

# West Lincoln Strategic Growth/Urban Boundary Expansion Project

## Meeting Agenda

**Welcome and Introductions** – *Rino Mostacci, Commissioner of Planning, Niagara Region*

**Background** - *Brian Treble, Director of Planning and Building West Lincoln*

*Doug Giles, Director of Community and Long Range Planning,  
Niagara Region*

**Urban Boundary Expansion Process** – *Richard Vandezande, Consultant, Niagara Region*

- Sub-watershed Study
- Secondary and Master Plans
- Timelines
- Landowner Involvements
  - Permission to Enter (PTEs)
  - Landowner Funding Agreement
  - Plans and Document Review

**Questions and Discussion**

**Conclusions and Next Steps**

# Information Package

## Background

The Region allocated new growth targets to the lower tier municipalities of the Region of Niagara for 2031 and Regional staff have recently been working to establish target population and employment numbers for each lower tier municipality to 2041.

Regional staff and Township staff have agreed to work together to complete the analysis work required to determine how West Lincoln (mainly Smithville) will grow to 29,460 people and 9,560 jobs by 2041. It has been determined that an urban boundary expansion will be required to accommodate this growth.

Recent changes to the Provincial Places to Grow documents now have established a very high threshold in order to justify an urban boundary expansion. This work begins with the completion of many background studies. The Region and the Township of West Lincoln is working with the new Provincial parameters in undertaking the urban boundary expansion project.

## Master Plan, Terms of Reference Process

The Master Plan process is broken down into two parts

1. Determine the Study Area and Target Density. A draft Study Area has been identified and some analysis of greenfield density has been completed at the Township level, to be reviewed further by the Region and Township with their planning consultants.
2. Develop Master Plan Terms of Reference based on the Study Area, and to include the land within the existing Urban Boundary of Smithville.

The Goal is to have Terms of Reference completed for releasing Requests for Proposal in early 2018.

## Components of Master Plan

1. **Sub-watershed Study including Storm Water Management Master Plan.**
  - *A sub-watershed study identifies streams, wetlands, forests, groundwater recharge areas, and other natural areas. It includes an inventory of plants, animals, birds, and*

- other species. Information on stream flows, water quality, groundwater movement and other natural features are studied as well.*
- *Storm Water Management ensures that surface water runoff is managed. Storm-water management includes controlling flooding, reducing erosion and improving water quality.*

**2. Secondary Plan, which includes;**

- a) **Transportation Master Plan** – *A Plan to identify any traffic issues and solutions.*
- b) **Water/Wastewater Servicing Master Plan** – *A Plan to develop water and wastewater servicing infrastructure for the Smithville Urban Expansion Study Area.*
- c) **Agricultural Impact Study** - *To identify any impacts to agricultural lands and solutions*
- d) **Planning and Urban Design Policies for Expansion Areas and its integration with the existing Smithville Urban Area** – *To plan for creating a compact, complete and healthy community within the heart of West Lincoln.*

## Timing

The project will be undertaken in 3 phases:

### Phase 1 – Project Launch

- Finalize the Study Area Boundaries
- Determine appropriate Greenfield Density Targets for Smithville and Expansion Area
- Terms of Reference preparation and Requests for Proposals
- Targeted to be completed early 2018

### Phase 2 – Background Studies

- Sub-watershed Studies and Master Secondary Plan
  - o Stage 1 - Background Stage (18 Months)
  - o Stage 2 - Environmental Impact Assessment (6-8 Months)
  - o Study Recommendations & Updates to the Township and Regional Official Plan Policies (4-6 Months)
  - o A Public Meeting will be held at each stage

### Phase 3 - Implementation

- Block Plan Preparation
- Draft Plan of Subdivision and Site Plan Submissions
- Zoning By-law Amendments
- Expected to be completed following the approval of the Master Secondary Plan.

## Landowner Involvement

### 1. **Permission to Enter private property**

- To allow for Region, Township Staff and Consultants to access the property with notice as part of Sub-watershed and Master Plan Investigations

### 2. **Landowner Funding Agreement**

- Refer to Funding Agreement Section

### 3. **Document Review**

- **Permission to Enter private property** – *Allowance to access private property*
- **Landowner Funding Agreement** – *How the studies will be funded*
- **Master Plan Terms of Reference** – *How the studies will be completed*

## Funding Agreement

The Sub-Watershed and Master Planning Studies involved in the Urban Boundary Expansion process will have associated costs. For the Township to afford to undertake the required studies, it is proposed that these costs be front-ended by the landowners within the Urban Boundary Expansion Study Area. There will be a Funding Agreement between the Landowners and the Township that will address items such as, size of contribution, development credits, implications for non-contributing landowners, and reimbursement for landowners not included in the urban boundary expansion area. The funding agreement will also contemplate the possibility that no lands are added to the urban boundary.

The Township of West Lincoln will also be updating its Development Charge By-law to allow for Area Specific Development Charges to facilitate the Landowner Funding Agreement.

## Question and Discussion Period

Next Steps - Next Landowner's Meeting – Spring 2018

# Comments

This is the first of several Landowner Information Meetings. Is there anything that could be improved for subsequent landowners meetings?

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Do you have any Comments, Questions or Concerns regarding the Urban Boundary Expansion?

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Yes    No    Do you have interest in having your property be within the Urban Boundary of Smithville and in a future growth area?

Yes    No    Would you be interested in entering a Funding Agreement? More information on the funding agreement will come in further consultation.

Yes    No    Would you be opposed to signing a Permission to Enter Agreement in the future?

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Name

\_\_\_\_\_  
Address

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Contact Information

**Please Return Page to Township Staff**