

**AMENDMENT NUMBER 21
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
(COMPLIANCE)
OCTOBER 4, 2010**

DRAFT

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2010-#

**A BY-LAW TO ADOPT AMENDMENT NO. 21 TO THE
OFFICIAL PLAN FOR THE TOWNSHIP OF WEST LINCOLN**

The Council of the Corporation of the Township of West Lincoln in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. THAT Amendment No. 21 to the Official Plan for the Township of West Lincoln, being the attached Schedule and mapping (Compliance), is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the Region of Niagara for the approval of Amendment No. 21 (Compliance) to the Official Plan for the Township of West Lincoln.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS 12TH
DAY OF OCTOBER, 2010.**

MAYOR KATIE TROMBETTA

CAROLYN LANGLEY, CLERK

AMENDMENT NUMBER 21
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN

PART 1 - THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 21 (Compliance) to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of the explanatory text. The preamble does not constitute part of the actual amendment, but is included as background information.

1.3 PURPOSE

The purpose of this Amendment is to bring the Township of West Lincoln into compliance with the policies of the Provincial Growth Plan for the Greater Golden Horseshoe.

1.4 LOCATION

The Amendment applies only to the Settlement area of Smithville and affects the residential Settlement patterns and employment lands within the urban boundary of Smithville.

1.5 BASIS OF THE AMENDMENT

The basis of this amendment is considered the Provincial Places to Grow Growth Plan for the Greater Golden Horseshoe policies with direct growth and development. The Province required that all municipalities affected by the plan be in compliance with the policies by June 16, 2009. The province provided a one year extension to June 16, 2010. These policies are intended to guide development within Settlement areas according to the policy direction set by the Places to Grow Growth Plan.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2 - THE AMENDMENT, consisting of the text amendments and mapping amendments constitute Amendment No. 15 to the Official Plan of the Township of West Lincoln.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by deleting the wording contained in Section 5 (Growth Management) and replacing it with a new Section 5, as follows.

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by deleting the wording contained in Section 6 (Settlement Areas) and replacing it with a new Section 6, as follows.

5.0 GROWTH MANAGEMENT

5.1 Background

The Settlement boundaries, as illustrated on Schedule A and further delineated on Schedule 'B-4', clearly demarcate the current limit of urban growth. The Settlement boundaries serve to distinguish Smithville and Hamlet Areas that are intended for existing and/or future development, from the surrounding agricultural areas where agriculture will remain the predominant use. Sufficient land shall be included within the Settlement boundaries to accommodate the anticipated population and employment needs of the Township for the 20-year time frame of this Official Plan. In order to ensure a continuous 10-year supply of residential land and a competitive housing market, it has been identified by the Township that additional land is needed within the time frame of this Official Plan.

The continued adequacy of the Settlement boundaries shall be assessed during each successive five-year review of the Official Plan, as required by The *Planning Act*. If necessary, a Settlement area boundary expansion may be considered by amendment to this Plan, based on supportive reports and a municipal comprehensive review.

5.2 Objectives:

- a) To ensure that Settlement boundaries contain sufficient land to accommodate growth anticipated by this Official Plan over the 20-year time frame of the Official Plan until 2031.
- b) To develop as a complete, balanced community with a diverse mix of land uses, where residents have the opportunity to live, work and play in their community.
- c) To ensure an orderly and logical progression of urban development, and an efficient use of land, infrastructure and services.
- d) To create a balanced community where employment opportunities are consistent with the available labour force. This is generally considered a ratio of 1 job for every 3 residents.
- e) To focus employment growth to designated employment areas in Smithville and the Hamlet areas. Appropriate agricultural employment opportunities may be located in the agricultural area, subject to applicable policies.
- f) To direct the majority of the population growth to the Smithville Urban Area and a limited amount to the Hamlet Settlement areas.
- g) To ensure that adequate municipal sewer and water services are available in Smithville to accommodate the Township's projected growth.

- h) To encourage and facilitate redevelopment, infilling and intensification within the Urban Settlement area of Smithville. Infill is also supported within each of the Hamlet Settlement areas.
- i) To accommodate development which protects the health of the Natural Heritage Systems and other environmental features.

5.3 Policies

- a) The projected population for the Township of West Lincoln by the year 2031 is 21,300 people. The Smithville Urban Settlement Area will accommodate the majority of residential and employment growth within the municipality while limited growth may occur within the Hamlet Settlement areas.

The urban Settlement area of Smithville includes a built up area, which reflects the limit of growth on June 16, 2006 and Greenfield lands which were the undeveloped lands on June 16, 2006 inside the urban boundary. The built boundary is shown on Schedule B.

- b) The following Table outlines the population household and employment targets reflecting the Township’s projected growth to 2031.

Table 5.3 a) Targets for West Lincoln

Year	Total Population	Greenfield Housing Starts	Intensification Housing Starts	Rural Housing Starts	Housing Allocation	Total Households	Total Employment
2001-2006	13700					4295	3750
2007-2011	14600	178	45	75	298	4593	4230
2012-2016	15600	278	62	75	415	5008	4760
2017-2021	17700	529	107	75	711	5719	5490
2022-2026	19400	505	102	75	682	6401	6050
2027-2031	21,300	469	96	75	640	7041	6560
		2371	320	375	2746		

West Lincoln is projected to grow by 7,600 new people, 2,746 new households and 2,810 new employees and has therefore established these as our targets to achieve by 2031.

- c) The projected employment for the Township by the year 2031 is a total of (2,810 new jobs) 6,560 jobs. In order to achieve the employment objective of one job for every three residents, an employment target of 560 new jobs will need to be achieved every five years. The majority of those jobs are to occur within the Employment Area designation through Greenfield development and the intensification of existing development. The remainder of the employment will be located in the urban areas through commercial, institutional and government related jobs and in the agricultural area through agricultural and rural related jobs.

- d) The Township shall target for an average density of 50 jobs and persons per hectare within the designated Greenfield area.
- e) The Township shall target for more than 15% of new dwelling units to be provided through intensification inside the Built Boundary. If this target is not satisfied, the Township should consider strategies to implement this target.

5.4 Housing Growth

The projected housing growth by unit type for the Township is shown below. The Official Plan's land use policies are based on serving this target housing mix. The target mix shown below is the basis for planning the Municipality's long term land needs and housing growth and should not be used on a site specific basis. The Figure below should be used for undertaking long term planning studies and plans, including, but not limited to housing studies, land needs analysis, and infrastructure plans and studies.

Table 5.3 b) - Township Housing Forecast, Unit Mix

Year	Low	Medium	High	Total Housing Starts
2006	N/A	N/A	N/A	N/A
2007-2011	284	1	13	298
2012-2016	372	19	24	415
2017-2021	604	51	56	711
2022-2026	528	78	76	682
2027-2031	447	102	91	640
2006-2031 Growth	2235	251	260	2746
2006-2031 Mix	81.4%	9.1%	9.5%	100%

5.5 Alternative Housing Mix

- a) Notwithstanding the projected Township wide target housing mix shown above, the Township may use alternative housing mix targets on a secondary plan or site specific basis, depending on site characteristics and constraints, provided that the alternative mix does not adversely impact the Township's ability to meet its overall housing mix. In order to ensure that a sufficient supply of medium and high density lands are available, the Township will monitor its land supply (by type) on an annual basis and include separate land use designations for low, medium and high density uses.
- b) New and updated secondary plans shall identify additional opportunities for infill with appropriate compatibility criteria. Such policies shall ensure that infill and intensification is in keeping with the physical character of those neighbourhoods.
- c) To achieve the targets set out in Sections 5.3.1 to 5.3.6, the Township shall implement the following Intensification Strategy:

- i Encourage infill and intensification throughout the built-up area of Smithville subject to the other policies of the intensification strategy and this Plan;
 - ii Direct the majority of intensification to the area of downtown Smithville and the Smithville component of the Regional Road 20 corridor (West, Griffin and St. Catharines Streets);
 - iii The Township may choose to set minimum density targets for these infill and intensification areas.
 - iv Infill and intensification within residential areas of Smithville may be permitted where it respects and reinforces the stability of the residential neighbourhoods and is of a scale and built form that reflects the surrounding neighbourhood and satisfies the policies of this plan.
 - v Permit and encourage the creation of secondary suites within the Urban Settlement Area subject to the policies of Section 6 of this plan;
 - vi All intensification and infill development within the built boundary shall be subject to site plan control where applicable, and shall ensure that the built form and physical look of the built form is compatible with the neighbourhood; and
 - vii To facilitate intensification, the Township may offer development incentives such as:
 - 1. Cash-in-lieu as an alternate to parkland dedication, or a continuation thereof;
 - 2. Reduced parking standards;
 - 3. As-of-right zoning.
 - 4. Where the Township or Region is undertaking public works projects within the downtown, the Township will coordinate the public works projects with any applicable public realm improvement projects and based on design guidelines if approved.
- d) Planning for infrastructure and public service facilities shall be integrated with the planning for development, both intensification and greenfield development, to ensure that public infrastructure and services are available to meet current and projected needs while being provided in an efficient and cost-effective manner.
- e) Expansions to Urban Settlement Area shall only be considered through a municipal comprehensive review at the time of the 5-year review of the Official Plan. Such review shall include the preparation of a Growth Management Study. The work of BLS Planning Associates and MHBC Regional/Urban Planning, along with supporting work by Colville Consulting and Phillips Engineering, plus the Residential Infill and Intensification Study and the Employment Lands

Strategy are considered by the Township of West Lincoln to constitute the Municipal Comprehensive Review.

- f) A Growth Management Study undertaken during the 5-year review shall consider the following matters:
- i The population and employment projections of the Region and any revisions to Schedule 3 of the Growth Plan for the Greater Golden Horseshoe.
 - ii Statistical records of housing unit completions in previous years.
 - iii Statistical records of the amount of vacant employment land absorbed in previous years.
 - iv Comparison of employment versus population to determine the Township's success in moving towards its employment target.
 - v Comparison of these actual development trends to those forecast in the Region of Niagara Policy Plan, as amended by RPPA 2-2009, and any subsequent amendments thereto.
 - vi Determination of the amount of undeveloped land, including residential and employment designated lands, remaining within the designated greenfield area, and the potential to accommodate future population and employment through redevelopment, infilling or intensification of developed lands within the built boundary of the Urban Settlement Area.
 - vii Undertake an assessment based on population forecasts and actual development trends, of whether there is sufficient residential land designated to maintain a continuous 10-year supply of land for housing until the next 5-year review. The Growth Management Study should ensure that there is sufficient land within the Settlement boundaries to accommodate the projected housing needs for up to 20 years. Analysis of supply should consider not just quantitative matters, but also qualitative matters including the provision of a full range of housing to meet the varying needs and preferences of current and future population and households.
 - viii Undertake an assessment, based on the employment forecasts and actual development trends, of whether there is sufficient land to achieve the employment target ratio and whether the available inventory is adequate and suitable to meet the diverse needs of potential industrial users. Such analysis should consider both the qualitative and quantitative aspects of the vacant industrial inventory, including the available range in size, exposure, accessibility and other factors.
 - ix Changes in Regional or Provincial Policy and other legislative matters that may arise.

- x If any of the above-note requirements in paragraphs g) or h) cannot be achieved, then a Settlement Boundary Expansion Study may be initiated by the Township.
- g) When undertaking a Settlement Boundary Expansion Study, the Township shall consider the following matters in assessing potential areas for expansion:
 - i The size of the proposed expansion is to be determined after considering:
 1. The additional population and employment that is needed to meet the Regional population projections and which cannot be met through existing designated Greenfield lands and opportunities for intensification within the built boundary as determined through the Growth Management Study in Section 5.5 (f).
 2. A compact, urban form which can accommodate a range and mix of housing types within the proposed expansion; and
 3. The ability to meet a minimum density target of not less than 50 residents and jobs per hectare while also providing an appropriate transition to adjacent residential areas and a housing form in keeping with the character of the Settlement area.
 - ii The expansion makes available sufficient land for a time horizon not exceeding 20 years.
 - iii Alternatives for Settlement expansion shall not include lands designated as Specialty Crop Areas or Greenbelt designated lands.
 - iv Alternatives for Settlement expansion shall only include lands designated Good General Agriculture or Rural where it has been demonstrated that there are no reasonable alternatives which avoid prime agricultural lands or which are on lower priority agricultural lands.
 - v Alternatives for Settlement expansion shall protect existing licensed aggregate operations and/or demonstrate that the proposed expansion will not result in the preclusion or hindrance of the establishment of new mineral aggregate operations or access to mineral aggregate resources within high potential resource areas.
 - vi A comparative assessment is undertaken to determine the impact of the alternative Settlement expansions on agricultural operations adjacent or close to the alternative Settlement expansions, and to show that any impacts from the preferred expansion are mitigated to the extent feasible.
 - vii Alternatives for Settlement expansion protect significant natural environmental features, demonstrate that the Natural Heritage System can be maintained and refined, and minimize the potential impact on the quality or quantity of ground water and surface water.

- viii The expansion maintains or moves significantly towards a minimum of one full-time job per three residents.
- ix The areas considered for expansion form logical extensions of the urban Settlement area.
- x Areas considered for expansions are physically suitable in terms of topography, soil and drainage characteristics.
- xi The expansion can be feasibly serviced by transportation infrastructure, municipal sewage and water services, and storm water management, in an efficient and cost-effective manner and a strategy for the approval, staging, and financing of the infrastructure for the expansion is developed.
- xii Opportunities to optimize existing infrastructure and public service facilities, wherever feasible and cost effective, are considered prior to consideration of new infrastructure and public service facilities. As well, the proposed expansion area should offer the most efficient alternative for utilizing existing facilities where capacity is available.
- xiii The timing of the expansion and the phasing of the development within the designated greenfield area will not affect the achievement of the intensification and density targets.

5.6 Settlement Boundary Expansion Area

On the basis of the extensive work that has been completed by consultants on behalf of the Township of West Lincoln, a Settlement Boundary Expansion **overlay**, as identified on Schedule 'B-4'. The Settlement Boundary Expansion **overlay** is depicted on the **corresponding** Land Use Schedules of this plan.

The studies and research that have been completed by:

BLS Planning Associates	- Growth Management Analysis
Colville Consulting	- Agriculture Impact Analysis
	- Natural Environmental Impact Analysis
Phillips Engineering	- Sewer and Water Servicing Analysis
MHBC Regional/Urban Planning	- Additional Growth Management Analysis

These reports are the basis upon which this Expansion area is depicted on the Schedules.

This research has confirmed that an urban boundary expansion for Smithville is necessary, and will be reflected on Schedule 'B-4'. This research confirmed that an Urban Boundary Expansion is necessary for Smithville to reach the growth targets for West Lincoln. Such urban boundary expansion for Smithville will be designated on Schedule 'B-4' as settlement boundary expansion area. The land use designations, growth allocations and phasing for the lands in the Urban Boundary Expansion area will occur through separate amendment to this Plan. Such urban boundary expansion for Smithville shall occur within the area shown as the Settlement Boundary

Expansion Area, shall be considered part of this Comprehensive Five Year Review Amendment, but shall occur by separate Amendment to the Township Official Plan. A Regional Policy Plan Amendment, relating to the justified urban boundary expansion uses, was initiated by the Township of West Lincoln on January 28, 2009. Both amendments will proceed forward based on the justification noted above.

The proposed phasing and location of the urban boundary expansion is not known at this time and therefore will proceed forward by separate amendment and will be considered the final step in this Municipal Comprehensive Review.

In the interim, within the Settlement Boundary Expansion Area, the following policies apply:

- a) The Settlement Boundary Expansion Area, is shown **as an overlay** on the Land Use Schedules A and 'B-1' to 'B-4'. This applies to the lands identified surrounding Smithville in the Township of West Lincoln. All of the lands identified as Settlement Boundary Expansion Area may not be required to accommodate growth in this portion of the Region within the planning horizon of this Plan, but will be included in the long-range planning and Infrastructure studies to evaluate their potential to accommodate growth once further demand is demonstrated.
- b) Lands identified as Settlement Boundary Expansion Area will continue to be subject to the Agriculture and Natural Environment Policies of this Plan until such time as some or all of the study area is included in the urban area of Smithville by amendment. However, no further intensification of existing livestock operations will be permitted **within this overlay area as outlined in the A1 zone.**
- c) Future expansions to the Urban Area of Smithville are only permitted onto lands currently identified as Settlement Boundary Expansion Area, and will be subject to a Regional Policy Plan Amendment **and Local Official Plan amendment** when demonstrated that the expansion is necessary to meet the **planned** growth demands of the Township.

5.7 Minor Boundary Adjustment

At the time of a comprehensive review, minor adjustments to the urban settlement boundary of Smithville may be permitted without the need for all studies, as noted above, provided that the adjustment is truly minor in nature.

Deferred area 2 is indicated at this time because of the recent indication by the Niagara Catholic District School Board that a new elementary school site is required in Smithville. These lands are indicated within the urban boundary now, but remain subject to the Agricultural policies until appropriate designation and zoning has been established with the proper public consultation.

5.8 Monitoring

The Township will monitor its supply of land on an annual basis to ensure the adequacy of supply that is designated for development. The Township will also monitor the performance of its housing mix targets as noted earlier in this section.

Population, Household, Employment and Intensification targets will be measured on an annual basis and will include all new housing units created within the Greenfield lands, the built-up area and the employment area. The municipality will review and update the intensification target and policies as part of the planned 5 Year Review of the Official Plan.

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6.0 SETTLEMENT AREAS

Settlement areas in the Township of West Lincoln include an Urban Settlement area (Smithville) and Hamlet Settlements. Section 6.1 includes general policies for the urban Settlement area and Hamlet Settlements. The remainder of Section 6 includes policies for development in Smithville. Section 7 includes all policies for the development of Hamlet Settlements.

6.1 General Residential

6.1.1 Background

It is the intent of the Township that the various residential designations for the Urban Settlement Area and Hamlet Areas will protect and enhance the existing character of each Settlement area while, at the same time permitting some forms of new development and/or redevelopment that is compatible with existing development, and can improve the quality of life of existing and future residents of West Lincoln.

6.1.2 Objectives

- a) To protect and enhance the character and image of the Urban Settlement area and Hamlet Areas.
- b) To promote higher density residential development, and mixed use development/redevelopment in appropriate locations in Smithville.
- c) To encourage and facilitate the production of a range of dwelling types and ownership forms, including housing that is more affordable to the existing and future residents of West Lincoln.
- d) To encourage high quality design that is environmentally sustainable and is compatible with the character and image of the adjacent buildings.

6.1.3 General Residential Policies

- a) The following policies may be applicable to the residential designation of the Urban Settlement area and the residential designations of the Hamlet Areas. Every lot shall have access to an open, improved public road which is maintained on a year round basis.

6.1.4 Adequacy of Municipal Services

In all instances of development or redevelopment, the adequacy of municipal services to serve the proposals will be evaluated. All development in the urban area of Smithville shall be provided with municipal water and sewer service. Private services are not permitted in Smithville. **Exceptions may be permitted for commercial or industrial development which are appropriate for private services as an interim approach while full services are being planned and constructed.**

The Township, the Region and other appropriate ministries and agencies shall work together to ensure that adequate services are available to accommodate our protected growth needs as illustrated in Section 5 of this Plan. Municipal services include services relating to water supply, sanitary sewage disposal, storm drainage, roads, parks and school facilities and any other services that may be identified by the Township.

6.1.5 Communal Housing

- a) Communal Housing offers services which may include shared kitchen/dining facilities, sanitary facilities, laundry facilities, amenities, and other facilities, to residents living in shared and/or private suites.
- b) Communal housing forms may include Nursing Homes, Homes for the Aged, Retirement Homes, Retirement Lodges, Boarding Houses, Continuum of Care Developments, Seniors' Accommodations and similar forms of service-oriented, communal housing but does not include Group homes, hotels or motels. Communal Housing may also be considered institutional uses.
- c) For the purposes of the Zoning By-law, a Communal Housing suite is not defined as an independent dwelling unit, as the occupants rely on the provision of shared facilities and/or amenities.
- d) Communal Housing may be located in the Medium Density Residential, High Density Residential and Residential/Mixed Use designations subject to the policies of those designations and this section.
- e) Communal housing shall provide adequate buffering, parking and amenity areas.
- f) All Communal Housing developments shall be compatible with the character and image of the surrounding community.
- g) All Communal Housing developments shall be subject to a **site specific** Zoning By-law Amendment and Site Plan Approval.

6.1.6 Home Occupations

Home occupations are permitted in all the Residential designations provided:

- a) The proposed use meets the provisions of the zoning by-law with regard to such matters as off-street parking, signage, specific uses and maximum floor area
- b) The policies for home occupations as found in Section 17 are satisfied.

6.1.7 Bed and Breakfast Establishments

Bed and breakfast establishments are permitted in all Residential designations provided that:

- a) The use is clearly secondary to the residential use of the property,

- b) It is operated by the residents of the household on the lot;
- c) It contains no more than three guest rooms;
- d) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- e) The proposed use meets the provisions of the zoning by-law with regard to such matters as parking facilities, signage; and,
- f) Any additions to the building or parking area to accommodate the bed and breakfast use shall be compatible with the character and image of the surrounding neighbourhood and shall be subject to Site Plan control,

6.1.8 Local Convenience/Service Retail

Local Convenience/Service Retail oriented to the surrounding neighbourhood may be permitted in all Residential designations through an amendment to the Zoning By-law and subject to the following policies:

- a) lands for such a use may be pre-designated in Secondary Plans;
- b) such buildings shall not exceed 200 m² of gross floor area;
- c) such use shall provide adequate parking;
- d) such use shall be small scale, serving the needs of the immediate neighbourhood
- e) such uses shall be compatible with the character and image of the surrounding neighbourhood and shall provide adequate buffering adjacent to residential areas;
- f) such use shall generally be at the intersection of local roads with arterial or collector roads;
- g) all such uses shall be subject to site plan approval

6.1.9 Day Care Facilities

Day care facilities containing more than five children may be permitted in Commercial and Institutional designations. In Residential designations daycare facilities of more than 5 children can be considered through an amendment to the Zoning By-law and subject to the following policies:

- a) Such use is adequately buffered from adjacent residential uses;
- b) Such use is compatible with the character and image of the surrounding neighbourhood;

- c) Such use is able to provide adequate parking and on-site drop-off/pick-up facilities;
- d) The use is located on a main road;
- e) The use is licensed by Niagara Region and the Province of Ontario;
- f) The property is subject to Site Plan Control;

6.1.10 Places of Worship

Places of Worship may be permitted in all Residential designations through an amendment to the Zoning By-law:

- a) Shall be subject to Site Plan Control;
- b) Shall be limited to sites of 0.75 of a hectare or less unless a cemetery is proposed as an accessory use;
- c) Must be located on an Arterial, Collector Road or main Township road;
- d) Must be well buffered from adjacent residential uses; and,
- e) While they are encouraged to be high quality landmark buildings, they shall be compatible with the character and image of the surrounding community.

6.2 Residential (Smithville)

The urban area of Smithville is composed of residential, commercial, employment, institutional, recreational and other services related uses. Further, the plan delineates the built up area, Greenfield areas, intensification areas, natural environment features, public services and transportation facilities.

6.2.1 Low Density Residential (Smithville)

The Low Density Residential Designation applies to existing, low density residential neighbourhoods throughout the Smithville Urban Settlement Area, as delineated on Schedule 'B-4'. It is the intent of this Plan that these residential neighbourhoods be protected from significant redevelopment while, at the same time permitting ongoing evolution and rejuvenation. The Low Density Residential Designation shall also apply to new low density development within the Designated Greenfield Area of the Smithville Urban Settlement Area.

6.2.2 Permitted Uses:

- a) Within the Low Density Residential designation permitted uses shall include:
 - i Single detached dwellings, semi-detached dwellings, linked semi-detached dwellings, accessory apartments and duplexes;

- ii Home Occupations subject to Section 6.1.3;
 - iii Public and private utilities;
 - iv Bed and Breakfast Establishments subject to Section 6.1.3;
 - v Local Convenience/Service Retail subject to Section 6.1.3;
 - vi Day Care Facilities subject to Section 6.1.3;
 - vii Group Homes subject to Section 6.1.3;
 - viii Places of Worship subject to 6.1.3.
 - ix Accessory Units and Garden Suites
- b) Low density residential building forms shall not exceed a height of 2.5 storeys
- c) All Low Density Residential development shall be compatible with adjacent properties, shall respect the character and image of the neighbourhood, shall be attractively designed and be consistent with urban design criteria.
- d) Low density residential uses shall have an overall density of less than 20 units per hectare.

6.3 Medium Density Residential Area (Smithville)

6.3.1 Background

It is the intent of this Plan to recognize existing locations of medium density housing within the Smithville Urban Settlement Area and to identify on Schedule 'B-4' new locations where medium density housing are considered appropriate.

6.3.2 Permitted Uses:

- a) Within the Medium Density Residential designation, the permitted uses include:
- i Townhouses and other forms of multiple unit ground related housing;
 - ii Low-rise apartment buildings;
 - iii Home Occupations subject to Section 6.1.3;
 - iv Parks and open spaces;
 - v Places of Worship subject to Section 6.1.3;
 - vi Public and private utilities

vii Accessory Units and Garden Suites

6.3.3 General Policies:

- a) Medium Density Residential buildings shall not exceed a height of 3 storeys although a height of up to 4 storeys may be permitted in approved secondary plans.
- b) All new Medium Density Residential development shall be subject to Site Plan Control, and shall be compatible with the character and image of the surrounding community.
- c) New development within the Medium Density Residential designation shall be between 20 and 40 (inclusive) units per hectare. Infill development may be considered at lower height and density standards where compatibility and design features require lesser standards.
- d) Applications to establish a new Medium Density Residential designation within a stable residential neighbourhood shall be evaluated against all criteria of this plan including urban design standards of the Township.
- e) All Medium Density Residential development shall be subject to site plan approval and shall conform to applicable urban design policies.

6.4 High Density Residential Area (Smithville)

6.4.1 Background

It is the intent of this Plan to recognize existing locations of high density residential development within the Smithville Urban Settlement Area, and to identify on Schedule 'B-4' new locations where high density housing are considered appropriate.

6.4.2 Permitted Uses:

- a) Within the High Density Residential Area, the permitted uses shall include:
 - i Low and mid-rise apartments;
 - ii Triplexes and townhouses
 - iii Parks and open spaces;
 - iv Public and private utilities;
 - v Community facilities;

6.4.3 General Policies:

- a) High Density Residential Area building forms shall not exceed 5 storeys unless an alternative height is permitted in a Secondary Plan.

- b) All new High Density Residential development shall have direct frontage onto a municipal road.
- c) The density of the High Density Residential designation shall be more than 40 units per hectare.
- d) All new High Density Residential development within the High Density Residential designation shall be subject to Site Plan Control, and shall be compatible with the character and image of the surrounding community and shall conform to applicable urban design policies.

6.5 Residential/Mixed Use Area (Smithville)

6.5.1 Background

The Residential/Mixed Use Area designation shown on Schedule 'B-4' represents locations that have potential for intensified development and/or redevelopment in a mixed use form. The lands designated as Residential/Mixed use Area are ideal locations for a mixture of residential, convenience retail, service commercial, and prestige employment uses. It is the intent of the Township to promote the development/redevelopment of the lands designated as Residential/Mixed Use Area for higher density, mixed use developments that take advantage of the attributes of their physical location.

6.5.2 Permitted Uses:

- a) Within the Residential/Mixed Use Area designation permitted uses shall include;
 - i Townhouses and other forms of multiple unit ground related housing;
 - ii Live –work units;
 - iii Stacked and street townhouses;
 - iv Mixed use buildings with small-scale convenience retail and service commercial uses on the ground floor;
 - v Parks and open space;
 - vi Places of Worship subject to Section 6.1.3;
 - vii Public or private utilities

6.5.3 General Policies:

- a) Building heights shall not exceed 5 storeys.
- b) The permitted density shall reflect that of the Medium Density Residential Area designation.

- c) Applications to establish a new Residential/Mixed use Residential Area designation must be consistent with the policies of this plan.
- d) All development within the Residential/Mixed use Area designation shall be subject to Site Plan Control.

6.6 Design Policies for Residential Neighbourhoods (Smithville)

6.6.1 Objectives:

The Township's objectives for appropriate design standards are:

- a) To enhance the livability and physical appeal of Smithville through the quality, layout and attractiveness of the public streetscape and private spaces and buildings.
- b) To ensure that development meets Township design criteria.**
- c) To ensure that development within stable residential neighbourhoods reflects and fits in with the established character. Exceptions to the requirement to fit with established character can be granted for the purposes of sustainability practices where such a proposal has been evaluated through rezoning.
- d) To create a built environment within the designated Greenfield areas and all Intensification Areas, which provides:
 - i. Sensitive integration of new development with existing development;
 - ii. Visual diversity, interest and character through such techniques as façade and roof line composition, varied materials and colour separation.
 - iii. A well-defined public realm, including an interconnected open space network;
 - iv. Good transportation access and pedestrian oriented development patterns; and,
 - v. A road system that recognizes and preserves the historic character of Smithville.

6.6.2 Design Policies and Criteria:

- a) Each development lot or block will:
 - i Have frontage on a public road; and,
 - ii Be of sufficient size and appropriate configuration to accommodate development that reflects the planning and urban design policies set out in this Official Plan.

6.6.3 Development Standards:

- a) New development shall be compatible with adjacent and neighbouring built-form by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.
- b) To ensure that compatibility is achieved, the implementing Zoning By-law **shall** establish appropriate setback and yard requirements which recognize the character of the existing build-form.
- c) For reasons of public safety, the main entrances to homes and multi-residential buildings shall be clearly visible.
- d) Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade.
- e) To minimize disruptions to traffic flow and to maximize safety and the attractiveness of Arterial Roads, individual direct vehicular access shall be minimized, and, in some cases prohibited.
- f) To enhance the quality and safety of the public streetscape, the construction of parking lots which occupy significant proportions of the at-grade frontage of public roads, shall not be permitted.
- g) Location of Buildings will reinforce the road, land and block pattern by using the following measures:
 - i Along the public street, buildings will be aligned parallel to the road
 - ii Siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads;
 - iii Buildings located adjacent to, or at the edge of parks and open spaces and other natural features **are encouraged to** provide visual opportunities for the features.

6.6.4 Compatibility Criteria for Infill Development/Redevelopment

- a) It is a fundamental principle to avoid and/or mitigate any inappropriate interface between buildings and/or uses. The concept of compatible development is of paramount importance throughout Smithville. All development applications shall be reviewed with respect to their compatibility with existing, **planned**, and/or approved developments.
- b) New dwellings within Smithville shall provide a consistent relationship with existing adjacent housing forms and the arrangement of these existing houses on their lot. As such, new dwellings generally shall:
 - i. Provide a building height which reflects the pattern of heights of adjacent housing;

- ii. Provide for a similar lot coverage to adjacent housing to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;
 - iii. Maintain the predominant or average front yard setback for adjacent housing to preserve the streetscape edge, and character;
 - iv. Provide for similar side yard setbacks to preserve the spaciousness on the street;
 - v. Provide a built form that reflects the variety of façade details and material of adjacent housing, such as porches, windows, cornices and other details. ~~And~~ Exceptions may be granted by zoning by-law amendment for the purposes of sustainability features;
 - vi. Provide a limitation on the width of a garage so that the dwelling reflects the façade and character of adjacent housing.
- c) On larger infill properties where new streets are created, greater variation from the existing conditions may be considered, provided the development is designed to create a buffer between existing housing and the new dwellings.
- d) New residential lots shall provide a consistent relationship with existing adjacent housing lots. As such applications for consent and plan of subdivision shall:
- i. Maintain the established character of lot sizes and frontages of adjacent housing lots for some infill development; and
 - ii. Incorporate a transition area, where possible, so that lots of similar size and character are located adjacent to existing lots for large infill development; and
 - iii. Create a street pattern, which serves as an extension of the surrounding neighbourhood by providing an interconnected road network where possible.
- e) The Township may prepare architectural design guidelines for new and altered buildings to reflect the existing character and compact form of the area including guidance on setbacks, coverage, building massing, building materials and patterns of detailing.
- f) Townhouses and other multiple unit dwellings, where proposed for infill purposes, shall be developed as follows:
- i. Development proceeds by way of an official plan amendment to change the lands to a medium density residential designation and the policies of Section 6.3 are met;
 - ii. The development conforms to the development criteria of Section 6.6.6; and
 - iii. Incorporate a transition area where possible of single detached or semi-detached lots as a proposed transition area.

- g) In circumstances where a proposed development supports the Township's intensification target but does not support the compatibility policies of the Plan, the compatibility policies shall prevail.
- h) Where applicable, applications for intensification development may require the completion of one or more of the following studies:
 - i. Transportation impact study;
 - ii. Noise and/or vibration study;
 - iii. Light and shadowing study;
 - iv. Environmental impact study;
 - v. Record of site condition;
 - vi. Master design plan;
 - vii. Stormwater management plan;
 - viii. Market impact assessment;
 - ix. Heritage management assessment;
 - x. Any other studies as required by this Plan.

6.6.5 Development Criteria for Single Detached and Semi-Detached Houses within Urban Settlement Area of Smithville.

- a) Buildings must have front and exterior side facades parallel to the road with front doors, windows and entry features facing the road to create a consistent street wall.
- b) A consistent setback should be established to the main building face from the edge of the right-of-way. The main building face could be the main front wall, or a significant element such as a roofed porch or veranda but not a garage.
- c) Garages shall be encouraged to be set behind or flush with the main building face or porch or accessed from a rear lane. Garages should not dominate the streetscape and shall occupy less than half of the width of the lot.
- d) Corner lots and homes facing or abutting parks are priority lots within the development. The design of these homes shall include the following considerations:
 - i. Where sides or flankage of buildings are visible, they should have windows, materials, and other architectural treatments equal to the front elevation of the house;
 - ii. The **primary** entrance should be located on the main public street side of a **corner** lot, and corner windows and wrap-around porches should be included to emphasize **the** corner location; and
- e) Porches, stairs, canopies and other entrance features can encroach into the required setbacks, in accordance with the Zoning By-law.
- f) Entry features and other architectural elements shall be incorporated into the front elevation of the house to reduce the visual dominance of the garage and the front drive.

- g) Shared or grouped driveways will be encouraged to reduce the amount of asphalt on front yards.

6.6.6 Development Criteria for Townhouses

- a) The elevation and design of the townhouses shall provide variation between units, and reinforces common characteristics that visually unite the block.
- b) Variety in the design of roofs is required to break up the massing of townhouse blocks.
- c) The massing and built form of townhouse units adjacent to single/semi-detached dwellings shall be designed with architectural elements to promote visual integration.
- d) Garages should be accessed from a rear lane. Where they are not, garages are encouraged to be paired to allow for more substantial front yard green space. Garages shall not protrude beyond the main front wall or porch of the dwelling unit.
- e) Side and rear elevations visible from public areas and public streets shall have upgraded façade treatments and significant architectural elements.
- f) Corner unit designs are encouraged to provide significant corner features such as wrap-around porches, wall articulation, turret or bay windows.

6.6.7 Development Criteria for Apartment Buildings

- a) Apartment buildings should be oriented to front, the public road with attractive façade features. A substantial portion of the building should front the public road at a minimum setback.
- b) Entrances should be located and oriented to public roads.
- c) Permanent parking, loading and service areas should be located in side or rear yards and set back from the front façade of the building.
- d) Rooftop mechanical equipment shall comply with all applicable Provincial legislation and **shall** be screened with materials that are complimentary to the building.
- e) Where adjacent lands are designated Low or Medium Density Residential, the height of all new buildings within 25 metres of the property line of these designations shall not be greater than 2 storeys above the existing adjacent buildings, or, if vacant, 2 storeys above the maximum permitted height in the adjacent designation. **Alternate building height can be considered based on supporting impact studies and through rezoning.**

- f) Applications for planning approval shall include preliminary design plans for the development and for neighbouring properties as viewed from the street, to provide perspective and streetscape design features.

6.7 Commercial Designations

6.7.1 Downtown – Commercial Core

It is the intent of the Township that the Commercial Downtown of Smithville Commercial Core designation will promote the economic revitalization of Downtown. This revitalization will occur through adaptive reuse, and moderate levels of redevelopment. Intensification can and should be accommodated but shall be in keeping with the character of the Downtown area. The Downtown is relatively confined as shown on Schedule B. It is intended that the main street built form and streetscape character be maintained and strengthened with the extensions of this Downtown built through intensification and redevelopment.

It is also the intent of this Plan to ensure that new development will be appropriately designed to be compatible with the character and image of the area and will not create adverse impacts on adjacent areas within Downtown.

6.7.2 Objectives

- a) To protect and enhance the character of the historic Downtown
- b) To promote new development in appropriate locations and at an appropriate scale.
- c) To ensure that new development is compatible with existing development patterns.
- d) To create new programs, policies and/or financial mechanisms for ensuring a high standard of urban design Downtown.
- e) To enhance the appearance and encourage the maintenance of commercial and residential buildings.
- f) To encourage the provision of sufficient parking to accommodate new development.
- g) To identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties, through the preparation and implementation of a community improvement plan.
- h) To designate significant historic buildings and spaces for their cultural heritage value or interest under the Ontario Heritage Act.

6.7.3 Permitted Use

- a) Within the Commercial Core designation permitted uses shall include:
- i. Residential apartments located above the first storey;
 - ii. Offices;
 - iii. A full range of retail stores;
 - iv. Restaurants;
 - v. Personal services and commercial services;
 - vi. Hotels;
 - vii. Community and Institutional uses;
 - viii. Parking facilities at-grade and preferably behind main buildings;
 - ix. Cultural, recreational and entertainment uses;
 - x. Neighbourhood Parks and pavilions;
 - xi. Public and private utilities.

6.7.4 Prohibited Use

The following land uses are specifically prohibited within the Commercial Core designation:

- a) Drive-through facilities of any kind. Such facilities may be considered by zoning amendment and site plan control where it is established that pedestrian safety is not compromised and all points of the drive through building **and order station** are a minimum distance of 30 metres from residential dwellings. **A reduction of the 30 metre setback can be considered where noise, compatibility and safety studies are provided to the satisfaction of the Township.**
- b) Automotive-oriented uses of any kind (sales, service, gas stations); and,
- c) Single detached and semi-detached duplex units;
- d) Adult entertainment establishments.

6.7.5 Policies:

- a) The implementing zoning by-law may further refine the list of permitted and prohibited uses.
- b) In the Commercial Core, the provision of community services, restaurants, cafes, retail stores and display windows at-grade provides visual interest, encourages

the use of sidewalks, promotes retail continuity and viability, and contributes to a safer and more vibrant pedestrian environment. To achieve this design intent:

- i Retail uses are encouraged at-grade;
- ii New buildings shall be built up to the streetline and no parking, driveways or lanes shall be located between the buildings and the **main** street.
- iii At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all new buildings shall be sufficient to adapt to all typically permitted uses;
- iv Each store front shall face onto the street with the main door of each store facing the street. An attractive façade **shall be included in the design.**
- c) Density will not be specifically regulated within the Commercial Core but intensification and adaptive reuse are permitted.
- d) New buildings shall have a minimum building height of 2 storeys and a maximum building height of 5 storeys.
- e) The main front wall of all new buildings shall be stepped back a minimum of 1 metre above the second storey.
- f) Surface parking lots shall be limited to the rear of buildings facing the street.
- g) Public or commercial parking lots shall be permitted as the sole use on a lot **bu are discouraged to front onto** Griffin, St. Catharines or West Streets.
- h) Lighting shall be oriented away from residential areas and have minimal impact on existing and new residential uses.
- i) Council shall consider the preparation of design policies for downtown.
- j) Developments shall be provided with full municipal water and sewer services and shall be subject to site plan control.

6.8 Service Commercial - Highway

6.8.1 Permitted Uses

Within the Service Commercial designation, permitted uses shall include those which rely on vehicular traffic for their economic existence as well as uses which require relatively large land areas that are not available in downtown, and uses serving tourists and visitors to the area. Such uses may include the following, as more specifically defined in the Zoning By-law:

- a) Automotive related uses, including car wash facilities,
- b) Public garages,

- c) Automobile sales establishments,
- d) Hotels and motels,
- e) Restaurants including drive-thrus,
- f) Commercial recreational facilities,
- g) Health clubs,
- h) Nurseries and garden centres,
- i) Services for the agricultural community,
- j) Specialty home product warehouse containing an area of not less than 450 square metres, and
- k) Furniture stores,
- l) Custom workshops,
- m) Tourism support services and tourism related retail, and,
- n) Subject to Section 6.8.2, retail uses, having a floor area exceeding 500 square metres,
- o) Adult entertainment establishments shall be prohibited.

6.8.2 Policies

- a) New development within the Service Commercial designation shall address the following criteria:
 - i) Building Design shall reflect the areas prominent position at the entrance to Smithville. Particular emphasis shall be placed on landscaping and the appearance of the area as the entrance to the Urban Settlement Area.
 - ii) Open storage, refuse facilities and loading facilities shall be located in yards not facing the main street and shall be adequately screened in other yards.
 - iii) Common parking and access facilities are encouraged; and
 - iv) The site is designed to limit noise, light and odour impacts on adjacent residential uses.
- b) All applications for an amendment to the zoning by-law to permit retail uses that are not identified in Section 6.8.1 shall be evaluated by Council to ensure conformity with the objectives of the Official Plan based on the following:
 - i) Submission of a detailed site plan;

- ii An engineering report may be required by Council which identifies and assesses the impact of traffic on the street system; adequacy of proposed parking and the availability of municipal services; and
 - iii Adequate retail market analysis, incorporating actual sales data, if required, in order to demonstrate that the proposed use will not have a deleterious impact on the planned function of downtown Smithville. Such analysis, if required by Council, shall be provided before any decision is made.
- c) Service Commercial uses shall be grouped and served by a service road whenever possible to reduce to a minimum the number of access points onto the main road.
 - d) Adequate off-street parking, stacking lanes and loading facilities shall be provided and the access points to such parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular traffic.
 - e) Developments shall be provided with full municipal water and sewer services.
 - f) All new development within the Service Commercial designation shall be subject to site plan approval in accordance with the policies of Section 17 of this Plan.

6.9 Commercial Plaza

6.9.1 Permitted Uses

The predominant use of land within the Commercial Plaza designation shall be a full range of retail and commercial uses, generally contained in one structure on a lot. Other single retail uses in stand-alone buildings may be permitted in addition to the predominant use of the Commercial Plaza designation.

Office space shall be limited to ten percent of the gross leasable floor space in the main plaza building.

Financial institutions shall not be permitted in the Commercial Plaza designation, **except by rezoning**. **An** automated teller/bank machines **are** permitted.

6.9.2 Policies

The following policies shall apply to lands designated Commercial Plaza:

- a) An application to establish a new Commercial Plaza land use designation shall only be permitted on the basis of a site-specific amendment to the Official Plan, **where not pre-designated**, and Zoning By-law. Prior to consideration of an Official Plan Amendment and Zoning By-law Amendment, a Retail Market Analysis Study shall be required with the Terms of Reference established through the pre-consultation process.

In addition to the Retail Market Analysis Study, when considering an Official Plan Amendment and Zoning By-law Amendment to establish a Commercial Plaza designation:

- i Traffic impact study;
 - ii Urban design plan, respecting the design policies of the Urban Settlement Area;
 - iii Landscape plan;
 - iv Comprehensive development plan when dealing with a development comprised of two or more buildings or phases.
- b) The Commercial Plaza designation shall generally be considered in locations characterized by high visibility and accessibility. In evaluating applications to permit a Commercial Plaza designation, the following criteria shall be assessed:
- i Availability of access to a Regional, arterial or collector road with appropriate capacity to handle traffic generated by the proposed uses;
 - ii Traffic impacts on adjacent land uses;
 - iii Adequacy of proposed accesses and the impact of the proposed use on the operation of the Township, Region and Provincial road networks, where appropriate and applicable;
 - iv Degree of compatibility with adjacent land uses including residential uses in proximity to the proposed uses;
 - v Urban design impacts of the proposed uses on neighbouring lands.
- c) The Zoning By-law shall establish a specific zone and regulations for Commercial Plaza uses that shall include, but not be limited to, size (maximum gross leasable floor area), location, performance standards and specific uses.
- d) Plazas shall be designed as integrated units with contiguous common parking and pedestrian uses.
- e) Adequate off-street parking shall be provided.
- f) Adequate setbacks, buffer planting and/or screening between the Commercial Plaza designation, road allowances, and adjacent residential or other uses shall be provided.

6.9.3 Existing Commercial Plaza - Village Square Mall

The plaza (Village Square Mall) located at the corner of Industrial Park Road and Regional Road 20 shall be designated Commercial Plaza on Schedule 'B-4'. The following additional policies are applicable:

- a) Drug stores and financial institutions shall not be permitted, except by zoning by-law amendment.
- b) Not more than **6** independent buildings shall be permitted, plus one gas station and a car wash. **The lands are subject to site plan control.**
- c) Office uses should not exceed **25** percent of the total gross leasable floor area.
- d) An enlargement of any existing plaza building shall require a site specific amendment to the Zoning By-law. Prior to consideration of a site specific Zoning By-law Amendment for the enlargement of the Village Square Mall in excess of 3,000 square metres, a Retail Market Analysis Study, prepared in accordance with Terms of Reference that have been established through the pre-consultation process, shall be **completed** and approved by the Township.

6.10 Employment Area

6.10.1 Background:

The Employment Area designation on Schedule 'B-4' recognizes existing and future areas appropriate for a broad range of employment in traditional manufacturing, warehousing and distribution as well as new industries and office type development. These lands are generally located in the north east corner of Smithville north of the CP Rail line and in proximity to Industrial Park Road and Spring Creek Road, and known as the "Smithville Industrial Park." Prestige employment uses are proposed in the area between Highway 20 and the CP Rail lands and restricted employment uses are permitted in the Spring Creek Secondary Plan.

6.10.2 Goals:

- a) To encourage employment development in order to achieve a more balanced live-work community as an alternative to out-commuting.
- b) To encourage a broad range of industrial employment areas; and,
- c) To encourage prestige employment.

6.10.3 Permitted Uses:

- a) Within the Employment Area designation, permitted uses shall include manufacturing, processing, servicing, storage of goods and raw material, warehousing, research and laboratories, data processing and development and uses of a similar nature.
- b) Retail sales ancillary to the permitted employment use shall be permitted provided the sales involve goods manufactured or processed on-site. The zoning by-law shall set out a maximum proportion of the building available for ancillary retail sales.
- c) Professional and administrative offices shall be permitted in the Employment Area designation. Personal service offices catering to the general public should

be directed to the Commercial Core Designation but may be permitted in the Employment Area where the applicant demonstrates that there are no viable or available locations in the Downtown.

- d) Community facilities including emergency services may also be permitted by rezoning.
- e) Obnoxious uses are prohibited.
- f) Uses which involve the storage, handling, or production of a hazardous substance which are explosive, toxic, corrosive, or any other dangerous material which would pose a threat to public safety if it were to escape its normal containment, shall only be permitted through a risk assessment which demonstrates that there will be negligible health and safety risk to the public.
- g) Uses shall be encouraged which contribute to a high quality business park environment and outdoor storage shall be regulated through the zoning by-law and through site plan control.
- h) Adult entertainment establishments shall be prohibited.

6.10.4 Employment Area Policies

- a) Uses shall be encouraged to contribute to a high quality business park environment. Outdoor storage shall be prohibited in front and side yards, and outdoor activities such as storage, parking and loading shall be adequately screened and buffered in areas visible from the street.
- b) The amount of permitted outside display shall be set out in the implementing zoning by-law and details will be incorporated into the zoning by-law to account for such factors as the nature of the materials being displayed and the degree of landscaping provided in conjunction with the display area.
- c) Employment buildings shall be setback from existing residential dwellings where determined necessary to meet the minimum distance requirements set out in MOE guidelines. Buffers, plantings, berming or fencing adjacent to residential areas shall be required.
- d) Appropriate safety measures such as setbacks, berms, and security fencing adjacent to the CP Railway shall be provided to the satisfaction of the Township in consultation with the railway authority.
- e) The storage and use of hazardous liquid or leachable chemicals including petrochemicals not classified as waste and PCB's shall be regulated in accordance with the regulations and guidelines of the Ministry of Environment. Site specific hydrogeological and stormwater studies may be required for new industries to ensure no impact on the groundwater and surface water from the proposed use. Such studies shall be completed to the satisfaction of the Township in consultation with the Niagara Peninsula Conservation Authority. The implementing zoning shall set out specific requirements for the storage of such liquids and chemicals.

- f) Applications for new industrial developments and extensions of existing uses will be evaluated based on submissions of:
- i A site plan showing the proposed development or extension; and
 - ii Where there is a concern that the use may create excessive air, water or noise pollution, the submission of appropriate studies by qualified experts in the field, which indicate how such pollution will be controlled to ensure the safety of the Township's residents.
- g) All designated employment lands within 500 metres of the intersection of Spring Creek Road and Thompson Road, as show on the land use plan shall be subject to the following provision: drilling, vibration, blasting, bedrock excavation and taking of groundwater shall be restricted and may only be undertaken subject to a professional assessment of such activities and the approval of the Ministry of Environment.
- h) Developments shall be provided with full municipal water and sewer services, **except on an interim basis, development can be considered on private sewer and water services while the extension of municipal services are being designed and constructed.**
- i) Lands designated "Employment Area" are subject to the site plan control policies of the Township Official Plan.
- j) Conversions of Employment Area designated lands to a non-employment area designation and use shall only be considered by the Township through a municipal comprehensive review where it has been demonstrated that:
- i The land is not required for employment purposes over the long term;
 - ii There is a greater need for the conversion to the non-employment use;
 - iii The Township will meet its employment forecasts including the activity rate target established in the Official Plan;
 - iv The conversion will not adversely affect the overall viability of the remaining Employment Area designation;
 - v The conversion will not adversely affect the achievement of other policies of this Plan including the minimum density in designated greenfield areas and the intensification targets of this plan;
 - vi No land use conflicts are created and provincial guidelines with respect to noise and air quality can be met;
 - vii There is existing, or planned infrastructure to accommodate the proposed use.

AMENDMENT NUMBER 21
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN

Official Plan Amendment Number 21 was adopted by the Council of the Corporation of the Township of West Lincoln by By-law No. 2010-# in accordance with the provisions of Section 17(22) of The Planning Act, R.S.O. 1990, and amendments made thereto on the # day of Month 2010.

Carolyn Langley, Clerk

Mayor Katie Trombetta

I, Carolyn Langley, the Clerk of the Corporation of the Township of West Lincoln, hereby certify that the requirements for the giving of Notice, and the holding of at least one Public Meeting as set out in Section 17(15) of the Planning Act, R.S.O. 1990 have been complied with for Official Plan Amendment Number 21 (Compliance).

Carolyn Langley, Clerk

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