

DATE: April 14, 2025

REPORT NO: PD-14-2025

SUBJECT: **Information Report**
Elite Smithville Developments Inc. Draft Plan of Subdivision
and Zoning Bylaw Amendment
File Nos. 1601-009-24 ZBA, 2000-94-24 DPOS

CONTACT: Gerrit Boerema, Director of Planning & Building
Susan Smyth, Senior Planner

OVERVIEW:

- Applications for Draft Plan of Subdivision and Zoning Bylaw Amendment have been submitted by Weston Consulting on behalf of Elite Smithville Developments Inc., owners of a nearly 4 hectare (± 10 acre) property located west of Marz Thrive Draft Plan of Subdivision, north of the roundabout on Regional Road 20 and south of the CPKC Rail line.
- The subject property is located half within the former urban boundary and half within the expanded urban boundary, and is also bisected by a watercourse.
- The applicants are proposing to create 13 Blocks to accommodate 217 residential units, a future public street connecting to the roundabout, an environmental block, trail, parkland, and future development block.
- The development is proposed to be serviced with water and sewer through the Marz Homes Thrive subdivision development. Stormwater is proposed to be retained on the property with an outlet to the Regional ditch.
- A recommendation report will be presented at a future committee meeting once the application has been fully reviewed and all agency and public comments have been considered.

RECOMMENDATION:

1. That Information Report PD-14-2025, titled "Elite Developments Inc. Draft Plan of Subdivision and Zoning Bylaw Amendment, File Nos. 1601-009-24 ZBA, 2000-94-24 DPOS", dated April 14, 2025 be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- Build a safe, connected, caring and active community

BACKGROUND:

An application for Zoning Bylaw Amendment and an application for Draft Plan of Subdivision Approval has been submitted by WestOn Consulting on behalf of the owners, Elite Smithville Developments Inc. The Subject property is a vacant property with no municipal address located west of Marz Homes Thrive Subdivision, just north of the west Regional Road 20 roundabout in Smithville (Concession 9, Part Lot 11, South Grimsby, Part 4 of RP 30R9485).

Half of the property was added to the urban boundary in 2015 as part of the land swap official plan amendment process which added residential and employment land to the urban boundary of Smithville by removing excess land from a number of rural hamlets. This half of the property falls within the Northwest Quadrant Secondary Plan. The western half of the property was added to the urban boundary in 2022 as part of the new urban boundary of Smithville, which is found within the Smithville Master Community Plan. The property contains an agricultural field and an environmental feature with a watercourse.

The eastern half of the subject property is designated high density residential, special policy area 'A' and public streets in the Northwest Quadrant Secondary Plan, and the western half is designated commercial, natural heritage and karst. The eastern half of the property is zoned Development 'D' while the western half of the property is zoned Agricultural 'A'.

CURRENT SITUATION:

The zoning bylaw amendment and draft plan applications are proposing 13 blocks to accommodate 217 residential units, a public road connecting the roundabout to the Marz Thrive Subdivision, an environmental block, parkland, trail, future development blocks (for lands within the Master Community Plan) and road widenings. The residential units are being proposed within two condominium blocks. 176 apartment units are being proposed within two connected six storey buildings along Regional Road 20. The balance of units proposed are 41 townhouse units.

Submitted with the application is a [Draft Plan of Subdivision](#), [Planning Justification Report](#), [Urban Design Brief](#), [Pedestrian Movement Plan](#), [Phasing Plan](#), [Landscape Plan](#), [Architectural Site Plan and Underground Plan](#), [Noise and Vibration Study](#), [Geotechnical Report](#), [Karst Study](#), [Stormwater Management Report](#) and [Stage 1 and 2 Archaeological Report](#).

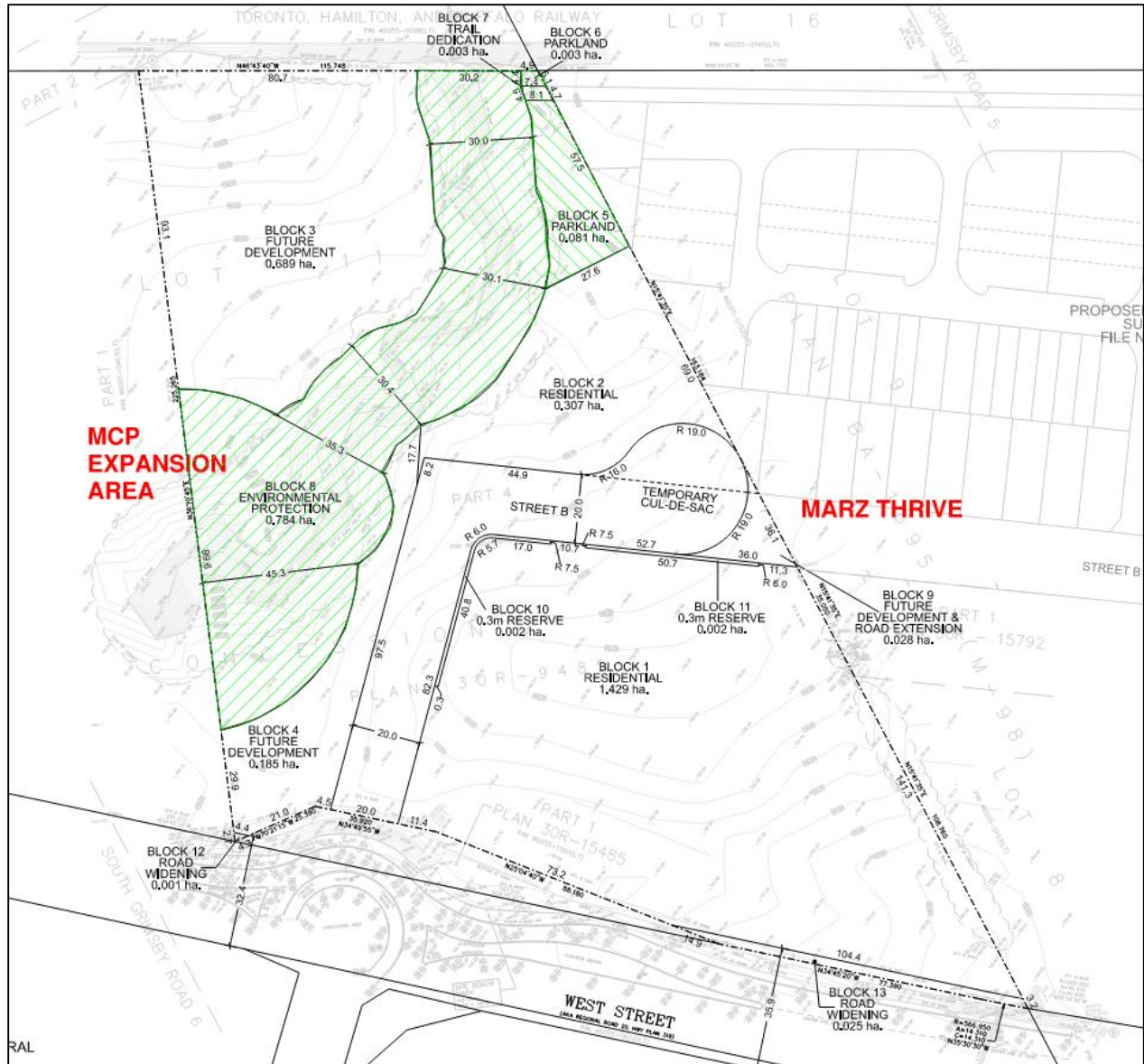


Figure – Elite Draft Plan of Subdivision

The applicants are proposing to dedicate the environmental feature, including the karst, to the Township (Block 8) and Block 5 and Block 6 for Parkland, and Block 7 for a multi-use trail to the Township. This area is shown in green hatching in the figure above.

The Zoning Amendment is proposing to rezone the majority of the property within the Northwest Quadrant lands from Development to Residential Medium Density 'RM3' with site specific exceptions. The zoning also proposes an open space zone over the proposed parkland, Environmental Protection zone over the environmental feature and karst, and development zones for lands inside the Smithville Master Community Plan/Urban Boundary Expansion.

The site specific modifications to the Residential Medium Density 'RM3' zone is a reduced

lot area from 180 square metres to 135 square metres, a minimum lot frontage from 30 metres to 22 metres, a minimum front yard from 4.5 metres to 2.4 metres, a minimum exterior side yard from 3 metres to 1.3 metres, a minimum rear yard adjoining another zone from 6 metres to 3 metres, a maximum height from 15 metres to 25 metres, and that minimum amenity area should not apply for Townhouse Dwellings.

The zoning amendment is also proposing 1.42 parking spaces for apartment dwellings whereas 1.75 is required in the bylaw, and a reduced bicycle parking ratio of 0.3 spaces per unit, whereas the zoning requires 1 per unit.

There are proposed 41 Townhouse units and 176 Apartment Dwelling units each requiring 1.75 spaces for a total of 380 spaces. The Townhouses are providing adequate spaces within the driveways and private garages. The apartments are proposed to be different, however, as they are providing parking in a common lot, 8 additional barrier free spaces are required as per the zoning bylaw. 316 spaces (308 regular + 8 barrier free) are required for the proposed apartment buildings, however, only 251 are proposed to be provided.

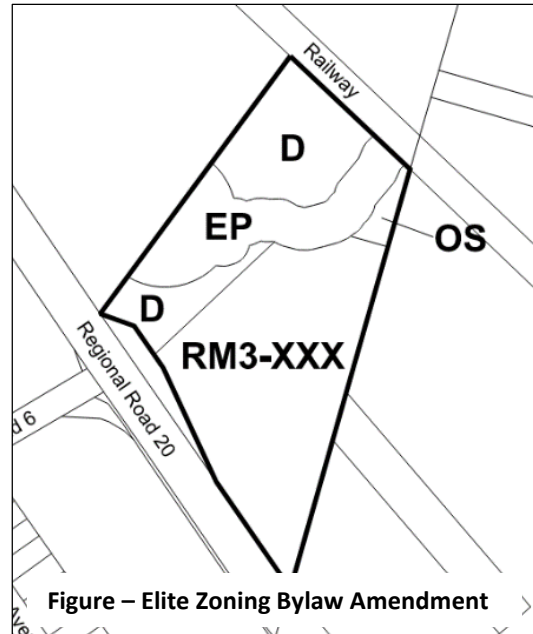


Figure – Elite Zoning Bylaw Amendment

The development is also proposed to be serviced by municipal sewer service through the Marz Homes Thrive development and with water through the Thrive development as well as a connection to the watermain on Regional Road 20. Stormwater options are currently being reviewed and is being proposed to outlet into the regional ditch. Further servicing information can be found under Development Engineering comments in this report. Available capacity at the pumping stations and within the local sewer network is currently being reviewed by the Township and the Region through a consultant.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

District School Board of Niagara (DSBN)

The DSBN has submitted comments stating that they have no objection to the proposed application. They are requesting sidewalks be constructed within the development to facilitate student travel to the school bus stop locations. The Township's Municipal Engineering Standards require a sidewalk on at least one side of a local road, so this will be a requirement through the engineering review.

Niagara Peninsula Conservation Authority (NPCA)

The NPCA has reviewed the application and provides no objection. They have provided some further questions regarding the karst buffer and that it be shown on the drawings.

Regional Municipality of Niagara

The Region of Niagara has reviewed the applications and originally had a number of issues with the Environmental Impact Study that was completed, however, through discussions with the consultant and Township, the issues have been resolved in order to process the applications.

The Region has also reviewed the application and has determined that the application meets the minimum density target for greenfield development of 50 residents per hectare. The applicants are proposing nearly 40 units per hectare in the medium density area and 200 units per hectare in the special policy area averaging to a density above 50 residents per hectare.

The Region has also provided comments with respect to Archaeological Assessments. A State 1 and 2 study has been completed on the southern lands, and the applicant is currently completing the study for the northern portion of the property. Once completed, the Region and Township will require a letter of Acknowledgement from the Ministry of Citizenship and Multiculturalism.

The Region has also provided comments with regard to the noise and vibration study completed, requiring a number of mitigation measures be implemented and further study work be completed.

The Region is also requesting a daylighting triangle and road widening along Regional Road 20 as shown on the sketch in Schedule 'D'.

The Region has also provided detailed comments with respect to water, sanitary and storm servicing which has been included in Schedule 'D'.

Township Development Engineering

The draft plan of subdivision shows a proposed 20 metres right of way with local road connecting the roundabout to the Marz Homes Thrive development. 20 metres is the minimum width required for a local road. The Region will need to confirm the design for the connection to the roundabout.

The draft site plan shows sidewalk on both sides of the road throughout the development, however, the Township's Engineering Standards only requires sidewalk on one side of a local street. Sidewalks as well as landscaping will need to be refined through the engineering review.

A noise and vibration study was also completed and submitted to the Township for review mainly due to noise generated from the CPKC Rail line. The report recommended a warning clause be registered on title of the units impacted by noise, however, in other similar developments in the Town, noise barriers have been required to mitigate noise impacts on residential units. The acoustical engineer will need to confirm if this will be required.

The initial stormwater management proposal submitted by the applicant was not acceptable to the Township as it involved the Township taking ownership of significant stormwater management infrastructure that mainly services private condominiums. The consultants and applicants are working on an alternative stormwater solution which will ultimately discharge into the Regional ditch on Regional Road 20, requiring regional approval.

Development Engineering has also reviewed the Functional Servicing Report which indicates that sanitary servicing is to be provided with an upsized sanitary pipe through the Marz Homes Thrive subdivision, and water service connected through the Marz Homes Thrive development as well as on Regional Road 20.

Capacity at the Streamside Pumping Station, Smithville Pumping Station and through the local network will need to be confirmed prior to final approval. Sewer allocation is not guaranteed until this time.

PUBLIC COMMENTS

At the time of writing this report, no public comments have been submitted.

CONCLUSION:

An application for Draft Plan of Subdivision approval and an application for Zoning Bylaw Amendment has been submitted by Weston Consulting on behalf of Elite Smithville Developments Inc. The applications are to facilitate a residential development which would create 217 units. Two future draft plan of condominium applications and site plan will also be required at a future date to finalize the design of the two condominium blocks.

A recommendation report will be prepared and presented by Administration at a future Committee meeting.

SCHEDULES:

- A. Location Map – Elite Smithville Developments Inc.
- B. Draft Plan of Subdivision
- C. Draft Zoning Bylaw Prepared by Applicant
- D. Agency Comments

Prepared & Submitted by:

Approved by:

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**Truper McBride
CAO**