

**DATE:** April 13, 2026

**REPORT NO:** PD-12-2026

**SUBJECT:** **Recommendation Report - Block Plan Area 9 (Stage 3A) (File No. 4000-01-24)**

**CONTACT:** Susan Smyth, Manager, Community Planning and Design  
Gerrit Boerema, Director, Growth and Sustainability

**OVERVIEW:**

- An Application for a Block Plan Approval was submitted by Arcadis planning consultants on behalf of a number of participating land owners in the Block 9 Plan Area. The participating land owners include Lockbridge, the Almas, and Tek Corporation.
- Block Planning is a non-statutory planning process aimed to coordinate development across multiple properties and landowners to further refine the land use framework and infrastructure within the urban expansion area contained in the approved Smithville Master Community Plan (MCP).
- The implementing policies to facilitate future development are contained in Official Plan Amendment (OPA) No. 63, which is still partially under appeal. Refer to Report [PD-17-2023](#) for more details of OPA 62 and 63.
- Block Plan Area 9 is in the southwest quadrant south of Townline Road, north of Sixteen Road, east of Port Davidson Road, and extends past Shurie Road until the west limit of the Niagara Region lagoons.
- A Public Meeting was held on April 14, 2025 and the Information Report [PD-16-2025](#) provided the details of the proposed development of Block Plan Area 9.
- Comments and concerns raised at the Public Meeting focused on the relocation of the neighbourhood park (NP5), reduced restoration area and wildlife corridor, impact to the elm tree, modified road network, and revised stormwater management facility.
- A revised Block Plan Area 9 submission that addressed some of the concerns raised, although there are some outstanding deviations from the Smithville MCP polices related to restoration area as shown on Schedule L of OPA 63/Schedule E-10 of Smithville MCP, dated August 2022.
- Administration is proposing a recommendation of a staged approval of Block Plan 9, only over Stage 3A being the Lockbridge Draft Plan of Subdivision area, to allow that development approval to proceed while the remaining issues are addressed for the balance of the block plan area.

**RECOMMENDATION:**

1. That, Recommendation Report PD-12-2026, titled, “Recommendation Report – Block Plan Area 9 (Stage 3A) (File No. 4000-01-24), dated April 13, 2026, be received; and
2. That, Council approve a portion of the Block Plan Area 9 being the Stage 3A area encompassing the Lockbridge Draft Plan of Subdivision Application Lands, shown in Schedule ‘A’ and Schedule ‘B’ to this Report.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme #1 and 2**

- Build a safe, connected, caring and active community
- Champion strategic, responsible growth

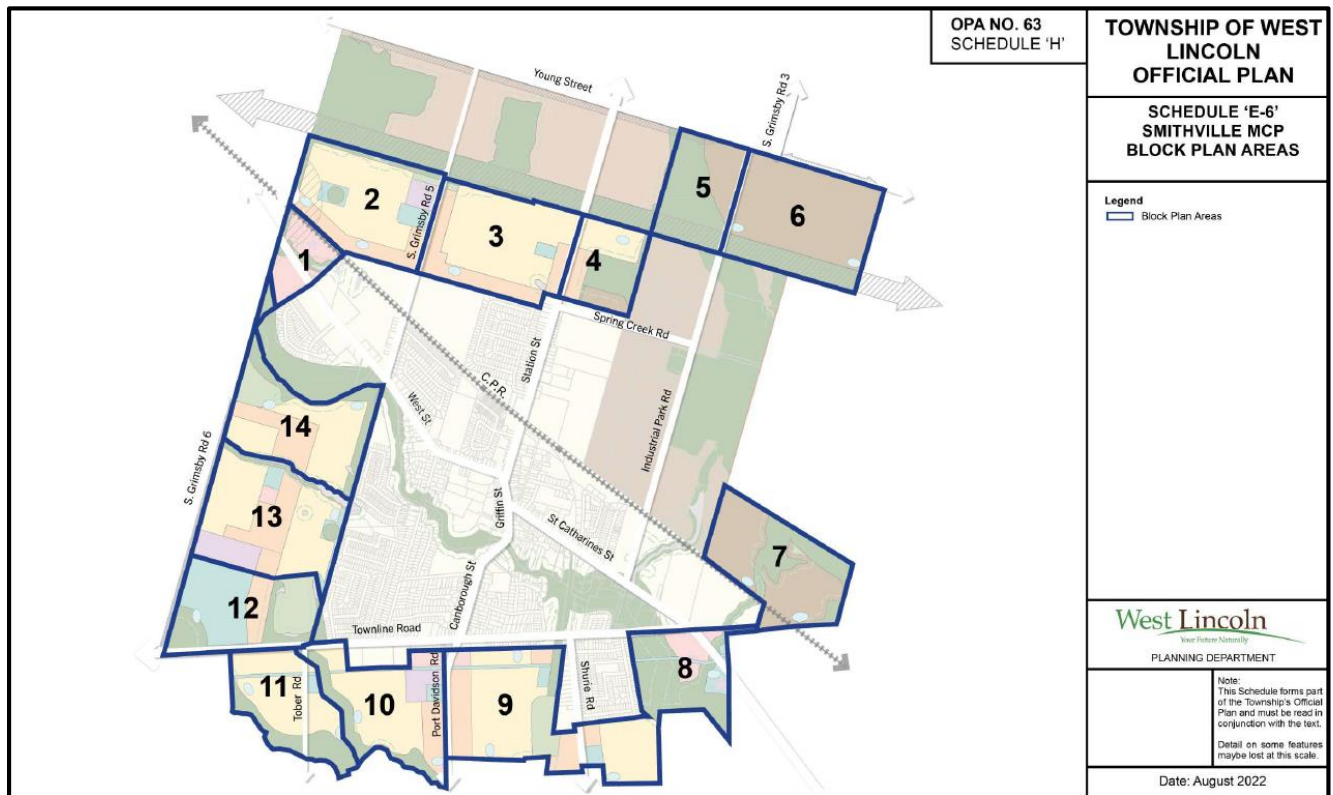
**BACKGROUND:**

The Township completed the Smithville Master Community Plan (MCP) process under the Planning Act and Municipal Class Environmental Assessment (Class EA) to add additional lands to the Urban Settlement Area of Smithville to accommodate future growth. The MCP process was completed through the adoption of Official Plan Amendment No. 62 (OPA 62) which implemented the changes to the Smithville urban area boundary limits and the Official Plan Amendment No. 63 (OPA 63) implemented the land use policies and growth forecasts for the Township in accordance with the Niagara Region Official Plan for the 30 year horizon and beyond to 2051. The Ontario Land Tribunal (OLT) approved the majority of OPA 63 on June 11, 2024, and those policies are in effect, although some sections remain under appeal.

OPA 63 policies provide the framework and roadmap on how to develop municipal infrastructure and transportation systems to support Smithville’s expansion to accommodate the Township’s forecasted growth to the planning horizon. The requirement for Block Planning is necessary so that development across multiple landowners and properties are coordinated to develop a land use plan to meet the objectives of the Smithville MCP, a greenfield area designated to accommodate future growth and transition from agricultural to urban lands uses.

Figure 1 is an extraction of Schedule H of OPA 63/Schedule E-6 in the Smithville MCP, outlining the Block Plan Areas of the urban boundary expansion of Smithville.

**Figure 1: Smithville Master Community Plan – Block Plan Areas**



The Block Plan process is not a process under the Planning Act but planning exercise to further refine and coordinate land uses through a secondary plan and identify the required infrastructure including upgrades for site servicing (water, sanitary, storm) and the required road network connections over the planning horizon to 2051. This process requires collaboration and coordination of the various development proposals for growth across different properties and landowners.

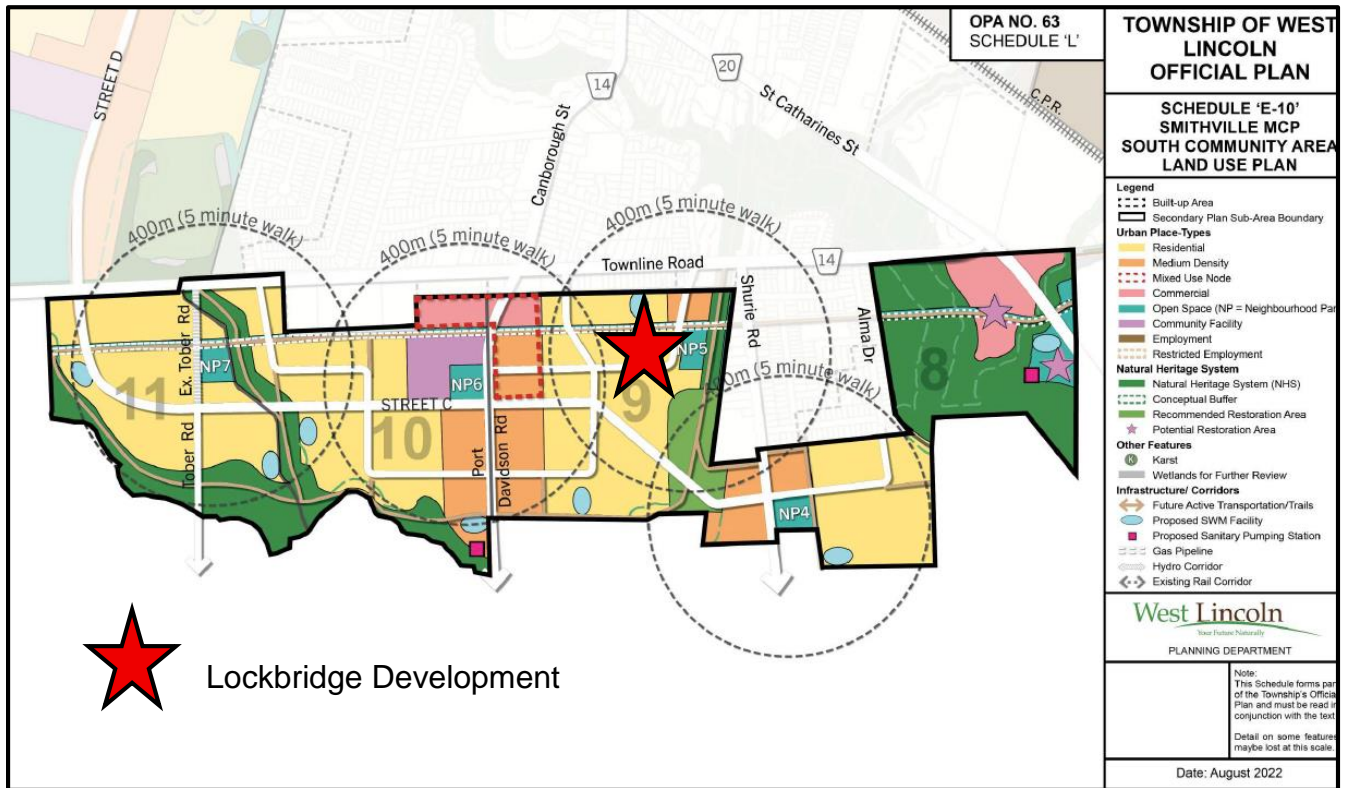
**CURRENT SITUATION:**

Arcadis Professional Services (Canada) Inc. “Arcadis” (Agent) submitted the Block Plan Application on behalf of lands owned by Lockbridge Development Inc., TEK Corporation, and Hender Judy Trustee referred as “Lockbridge” (Owner). The Lockbridge development is in Block Plan Area 9 generally shown in Figure 2.

The Owners of another property with an unaddressed parcel of land with frontage on Shurie Road and Alma Drive and immediately south of the existing Alma Acres subdivision also signed on to the Block Plan Application as participating landowners referred as “Alma Lands”. An Addendum to the Block Plan Area 9 has been submitted to address adjustments to the Block Plan as it relates to the location of the stormwater management facility, realignment of the road network and residential area to accommodate natural heritage features, realignment of active transportation trails with the public sidewalk system, and the servicing strategy for the provision of sanitary sewer and water services.

This Addendum is to the Lockbridge Block Plan submission to address these adjustments to the Block Plan relative to the Alma Land (Alma Acres Extension subdivision) for Block Plan Area 9. Additionally, applications to facilitate future residential development of the Alma Lands has been submitted consisting of 128 single detached dwelling units, 112 street townhouse dwellings and 43 block townhouse dwellings for a total of 283 dwelling units.

**Figure 2: Official Plan Area (OPA) 63 – Schedule L**



Block Plan Area 9 is approximately 63.4 hectares (ha) in size and predominantly agricultural with some single detached dwellings and associated accessory structures along Townline Road.

Lockbridge initiated the overall Block Plan process for the entire Block Plan Area 9 including the required supplemental technical studies and drawings to demonstrate conformity with the Smithville MCP policies.

On August 27, 2024, an initial submission package including the Block Plan, Draft Plan of Subdivision containing 196 units, and Zoning By-law applications were submitted and the required Environmental Impact Study (“EIS”) was later received in November 2024, at which time Staff was able to deem the applications complete. These applications were submitted primarily to support the development of the Block Plan for lands generally located south of Townline Road (Lockbridge Development). The Lockbridge lands comprise of approximately 13.4 ha (33.1 acres) of the Block Plan Area 9.

Township and external agency comments were provided to Lockbridge that identified distinctive modifications from Schedule L of OPA 63 that necessitated revisions to the Lockbridge Block Plan. The distinctive modifications that required attention were the stormwater management pond locations and size, relocated neighbourhood park (NP5), reduced restoration area and wildlife corridor linkage, and modified transportation road network.

On November 5, 2025, a revised Lockbridge Block Plan was submitted, and this proposal generally aligns with the land uses and road network as outlined in Schedule L of OPA 63 with some minor adjustments. The revision to the Lockbridge Block Plan required a reduction of overall Block Plan Area 9 land area from 63.4 ha to 60.89 ha due to the realignment of Port Davidson Road to meet Canborough Street at Townline Road. These changes also revised the Draft Plan of Subdivision with an increase in the number of dwelling units to 222.

The notable changes to the Lockbridge Block Plan from August 2024 to November 2025 area are described below and refer to Figure 3 and 4 for the separate Lockbridge Block Plans.

- Improved alignment of the road network to the Smithville Transportation Master Plan.
- Re-orientation of residential blocks along the proposed collector road to reduce driveways onto the right-of-way.
- Location of neighbourhood parks (NP), where NP4 remains in the same location as outlined in Schedule L of OPA 63, although NP5 is located outside of Lockbridge Development however was demonstrated to be within a 400 metre walk radius from the future homes.
- Former rail corridor dedicated as a linear park and wildlife linkage was reduced from the width of 50 metres identified in the Smithville MCP sub-watershed study to a width ranging from 25.0 metres to 27.4 metres and the EIS confirmed that the recommended corridor width will maintain a connection for the natural heritage features.
- Identification of an alternative proposed Sanitary Pumping Station to be located on the west of Port Davidson Road as well as keeping the Sanitary Pumping Station as shown in Schedule L of OPA 63, which offers flexibility in development and willingness to proceed first.
- Stormwater Management Facilities (SWMFs) are in the same general locations, but the proposed sizes have been further refined. However, that the Alma Lands Block Plan Addendum has proposed a different location for one of the storm ponds (SWM#3).

Figure 3: Lockbridge Block Plan – Original August 2024 Version

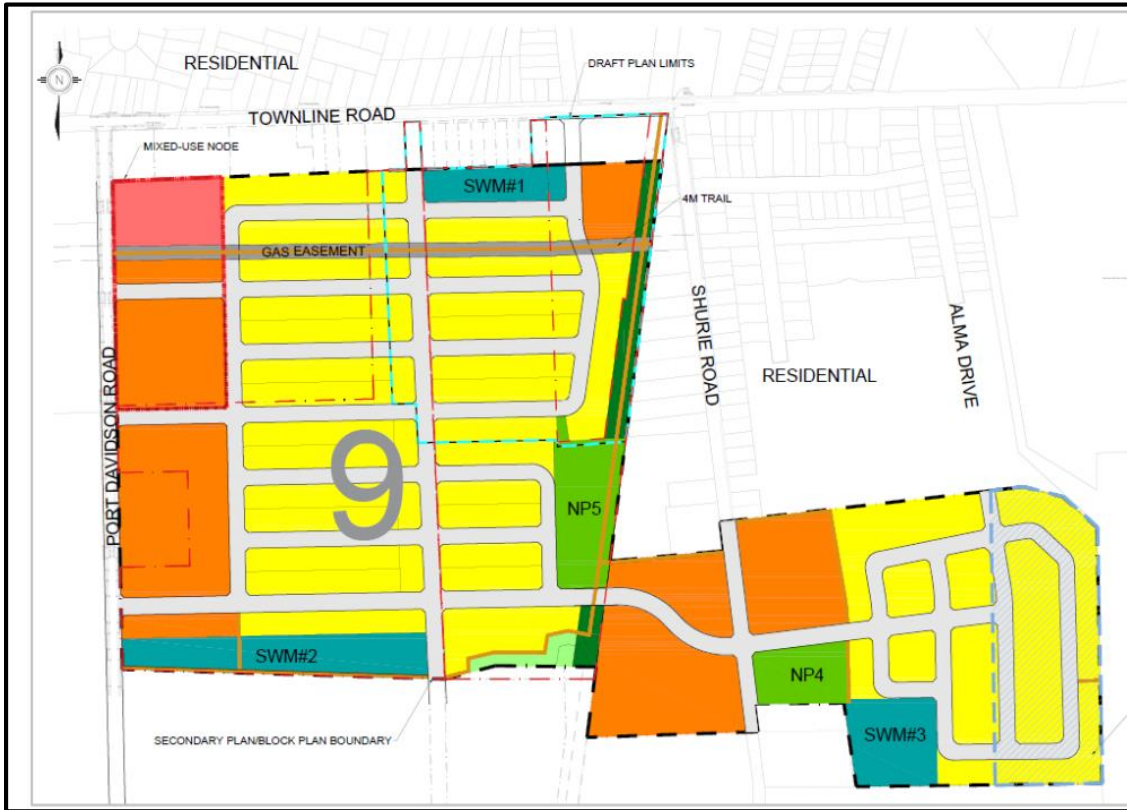
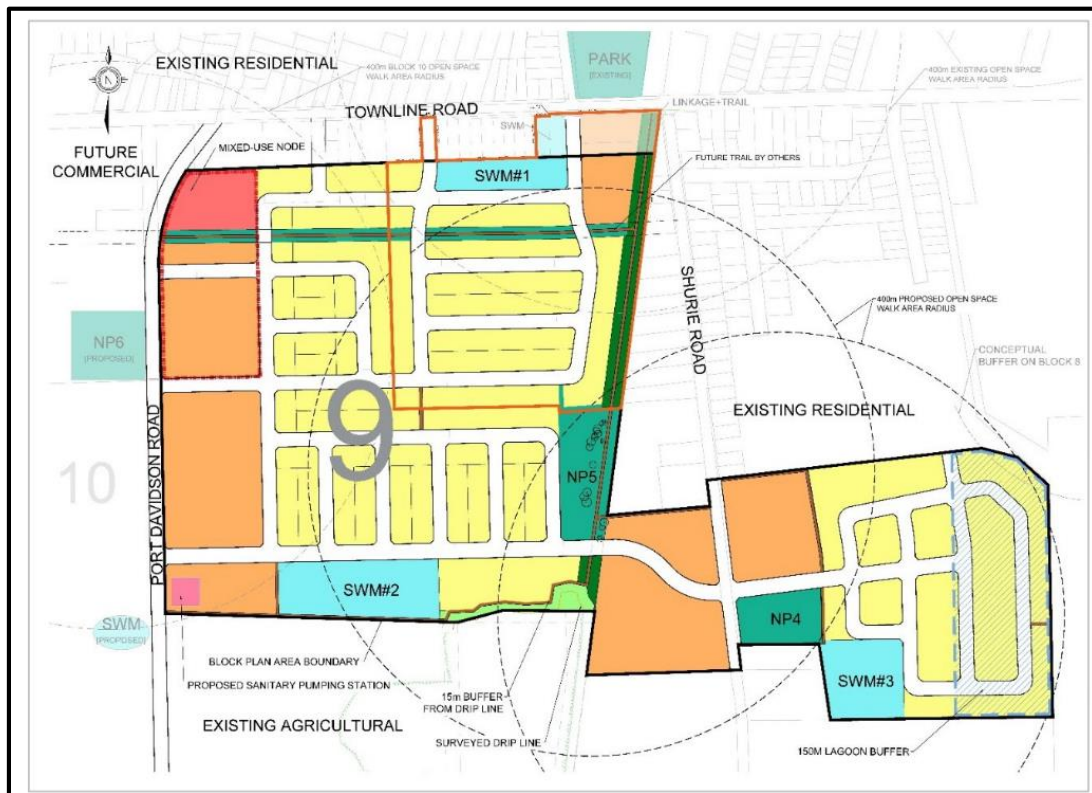


Figure 4: Lockbridge Block Plan – Revised November 2025 Version



An additional Block Plan submission was provided on February 11, 2026, although no major revisions were made to the Block Plan, but further justification.

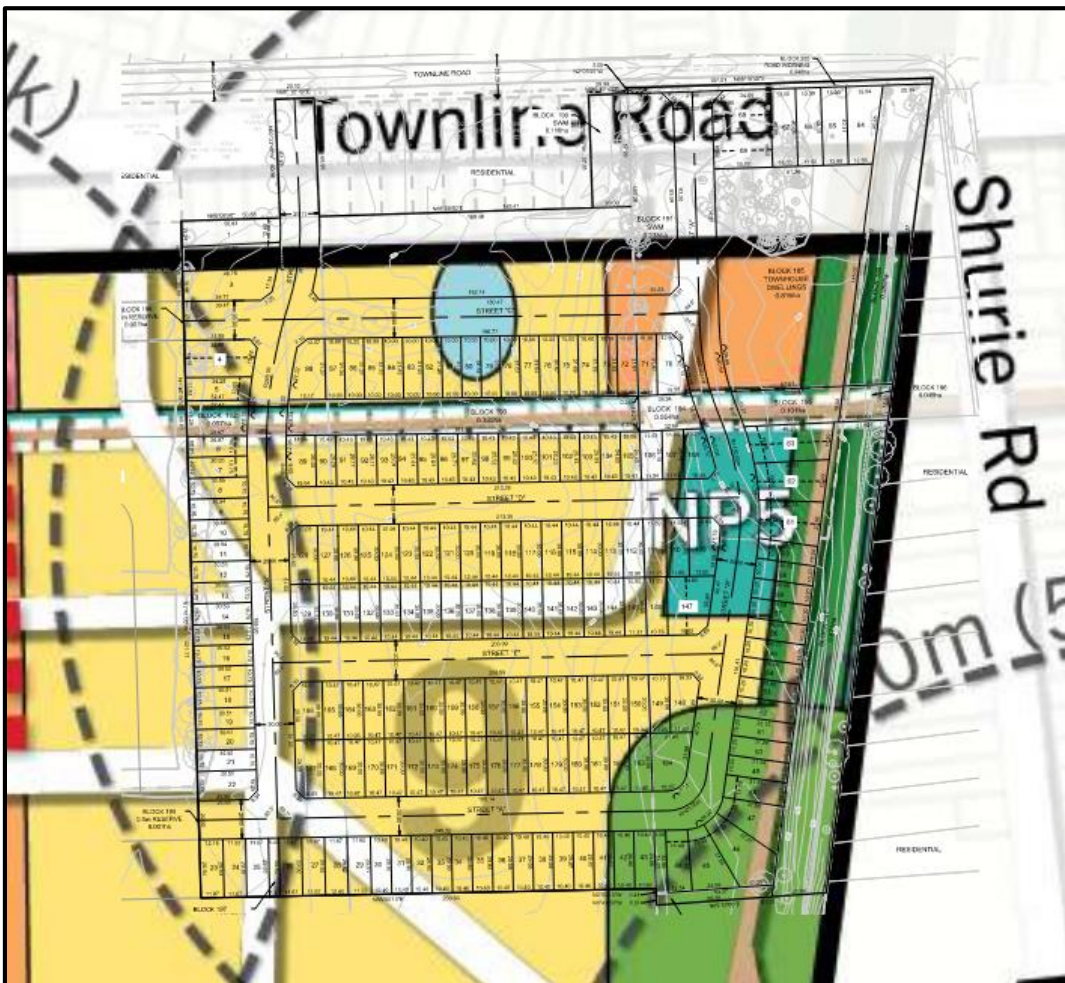
**Remaining Block Plan Issues:**

Through Administration’s review of the Block Plan Submission, as well as the Alma Block Plan addendum, it became apparent that there are a number of minor issues that need to be resolved prior to the entire Block Plan being approved. These issues include:

- 1. Alternative Stormwater Pond Location and Outlet for the Alma lands east of Shurie Road.
- 2. Removal/Adjustments to the Recommended Restoration Area and Neighbourhood Park 5
- 3. Achieving the 30% Natural Heritage Cover for the Block Plan Area (Section 6.11.7.3.16 (c-l)).
- 4. Alternative location for Port Davidson Sanitary Pumping Station

These changes require further work, however, with appropriate conditions and the use of holdings, the area identified as 3A, shown on Schedule A can proceed at this time.

**Figure 5: Approximate Overlay of Lockbridge Development and Schedule L of OPA 63**



In accordance with Smithville MCP Policy 6.11.7.6.1 (m) “*Where a Block Plan has not been approved, a proposed plan of subdivision/condominium may be draft approved, or other development approval may be considered once the proponent has completed all work required to formulate a Block Plan in accordance with and in conformity to the provisions of this Plan. The proposed plan of subdivision/condominium or other development application may be evaluated in the context of the proposed Block Plan. The Township may use holding provisions and/or conditions of development approval to ensure the entire Block Plan is completed and approved prior to final approval of the site-specific application(s). For the purposes of this policy, Block Plans may be approved in phases.*”

Administration is recommending a phased approval of the Block Plan Area 9 within the Draft Plan of Subdivision Lockbridge Development limits subject to the draft conditions of approval and Zoning By-law Amendment with Holding Provisions until the OPA 63 policies pertaining to the restoration area are addressed to the satisfaction of the Township.

#### **FINANCIAL IMPLICATIONS:**

There are no financial implications associated with this report.

#### **INTER-DEPARTMENTAL AND AGENCY COMMENTS:**

##### **Civil Land Development**

- Future pumping station located on the west side of Port Davidson Rd within Block Plan 10 should remain and a notation that the relocated pumping station on the east side of Port Davidson Road within the Block Plan Area 9 is an alternative location. There are concerns with the relocation it deviates from the Township’s Water and Wastewater Master Servicing Plan and a peer review is required to confirm serviceability of Block Plan Areas 10, 11 and the Phase 4 lands that will all connect to this pumping station. If this change is found to be acceptable for servicing, the Township will want to discuss securing the land for the pumping station with the landowner.
- Additional information on the water capacity for fire flows for the residential medium density block (Block 185) is required.
- The balance of the Block Plan Area outside of Stage 3A requires the construction of the Port Davidson Road Pumping Station and the Regional 400mm watermain.

##### **Environmental Peer Reviewer (Service Level Agreement with Niagara Region)**

- Clarification on how the proposed reduction in wildlife linkage width and restoration area would continue to support achievement of the natural heritage cover target in accordance with the Smithville MCP Secondary Plan.  
Lockbridge Consulting Team noted the 30% target could not be reasonably achieved while also meeting growth objectives and suggests that the target was intended to be applied on a Town-wide basis. Arcadis further recommends that the Township consider amending the policy, expressing concern that it is not implementable if applied across the MCP area or on a block-by-block basis.
- Region Staff noted that to be consistent with policy 6.11.7.3 of OPA 63, the target is to be achieved across the Smithville MCP Secondary Plan Area. To support this objective, the Sub watershed Study identified lands within the Secondary Plan Area where natural heritage features currently exist, historically existed, and where restoration opportunities would most effectively enhance the overall system. Accordingly, portions of the Lockbridge Development and Lockbridge Lands have been identified in the OPA 63 Schedules 'N' and 'L' for protection as part of the natural environment system.
- Region Staff recommend that appropriate planning tools and/or legal agreements be established to formally secure those commitments for compensation for the reduced restoration area through restoration or enhancement works within future phases under their ownership.

### **Niagara Peninsula Conservation Authority (NPCA)**

- NPCA is supportive in principle of the proposed mitigation measures identified within the GeoProcess November 7, 2025 EIS (e.g. sediment supply, water supply, seasonal wildlife habitat) by either keeping the feature open or by replicating its function through the stormwater management strategy, which can include elements such as enhanced lot level conveyance such as bioswales, low-impact development measures, vegetated swales or constructed wetlands. NPCA will require more details prior to final approval at the time of detailed design stage.

### **CONCLUSION:**

Administration upon review of the revised Block Plan and supplemental technical addendum submissions recommend a phased approval of the Block Plan Area 9 limited to the Lockbridge Draft Plan of Subdivision development. This staged approval is directly tied to the draft plan conditions for the Lockbridge Subdivision Draft Plan Approval and the Zoning By-law Amendment applications and the use of holding provisions applied to some zones of the draft plan until such time additional environmental and servicing work is completed to satisfy the OPA 63 policies.

Additionally, the balance of Block Plan Area 9 will require further approvals pending the review of the Alma Lands and the proposed changes to the land use (environmental buffers) and stormwater management facilities. Similar conditions and zoning tools would

be used in those applications as well to ensure the Block Plan is completed.

**ATTACHMENTS:**

Schedule A: Lockbridge Block Plan Drawing

Schedule B: Lockbridge Comprehensive Block Plan Summary Report

**Prepared & Submitted by:**

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**Approved by:**

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Director, Growth and Sustainability**

**Truper McBride  
CAO**