



# Presentation to the Region of Niagara RE: The Regional Growth Management Strategy

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by;

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On behalf of;

The Township of West Lincoln

# The Township of West Lincoln Strategic Growth Management Plan

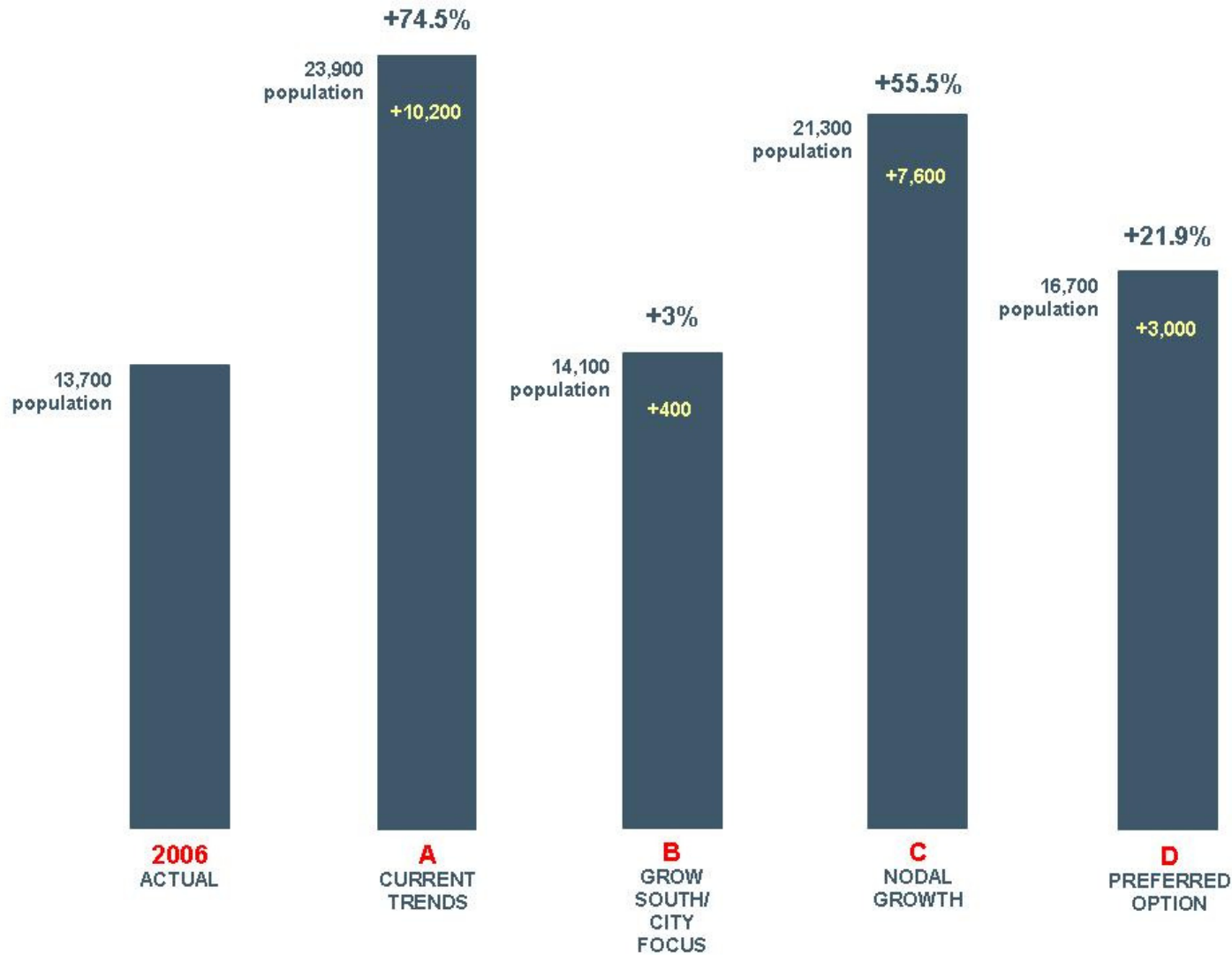
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A multi year comprehensive analysis of the Municipality's growth needs including:

- **Planning Analysis** by BLS Planning Associates
- **Sanitary and Water Servicing** study by Philips Engineering Ltd.
- **Environmental Screening** report by Colville Consulting Inc.
- **Agricultural Screening** report by Colville Consulting Inc.
- Participation by West Lincoln in the Region's Growth Management Strategy

# Projected Population of West Lincoln to 2031

## Region's Options A, B, C & D



# Estimated Number of Households

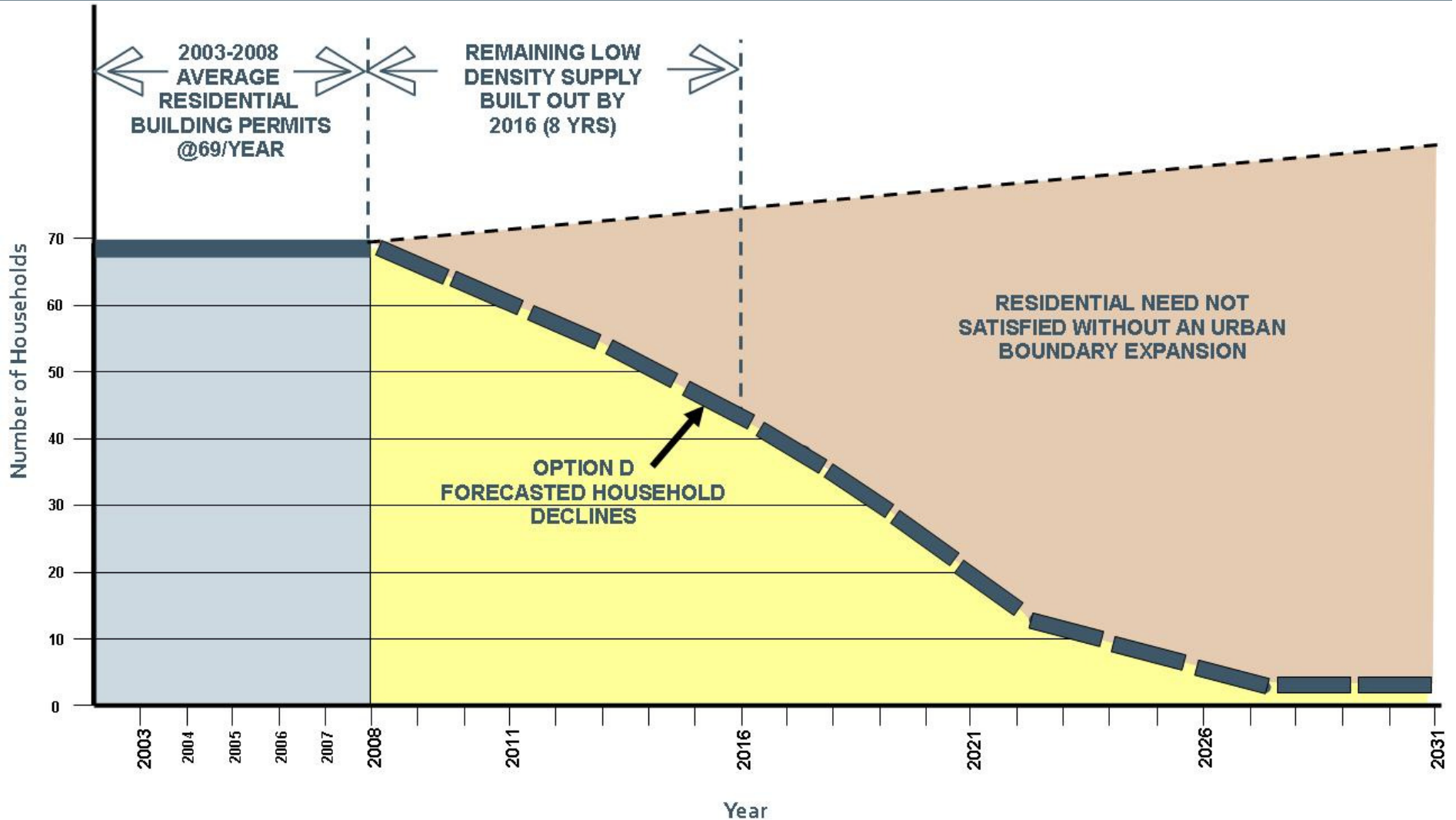
A Comparison of Option D with Actual Remaining Supply

	<b>Low Density</b>	<b>Medium Density</b>	<b>High Density</b>	<b>Total</b>
<b>Regions Option "D" 2006-2031</b>	705	87	108	900
<b>Actual January 2009 Supply in Smithville</b>	524	203	61	788
<b>Difference</b>	-181	+116	-47	-112

The updated Smithville land supply indicates:

- Only an 8 year supply of low density (single and semi-detached units)
- An 11 year supply overall if more medium and high density types are developed including all intensification units.

# Option D's Impact on Smithville's Residential Supply



# Quotes from the Niagara Growth Management Strategy <sup>5</sup> Phase 3 and 4 Report

*"In accordance with historical residential development trends, and perceived housing market demand, it would not be unreasonable to assume an average rate of future annual housing development activity at approximately 110 new units per year for the Township as a whole.."*

*"Given the proximity of Smithville to employment areas within the west GTA, combined with competitively priced market for ground oriented housing, this area continues to be particularly attractive to commuters."*

*"Industrial development opportunities in West Lincoln should be pursued in an effort to provide more balanced growth opportunities for this area."*

# Policy Context

## The Province's "Places to Grow" Plan

### 2.2.2 Managing Growth

1. Population and employment growth will be accommodated by-

- a) directing a significant portion of growth to the **built-up areas** of the community (45 % of remaining residential supply within Smithville built boundary.
- f) ensuring the availability of **sufficient land for employment** to accommodate forecasted growth to support the GGH's economic competitiveness
- h) encouraging cities and **towns** to develop **as complete communities** with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services
- j) directing major growth to settlement areas that offer municipal water and wastewater systems

# Policy Context

## The Province's "Places to Grow" Plan (continued)

### 2.2.6 Employment Lands

1. An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule 3.

### 2.2.8 Settlement Area Boundary Expansions

2. A settlement area boundary expansion may only occur **as part of a municipal comprehensive review** where it has been demonstrated that-

- a) **sufficient opportunities** to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, **are not available**.
  - i. within the regional market area, as determined by the upper- or single-tier municipality, **and**
  - ii. **Within the applicable lower-tier municipality to accommodate the growth allocated to the municipality pursuant to this plan.**

# Policy Context

## The Province's "Places to Grow" Plan (continued)

- b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2 (a)
  
- i) for expansions of small cities and towns within the outer ring, municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the small city or town.

# Policy Context

## 2005 Provincial Policy Statement

- Part I: *"supports and integrates the principles of **strong communities**, a clean and healthy environment and economic growth for the **long term**."*
- Part IV (Vision) The PPS reflects the **diversity** of communities, *"and is based on **good planning principles** that apply in communities across Ontario."*
- focus growth within settlement areas.
  - meet the full range of current and future needs...
  - promote a mix of housing, employment, parks and green spaces and transportation choices.

# Policy Context

## 2005 Provincial Policy Statement (continued)

Part V: 1.0 “Building Strong Communities”.

1.1.2 Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.

# Policy Context

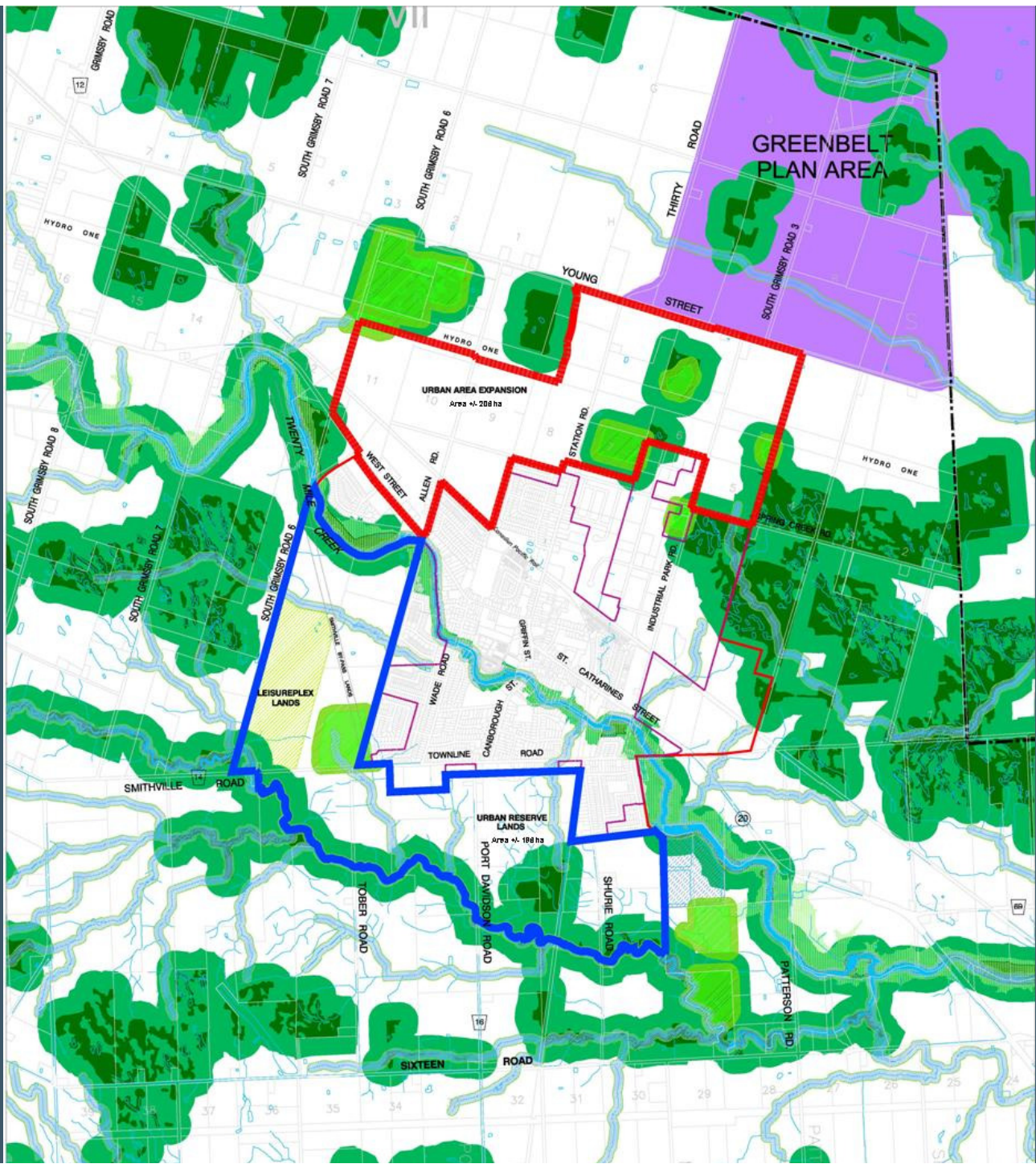
## Niagara Region Policy Plan

- Niagara Region as a “community of communities.”
- Smithville is a designated “Urban Area”.
- **3.1** *“to recognize the diversified opportunities and needs in Niagara... a choice of housing and employment locations.”*
- **3.2** *“A variety of housing suited for each urban area.”*
- **Objective 5.1** *“To designate urban areas for serviced urban development sufficient to meet anticipated residential, business and other needs in a choice of locations.”*

# A Proposed Amendment to the Regional Plan for Smithville

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- North west “Urban Area” expansion (206 ha) to address land supply for employment and residential purposes.
- South west and south “Urban Reserve” designation (196 ha) to protect these lands for future urban expansion when needed.



# Conclusions

- Smithville will have an insufficient supply of residential and employment land in the short to medium term.
- The “Preferred Option” D does not address this land supply shortage.
- Smithville is not constrained by the Greenbelt or specialty crop lands.
- The expansion of Smithville’s urban boundary can occur in a logical contiguous manner while protecting identified wetlands and significant woodlands.
- Smithville provides a valuable community function to the Township as it’s only serviced “town”.

# Conclusions

- Smithville is a “complete community” and therefore a logical location to direct growth.
  - *location of local government, municipal library, public works yard, fire protection, medical clinic and primary and secondary education.*
  - *provides for a mix of residential, employment and commercial uses on full municipal services.*
  - *location of the “downtown”.*
  - *recreational services including the West Lincoln Arena, Conservation Area and Fairgrounds.*
- ***Now is the appropriate time (during this comprehensive review at both the local and Regional levels) to provide for sufficient urban boundary expansion to meet Smithville’s needs.***



Thank you.