Reference (T of R) to guide development in the Block Plans as outlined in OPA 63. The BP & MESP T of R is expected to come to Public Works Committee for endorsement in May.

FINANCIAL IMPLICATIONS:

Each of the Master Plans identify Township and Regional infrastructure projects required for the future development of Smithville. The Appendices attached to this report estimate the following Township infrastructure needs within the next ten years: Transportation Infrastructure – between \$89 million to \$117 million and Water and Wastewater infrastructure of approximately \$40 million. The Township infrastructure projects outlined in the Appendices will be assessed for inclusion in the next Township Development Charges Background Study. There are substantial infrastructure investments required to develop the urban expansion areas, some of which are Regional costs, Township costs and in large part costs to be paid for by the developer.

In 2023, the Township will also be undertaking a Parks and Recreation Master Plan as well as a Trails and Corridor Master Plan. These Master Plans are included in the 2023 Budget. These studies will also inform the Official Plan update. Once the Parks & Recreation Master Plan and the Trails & Corridor Master Plans are finalized, a Development Charges Background Study will be initiated. This Study will provide further data as to the costs that will be borne by the Township and the portion that will be eligible for development charge funding. The results will also be incorporated into the Township’s Ten Year Capital Budget. The completion of these infrastructure projects will also likely require front ending agreements and costs sharing agreements between Developers and the Township.

INTER-DEPARTMENTAL COMMENTS:

This report has been reviewed by the Planning, Finance, and Clerk’s Departments, as well as the CAO.

CONCLUSION:

In summary, Staff recommends that Council endorse the Master Plans and the issuance of the Integrated MCEA Notice of Completion after OPA 62 and OPA 63 have been adopted by Niagara Region Council.

ATTACHMENTS:

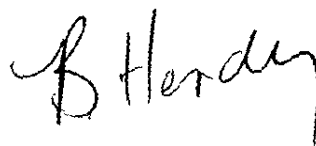
- Appendix A – Transportation Master Plan Executive Summary
- Appendix B – Water and Wastewater Servicing Master Plan Executive Summary
- Appendix C – Subwatershed Study Executive Summary
- Appendix D – Stormwater Master Plan for Infill and Intensification Areas Executive Summary
- Appendix E – Integrated MCEA Report Executive Summary

Prepared & Submitted by:



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Approved by:



**Beverly Hendry,
CAO**



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