

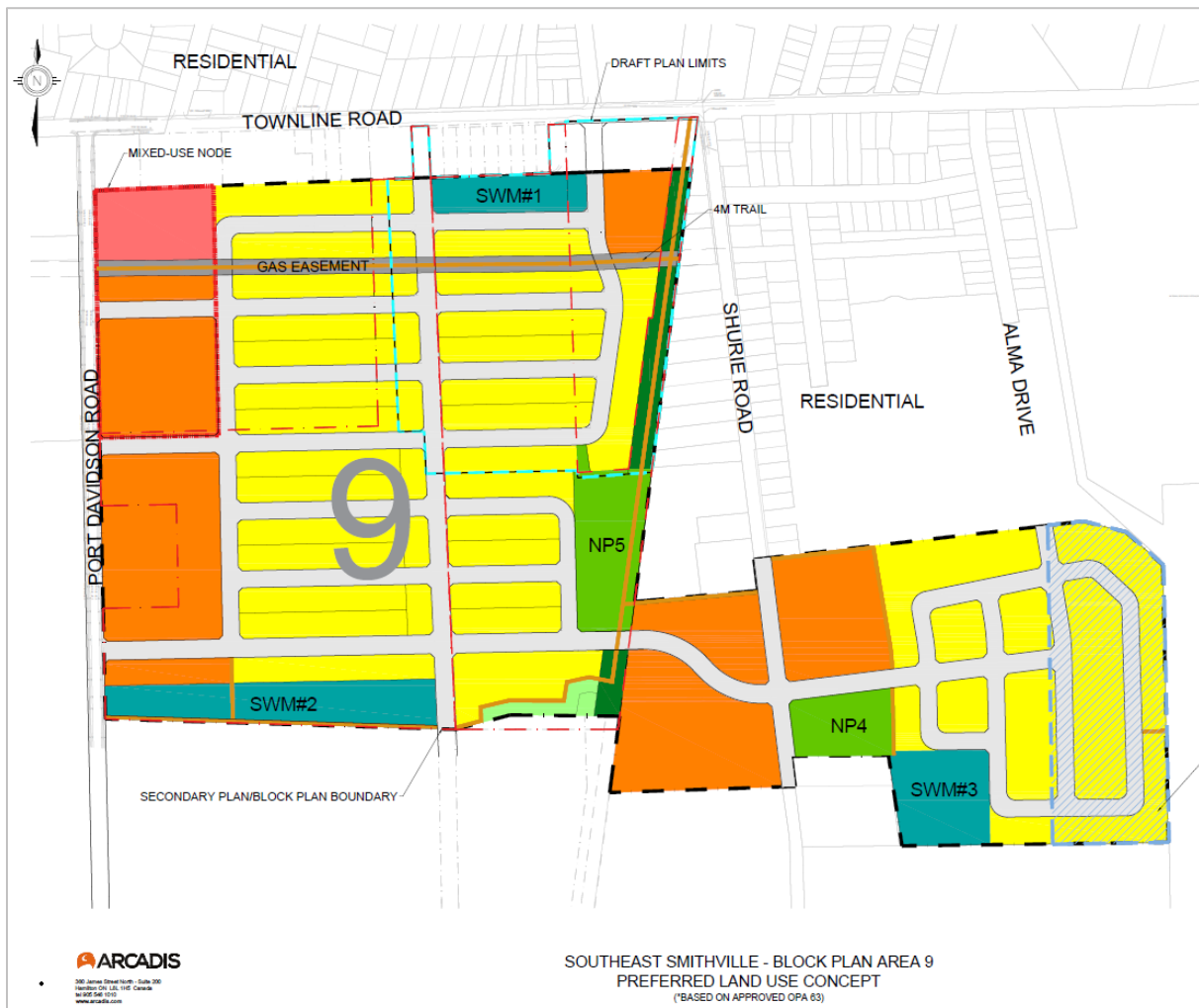
Lockbridge Development Inc.

Block Plan Area 9, Smithville

Development Report

Applications for Block Plan, Draft Plan of Subdivision, and Zoning By-law Amendment

August 23, 2024



Development Report

Block Plan Area 9, Smithville

August 23, 2024

Prepared By:

Arcadis Professional Services (Canada) Inc.
360 James Street North, Suite 200
Hamilton, Ontario L8L 1H5
Canada
Phone: 905 546 1010

Prepared For:

Lockbridge Development Inc.
1858 Avenue Road
Toronto, ON M5M 3Z5

Our Ref:

144262 Block Plan Area 9, Smithville



John Ariens MCIP RPP
Practice Lead – Planning



Isabelle Ilagan
Planner

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

Version Control (optional)

Issue	Revision No.	Date Issued	Page No.	Description	Reviewed By
1	N/A	August 23, 2024	129	Development Report	John Ariens

Contents

- 1 Introduction 1
- 2 Subject Lands and Surrounding Context..... 3
 - 2.1 Subject Lands 3
 - 2.2 Surrounding Context..... 4
- 3 Site and Area Images 6
- 4 Proposed Block Plans 8
 - 4.1 OPA 63 Block Plan..... 8
 - 4.2 Lockbridge Proposed Block Plan 9
 - 4.3 Block Plan Comparison 11
- 5 Block Plan Owners Engagement 12
- 6 Pre-Consultation Meeting 13
- 7 Supporting Studies, Reports, and Materials 14
 - 7.1 Functional Servicing Report..... 14
 - 7.2 Geotechnical Desktop Review 14
 - 7.3 Geotechnical Investigation..... 14
 - 7.4 Karst Assessment 15
 - 7.5 Transportation Impact Study..... 15
 - 7.6 Urban Design Brief 16
- 8 Planning Policy Review..... 16
 - 8.1 Amendment Number 63 to the Official Plan of the Township of West Lincoln (Smithville Master Community Plan) 2022 17
 - 8.2 Comprehensive Block Plan and Master Environmental Servicing Plan Guidelines 33
- 9 Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications 37
 - 9.1 Pre-Consultation for Draft Plan of Subdivision 37
 - 9.1.1 Stage 1 and 2 Archaeological Assessment 38
 - 9.1.2 Noise Impact Study 39
 - 9.2 Draft Plan of Subdivision 39
 - 9.3 Planning Act Analysis 41
 - 9.4 Zoning By-law Amendment 42
- 10 Conclusion 42

Tables

Table 4-1: Development details 10

Table 4-2: Net land use densities 10

Table 4-3: Block Plan comparison 11

Figures

Figure 1-1: Excerpt of Schedule ‘H’ from OPA 63 2

Figure 2-1: Aerial image of the Block Plan Lands, retrieved from Google Maps 3

Figure 2-2: Aerial image of the Draft Plan Area, retrieved from Google Maps 4

Figure 2-3: Aerial image of the surrounding context, retrieved from Google Maps 5

Figure 3-1: View looking north towards the Block Plan Lands, retrieved from Google Earth..... 6

Figure 3-2: View looking south towards the Block Plan Lands, retrieved from Google Earth 6

Figure 3-3: View looking east towards the Block Plan Lands, retrieved from Google Earth..... 7

Figure 3-4: View looking west towards the Block Plan Lands, retrieved from Google Earth 7

Figure 4-1: Excerpt of Schedule ‘L’ from OPA 63..... 8

Figure 4-2: Lockbridge Proposed Block Plan, prepared by Arcadis 9

Figure 4-3: Block Plan comparison..... 11

Figure 8-1: Smithville MCP Area (Block Area 9 in yellow) 17

Figure 8-2: Zoomed in portion of Lockbridge Proposed Block Plan 19

Figure 8-3: Provincial Natural Heritage Mapping, retrieved from the MNFR 26

Figure 9-1: Subject lands of the Archaeological Assessment in purple (Block Plan Lands in red) 38

Figure 9-2: Draft Plan of Subdivision prepared by Arcadis..... 40

Appendices

Appendix A: Block Plan Lands Ownership Map

Appendix B: Block Plan & Master Environmental Servicing Plan Guidelines

Appendix C: Letters Sent to Owners of Block Plan Lands on June 28, 2024

Appendix D: Letters Sent to Owners of Block Plan Lands on July 29, 2024

Appendix E: Property Owner Responses

Appendix F: Block Plan Terms of Reference

Appendix G: Draft Zoning By-law Amendment and Schedule

1 Introduction

Lockbridge Development Inc. (“Lockbridge” or the “Owner”) is one of the owners of an assembly of multiple parcels of land within Block Plan Area 9 in the Township of West Lincoln (the “Township”) in the Regional Municipality of Niagara (the “Region”) (“Block Plan Lands” or the “subject lands”). Block Plan Area 9 is located within the Township’s urban expansion area and is approximately 63.5 hectares in size and predominately agricultural with some single detached dwellings and associated accessory structures. It is the Owner’s intent to create a block plan for the Block Plan Lands generally consisting of a total of approximately 931 dwelling units varying from single detached, semi-detached, and townhouse dwelling units as well a commercial area, park land / open space, trails, natural heritage areas, and stormwater management ponds.

In October of 2019, the Smithville Master Community Plan (“MCP”) work began in the Township. The purpose of the MCP is to plan for projected growth within the Township by expanding the existing urban settlement area boundary through Official Plan Amendment No. 62 (“OPA 62”), and to implement the detailed land use plan for the expansion lands through Official Plan Amendment No. 63 (“OPA 63”). The MCP was completed concurrently with the 2022 Niagara Official Plan which was approved by the Province of Ontario on November 4, 2022.

OPA 62 and OPA 63 establish a Block Planning framework for several geographically linked areas. Arcadis Professional Services (Canada) Inc. (“Arcadis”) has been actively involved with the Township’s urban settlement area boundary expansion exercise and has been retained by the Owner to prepare a block as the subject lands are located within Block Area 9. As confirmed by Township Planning Staff, applications for Block Plan, Draft Plan of Subdivision, and Zoning By-law Amendment will be required to facilitate the proposed development. As such, Arcadis has also been retained to prepare a Development Report (“Report”) to provide an overview of the planning policy framework and outline how the proposed development demonstrates overall conformity.

A Recommendation Report (Report No. PD-17-2023) was prepared by the Township on March 6, 2023. The Recommendation Report, which appends the proposed modifications to OPA 62 and 63, provides the recommendation that Committee and subsequently Township Council should endorse the modifications, as the approval authority, to incorporate as modifications to the adopted OPAs. The Recommendation Report provides key implementation points in the case that the OPAs are approved, and the appeal period has passed. A key implementation point is to develop a Block Plan Guideline to identify the Block Plan process, supporting material, and requirements for submission.

In addition to preparing a Block Plan for the Block Plan Lands, the Owner has also prepared a Draft Plan of Subdivision for lands that are immediately serviceable and generally located south of Townline Road and west of the former rail corridor (“Draft Plan Area”). OPA 63 allows for the concurrent processing of development applications during the review and processing of a Block Plan and hence a Draft Plan of Subdivision together with an implementing Zoning By-law Amendment application are also proposed.

Please refer to **Figure 1-1** depicting the Smithville MCP Block Plan Areas as per OPA 63.

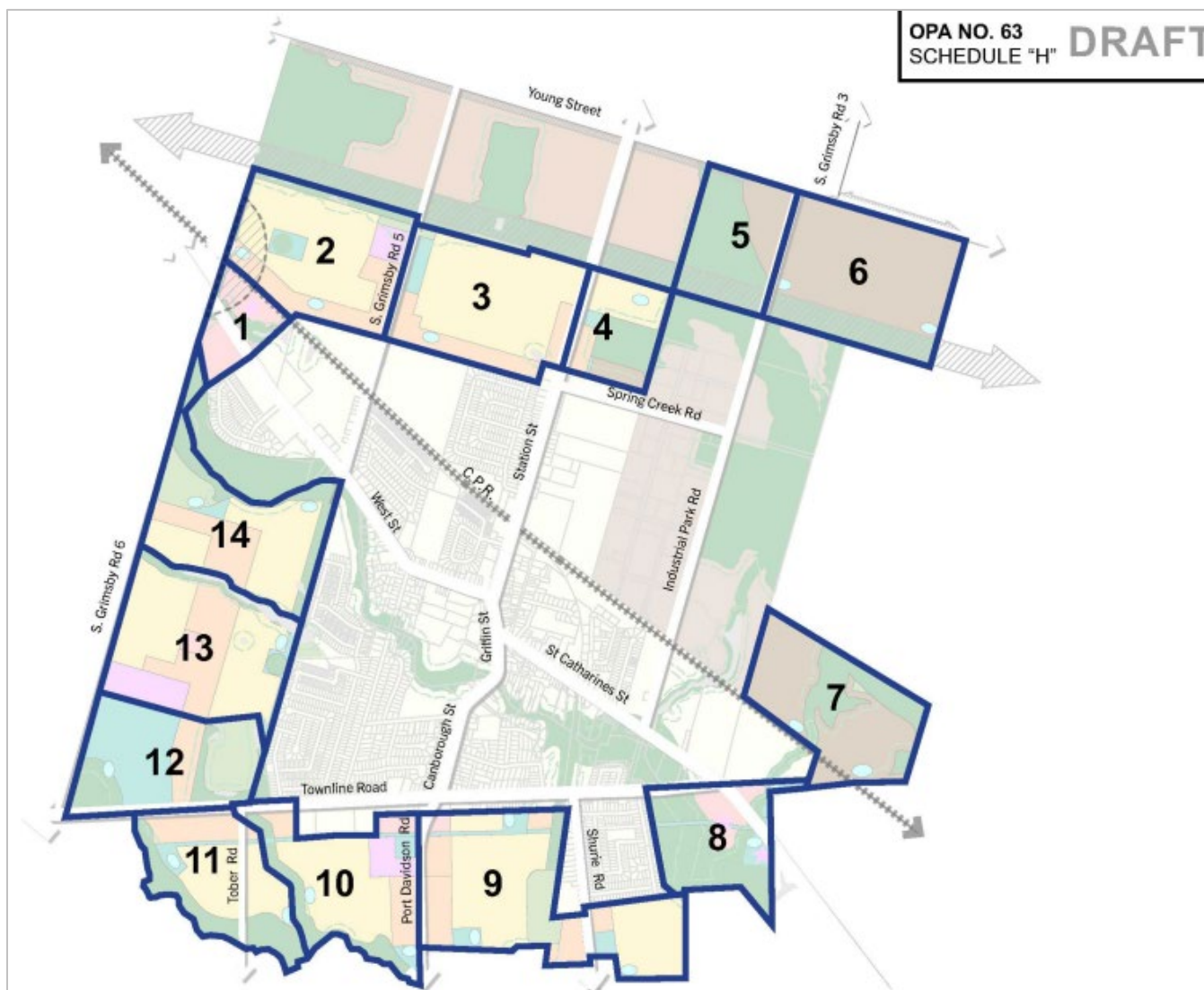


Figure 1-1: Excerpt of Schedule 'H' from OPA 63

2 Subject Lands and Surrounding Context

The following subsections provide a review of the context, existing uses, and conditions for the subject lands and surrounding area. These elements frame the discussion on the planning policy justification for the proposed Block Plan, Draft Plan of Subdivision, and Zoning By-law Amendment.

2.1 Subject Lands

The Block Plan Lands located within the Smithville MCP Area, specifically south of Townline Road, north of Sixteen Road, east of Port Davidson Road, and extends past Shurie Road until the western limit of the pond. It is irregular in shape, approximately 63.5 hectares in size, and has an approximate frontage of 625 metres along Port Davidson Road. While the majority of the land is agricultural, there are some single detached dwellings concentrated along Port Davidson Road and small forested areas. The former rail corridor runs north to south through the approximate centre of the subject lands. Please refer to **Figure 2-1** for an aerial image of the Block Plan Lands.

The Draft Plan Area, which is owned by both Lockbridge, Judy Hendler and TEK, is located within the Block Plan Lands. It is irregular in shape and approximately 12.5 hectares in size. The Draft Plan Area includes a portion along Townline Road which was already in the urban settlement area prior to the completion of OPAs 62 and 63. This area is agricultural and vacant. The former rail corridor runs along the east side of this area. Please refer to **Appendix A** for a map outlining the ownership of each individual property and **Figure 2-2** for an aerial image of the Draft Plan Area.



Figure 2-1: Aerial image of the Block Plan Lands, retrieved from Google Maps



Figure 2-2: Aerial image of the Draft Plan Area, retrieved from Google Maps

2.2 Surrounding Context

In terms of the surrounding context, the Block Plan lands are located south of Townline Road, north of Sixteen Road, east of Port Davidson Road, and extends past Shurie Road until the western limit of the pond. It is located within a rural area with predominately agricultural uses punctuated by forested lands and single detached dwellings concentrated to the north. The former rail corridor runs north to south through the centre of the Block Plan Area. The Community of Smithville, which is located north of the subject lands, contains predominantly low density residential uses. The existing Smithville Community contains a number of institutional uses including but not limited to the West Lincoln Community Centre and Smithville United Church and a number of schools such as St. Martin Catholic Elementary School, Smithville Public School, and Smithville Christian High School. The downtown core of Smithville also provides a variety of amenities and services including stores, medical offices, and restaurants. Please refer to **Figure 2-3** for an aerial image of the surrounding context.



Figure 2-3: Aerial image of the surrounding context, retrieved from Google Maps

3 Site and Area Images



Figure 3-1: View looking north towards the Block Plan Lands, retrieved from Google Earth



Figure 3-2: View looking south towards the Block Plan Lands, retrieved from Google Earth



Figure 3-3: View looking east towards the Block Plan Lands, retrieved from Google Earth



Figure 3-4: View looking west towards the Block Plan Lands, retrieved from Google Earth

4 Proposed Block Plans

4.1 OPA 63 Block Plan

Figure 4-1 below is an excerpt from Schedule 'L' of OPA 63 which denotes the land uses and main road alignments for Block Plan Area 9. This forms the basis for the Lockbridge Block Plan, however policies of OPA 63 do allow for flexibility and changes provided appropriate justification is made.

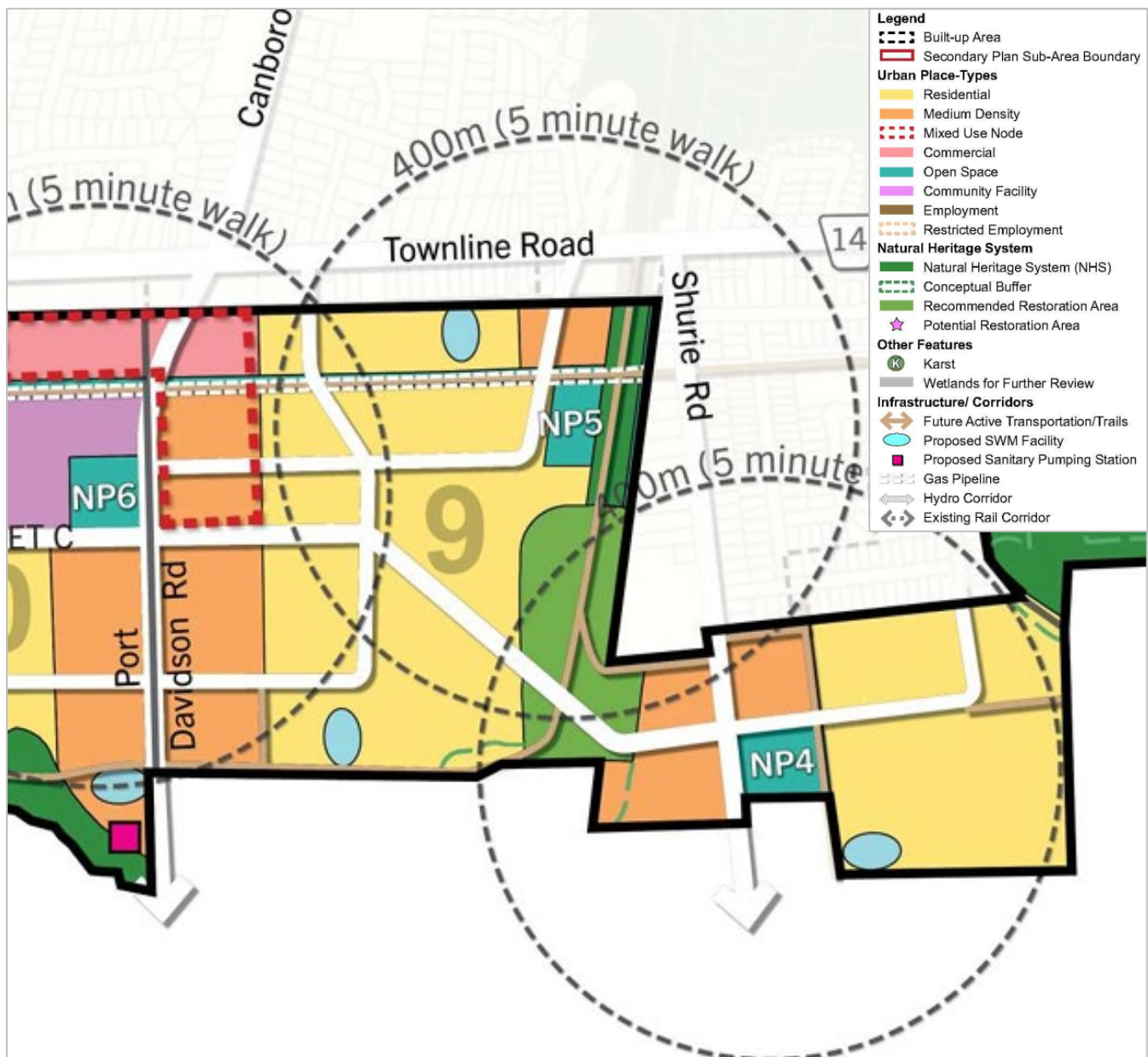


Figure 4-1: Excerpt of Schedule 'L' from OPA 63

The above generally proposes medium density along both Port Davidson Road and Shurie Road and low density upon the interior portions. The former rail corridor becomes open space and two (2) neighbourhood parks (“NP”) are also proposed (i.e. NP4 and NP5). The schematic location of three (3) stormwater management facilities (“SWMF”) is also delineated. The southerly extension of Canborough Street is re-aligned with Port Davidson Road and a mixed use node and commercial uses are proposed in this north-west corner of the Block Plan Area. A “reforestation” area is also identified along the southerly portion of the former rail corridor. The park system includes the former rail corridor as a linear park and trail which connects to NP5.

4.2 Lockbridge Proposed Block Plan

The Block Plan proposed by Lockbridge is provided in **Figure 4-2** below.

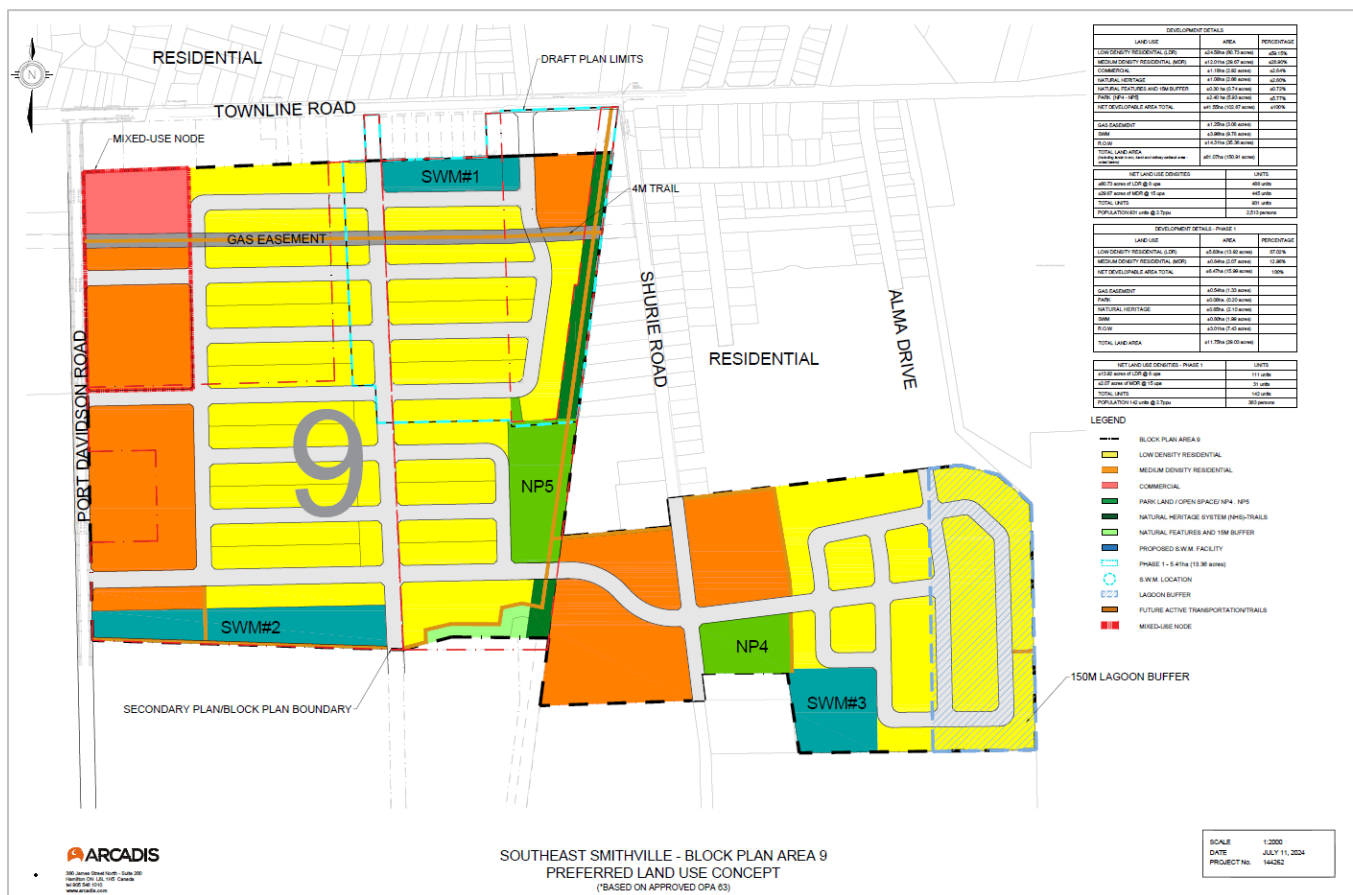


Figure 4-2: Lockbridge Proposed Block Plan, prepared by Arcadis

Figure 4-2 above proposes the same general land uses as Schedule 'L' of OPA 63 but provides some minor adjustments and "fine tuning". Medium density residential is located along both Port Davidson Road and Shurie Road with low density in the interior. The former rail corridor is proposed for open space purposes and NP4 and NP5 are in the same general locations. The three (3) SWMF are also in the same general locations but have been adjusted based on more detailed engineering analysis. The re-alignment of Canborough Street has not however been shown as the lands required for this purpose are not owned by Lockbridge, however commercial uses are still proposed at this location. The "reforestation" area is proposed to become part of NP5.

Based on achieving the desired densities as identified by OPA 63, the Block Plan Area will contain approximately 931 dwelling units varying from single detached, semi-detached, and townhouse dwelling units (i.e. 486 units of low density residential ("LDR") and 445 units of medium density residential ("MDR")) as well a commercial area, park land / open space, trails, natural heritage areas, and stormwater management ponds. Please refer to **Tables 4-1** and **4-2** for the development details of the Lockbridge Block Plan.

Table 4-1: Development details

Land Use	Area	Percentage
Low Density Residential (LDR)	±24.58 ha (±60.73 ac)	±59.15%
Medium Density Residential (MDR)	±12.01 ha (±29.67 ac)	±28.90%
Commercial	±1.18 ha (±2.92 ac)	±2.84%
Natural Heritage	±1.08 ha (±2.66 ac)	±2.60%
Natural Features and 15m Buffer	±0.30 ha (±0.74 ac)	±0.72%
Park [NP4 – NP5]	±2.40 ha (±5.93 ac)	±5.77%
Net Developable Area Total	±41.55 ha (±102.67 ac)	±100%
Gas Easement	±1.25 ha (±3.08 ac)	
Stormwater Management (SWM)	±3.96 ha (±9.78 ac)	
R.O.W.	±14.31 ha (±35.36 ac)	
Total Land Area	±61.07 ha (±150.91 ac)	

Table 4-2: Net land use densities

Net Land Use Densities	Units
±60.73 ac of LDR @ 8 UPA	486 units
±29.67 ac of MDR @ 15 UPA	445 units
Total Units	931 units
Population 931 units @ 2.7 Persons Per Unit ("PPU")	2,513 persons

4.3 Block Plan Comparison

OPA 63 Block Plan



Lockbridge Proposed Block Plan

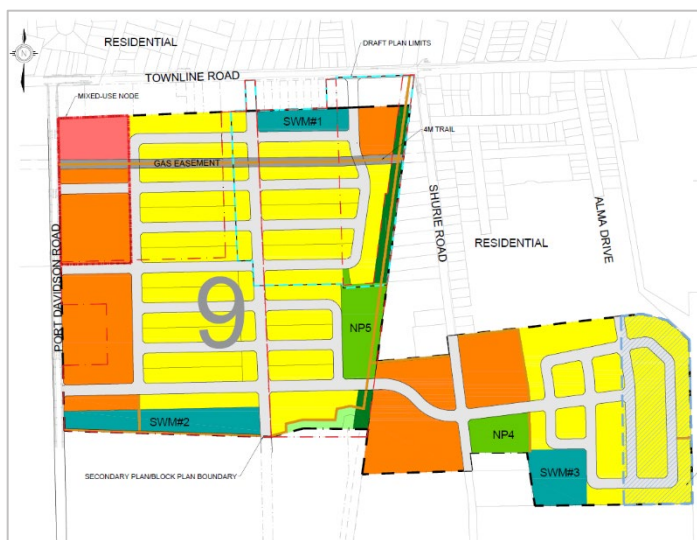


Figure 4-3: Block Plan comparison

Table 4-3 below provides a comparison of lands uses between the OPA 63 Block Plan and the Lockbridge Block Plan.

Table 4-3: Block Plan comparison

	OPA 63 Block Plan	Lockbridge Block Plan
Urban Place-Types		
Residential	<ul style="list-style-type: none"> MDR along both Port Davidson Road and Shurie Road LDR upon the interior portions 	<ul style="list-style-type: none"> MDR along both Port Davidson Road and Shurie Road LDR in the interior
Mixed Use Node	<ul style="list-style-type: none"> North-west corner 	<ul style="list-style-type: none"> North-west corner
Commercial	<ul style="list-style-type: none"> North-west corner 	<ul style="list-style-type: none"> North-west corner
Open Space	<ul style="list-style-type: none"> Former rail corridor becomes linear parkland 2 neighbourhood parks (i.e. one in the west portion and one in the east portion) 	<ul style="list-style-type: none"> Former rail corridor becomes linear parkland 2 neighborhood parks are in the same general locations (NP5 has been moved to the south to better provide 5-minute walkability)

	OPA 63 Block Plan	Lockbridge Block Plan
Natural Heritage System (NHS)		
Recommended Restoration Area	<ul style="list-style-type: none"> Southerly portion of the former rail lands 	<ul style="list-style-type: none"> To become part of NP5
Infrastructure / Corridors		
Future Active Transportation/Trails	<ul style="list-style-type: none"> System provided 	<ul style="list-style-type: none"> Generally matches and provides same connections
Proposed SWMF	<ul style="list-style-type: none"> 3 SWMF 	<ul style="list-style-type: none"> 3 SWMF in the same general locations (adjusted based on detailed engineering analysis)
Gas Pipeline	<ul style="list-style-type: none"> Runs east-west in the northerly portion 	<ul style="list-style-type: none"> Runs east-west in the northerly portion
Other (Not on OPA 32 Legend)		
Road Alignment	<ul style="list-style-type: none"> Southerly extension of Canborough Street is re-aligned with Port Davidson Road 	<ul style="list-style-type: none"> Re-alignment of Canborough Street not shown (lands required for this purpose are not owned by Lockbridge)

It is our opinion that the Lockbridge Block Plan generally conforms with and implements the design intent of OPA 63 and that an amendment to OPA 63 is not required due to the minor nature of the proposed modifications.

5 Block Plan Owners Engagement

The Township Council approved guidelines for the preparation of Block Plans which are contained in **Appendix B** of this Report. The guidelines require that all property owners within the Block Plan Area be notified of the pending Block Plan submission and that they be invited to participate in the design, review, and approval process. In order to comply with this requirement, Arcadis prepared a map using GeoWarehouse information to determine all property owners within the Block Plan Lands. Based on this map, an introductory letter was mailed on June 28, 2024 to each of the property owners and they were invited to participate and review the Block Plan process. Subsequently on July 29, 2024 a copy of the Lockbridge Block Plan was mailed directly to the same owners. Copies of these letters are also found in **Appendix C** and **Appendix D**. The responses of the owners are found in **Appendix E**.

To date the following owners have participated in the design process;

- Lockbridge;
- Judy Hendler;
- TEK Corporation; and
- Novakovich, Kaylor, and Kearse (Alma Daughters who have provided their support).

The above represents 100% of the land area east of Shurie Road and approximately 76% of the Block Plan Area.

6 Pre-Consultation Meeting

Prior to submitting the proposed Block Plan, a Pre-Consultation Meeting (“meeting”) with the Township’s departments and external agencies is required. The purpose of the meeting is to review a draft Block Plan and identify high-level issues to determine the scope of information, plans, studies and/or reports required to be submitted as part of a complete application.

A meeting occurred on February 1, 2024 to discuss the proposed Block Plan and the necessary planning approvals. It was determined that applications for Draft Plan of Subdivision and Zoning By-law Amendment will also be required to facilitate the proposed Block Plan.

The following forms, plans, studies, reports, and materials, identified as required by the Township for a complete application:

- Associated Fees (Township and Region);
- Application Forms;
 - Block Plan Application;
 - Draft Plan of Subdivision Application;
 - Zoning By-law Amendment Application;
- Planning Justification Report (Development Report);
- Block Plan Land Use Concept;
- Draft Plan of Subdivision Drawing;
- Draft Zoning By-law Amendment;
- Archaeological Assessment;
- Environmental Impact Study;
- Environmental Planning Study / Sub-Watershed Study;
- Geotechnical Assessment;
- Karst Study;
- Municipal Servicing Study (Functional Servicing Report including a Phasing Plan and Stormwater Management Plan);
- Transportation Impact Study; and,
- Urban Design Brief.

7 Supporting Studies, Reports, and Materials

The Township's Pre-Consultation process outlined the information and materials required to be submitted as part of a complete Block application. In accordance with this Report, and in the interest of good planning, technical studies were completed. These reports will be included separately. An overview of these professional studies and reports are provided below.

7.1 Functional Servicing Report

A Functional Servicing Report ("FSR") was prepared by Stantec Consulting Ltd. ("Stantec") in August 2024. The purpose of the FSR was to outline how the Block Plan Area and Draft Plan Area can be developed with full municipal services, including grading, sanitary, storm drainage, domestic water, and utility services. The FSR includes a Preliminary SWM Report. The FSR is in support of the proposed development based on the following conclusions:

- The proposed Stage 1 Draft Plan and Block Plan Area 9 can be adequately serviced by municipal sewage, storm drainage, water services and utilities;
- The proposed North SWMF features provides water quantity and water quality control for the proposed Stage 1 Draft Plan development;
- The proposed SWM Facility provides sufficient storage to attenuate post-development discharge to maintain existing target flow rates; and,
- SWM measures can be provided in accordance with various agency guidelines.

7.2 Geotechnical Desktop Review

Stantec was retained by Lockbridge to conduct a geotechnical study for approximately 44 hectares of agricultural land. A Geotechnical Desktop Review was prepared by Stantec on July 2, 2024 which focuses on 11 hectares of land in the northwest corner of the Block Plan Area. The purpose of the review was to review the available factual geotechnical and geological information available for the 11 hectares of land, and to provide a summary of the geotechnical subsurface soil and groundwater conditions anticipated to be encountered. Stantec outlined that the site is generally flat with a relief of approximately 4 metres across the site in which no major cut and fill operations are expected except for the topsoil stripping, and utility installation. The review also presents preliminary geotechnical discussion and recommendations related to the preliminary foundation design, shoring system, site servicing, trench backfill, and pavement design.

7.3 Geotechnical Investigation

As outlined above, Stantec was retained by Lockbridge to conduct a geotechnical study for approximately 44 hectares of land. A Geotechnical Investigation was prepared by Stantec on July 2, 2024 which focuses on 29 hectares of land. The scope of work for this site comprised of borehole and monitoring well investigations. The purpose of the investigation was to determine the subsurface soil, bedrock, and groundwater conditions at the site, and to provide the preliminary geotechnical design and construction recommendations for the proposed development. The subsurface stratigraphy is summarized as follows:

- Topsoil; underlain by,
- Silty clay underlain by,
- Dolostone bedrock.

According to Stantec, based on the results of the investigation, the site is considered suitable for the proposed development from a geotechnical point of view, subject to the recommendations provided in the investigation. Recommendations were made for the geotechnical engineering design, construction, and pavement design. Please note that other lands within the Block Plan Area will need to complete the applicable site-specific studies as part of their development applications.

7.4 Karst Assessment

A Karst Assessment was prepared by Terra-Dynamics Consulting Inc. ("Terra-Dynamics") on July 25, 2024. The assessment was prepared to assess karst conditions on approximately 40 hectares of the Block Plan Area. Based on the findings of the assessment, Terra-Dynamics concluded that one sinkhole, Sinkhole SE-1, was identified which contributes an insignificant amount of water to aquatic habitat present in Twenty Mile Creek. Terra-Dynamics also concluded that there are no impediments to remediating or closing-out Sinkhole SE-1 to allow development of the subject lands. Sinkhole SE-1 is classified as a low constraint karst feature, due to the results of the karst monitoring program, dye tracing test, and Karst Hazard Assessment. Recommendations were also provided which include remediation tasks by a karst specialist and a geotechnical engineer.

7.5 Transportation Impact Study

A Transportation Impact Study ("TIS") was prepared by Stantec on August 19, 2024. The purpose of the TIS was to assess the potential transportation impacts of the proposed development of the entire Block Plan Area, and assess the impacts of the proposed development specific to Phase 1 of the Block. The TIS also examines the impacts on both the surrounding transportation network and site-specific transportation components. The following conclusions were made:

- The study area intersections are currently performing with LOS B or better under the 2024 existing condition except for the westbound left-turn movement at the St Catharines Street and Industrial Park Road intersection which performs LOS D during PM peak hour. However, this is considered acceptable after reviewing the intersection delay and v/c ratio. No further mitigation strategy is required;
- Most study area intersection movements are expected to perform with LOS C or better under the 2030 Background Development and 2030 Total Development scenarios, with exceptions;
- Transportation demand management (TDM) measures are recommended to help mitigate roadway capacity issues and encourage the use of sustainable transportation modes; and,
- The sightlines for the five proposed site accesses are adequate according to the TAC intersection sight distance and stopping sight distance guidelines.

7.6 Urban Design Brief

An Urban Design Brief (“UDB”) was prepared by Arcadis on August 16, 2024. The purpose of the UDB was to provide a focused review and discussion considering urban design-related items of the proposal including interaction with the existing and planned context, details of the proposed block plan composition, and a review of key applicable policies and requirements. The UDB concludes that the proposed development exhibits many positive design markers which are outlined in the Official Plans, Smithville MCP, Urban Design Guidelines, and highlighted by the Staff Report. The concept proposes an appropriate mix of land uses in a logical arrangement which respond to existing and future contexts.

8 Planning Policy Review

As outlined in Section 1 of this Report, in October of 2019, the Smithville MCP work began in the Township. The purpose of the MCP is to plan for projected growth within the Township by expanding the existing urban settlement area boundary through OPA 62 and to implement the detailed land use plan for the expansion lands through OPA 63. The MCP was completed concurrently with the Niagara Official Plan which was approved by the Province of Ontario on November 4, 2022.

The existing urban settlement area of Smithville is the primary urban centre of the Township and is characterized predominately of residential uses as well as supporting commercial, employment, institutional, and recreational uses. As seen in **Figure 8-1**, the subject lands are located within the Smithville MCP Area, which is characterized primarily of lands currently in agricultural production and remain predominantly undeveloped, with the exception of buildings and structures to support the agricultural operations.

The following would typically be addressed in any Planning Justification Report: the Planning Act, R.S.O. 1990, c. P.13 (“Planning Act”), the Provincial Policy Statement 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, the Niagara Official Plan, the Township of West Lincoln Official Plan 2021 (“Official Plan”), and the Township of West Lincoln Comprehensive Zoning By-law No. 2017-70.

The main emphasis of this planning policy review will however only focus on OPA 63 and the block plan implementation guidelines as approved by Township Council. The author contends that OPA 63 conforms with and is consistent with all upper tier and provincial planning documents given that OPA 63 has just received final approval on June the 11th, 2024 by the Ontario Land Tribunal (“OLT”). OPA 63 would clearly not have been approved had there been any conflict or non-conformity with any upper tier or Provincial plans. A Block Plan is also not a Planning Act application but rather one subject to a Director’s approval and possibly a Township Council resolution in support. The only Planning Act applications are for the Draft Plan and Zoning By-law Amendment applications and therefore the Planning Act analysis will be limited to these only.

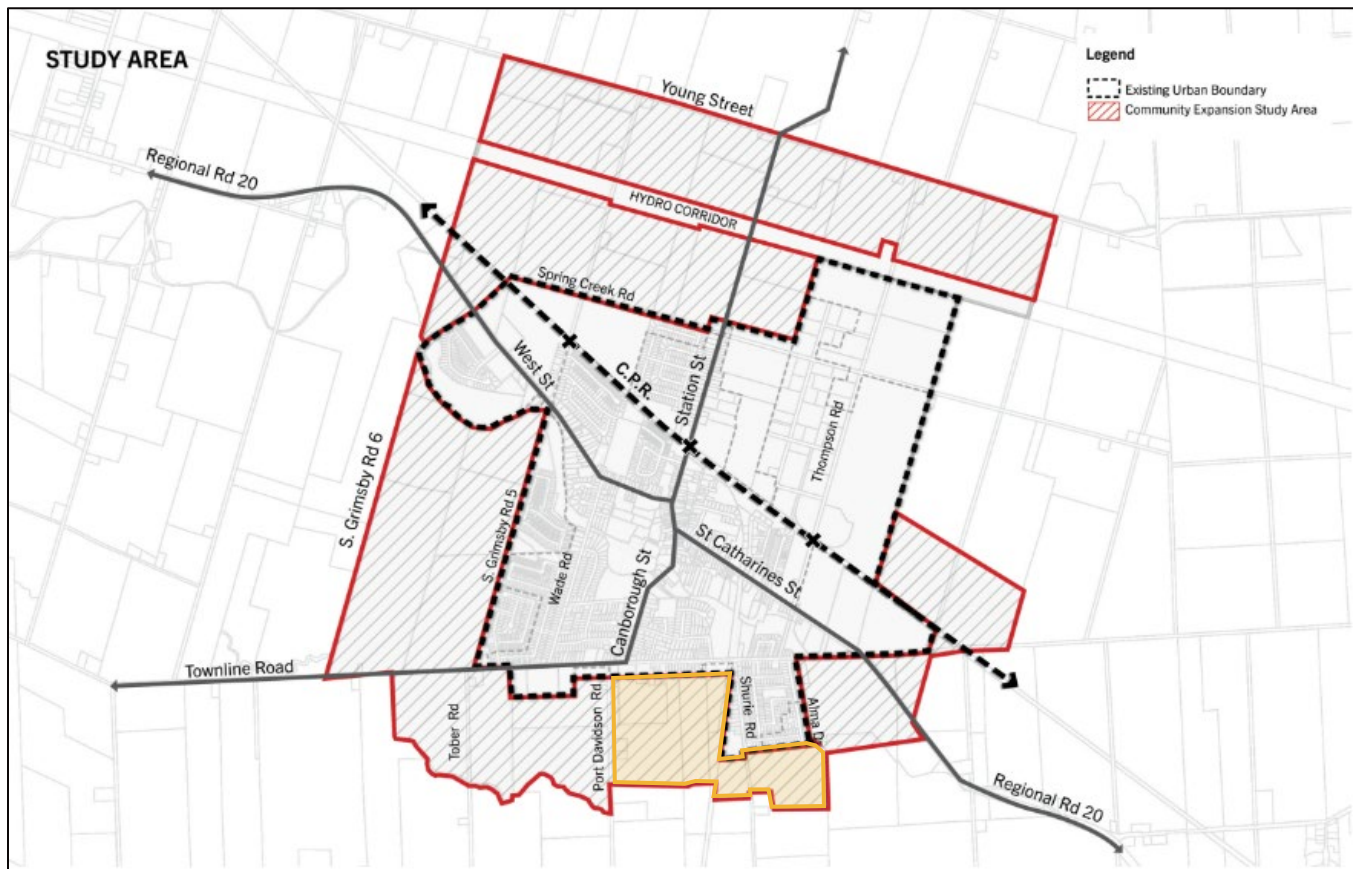


Figure 8-1: Smithville MCP Area (Block Area 9 in yellow)

8.1 Amendment Number 63 to the Official Plan of the Township of West Lincoln (Smithville Master Community Plan) 2022

Subsection 6.11.7 Smithville Master Community Plan

Subsection 6.11.7.1.3 Goals

The following goals have been identified to build on the Vision for the Smithville MCP and to further establish the intent and direction of this Plan, and future decision-making related to planning matters affecting land within the MCP Area, including decision-making about possible updates to the MCP, shall be consistent with these goals:

- a) Designate urban land areas, and direct the establishment of municipal infrastructure and transportation systems, to support Smithville's growth and expansion as the primary location for accommodating the Township's forecast growth and development to the planning horizon of this Plan.

- b) *Provide a framework for the development of a balanced mix of urban land uses in the MCP Area that will help Smithville become a complete community while respecting and enhancing the small-town character of Smithville.*
- c) *Promote the development of a compact, sustainable, and resilient built environment that supports the reduction of greenhouse gas emissions.*
- d) *Recognize the importance of agriculture in the Township and protect agricultural areas by establishing well-defined community edges and appropriate transitions to urban land uses in the MCP Area while mitigating and minimizing impacts on agricultural operations.*
- e) *Provide opportunities for the establishment of land uses, businesses, industries, and facilities in the MCP Area that will support the agricultural sector, and enhance Smithville's role as a service centre by providing regional transportation connectivity and efficient goods movement corridors.*

Planning Comment: The Lockbridge Block Plan will support the growth and expansion of Smithville by providing an increased number of residential dwellings and a mix of dwelling types. The provision of MDR will help achieve a more compact and sustainable built form. The Block Plan also provides a commercial area, park land / open space, trails, natural heritage areas, and stormwater management ponds. These uses complement the existing small-town character of Smithville as they reflect and enhance the currently existing uses. Furthermore, these uses can be supported by the existing municipal infrastructure and transportation infrastructure, as confirmed by the FSR and TIS prepared by Stantec. In terms of the surrounding agricultural lands and environmental features, an appropriate buffer will be provided between the agriculturally cultivated fields and the environmental features along the south boundary to ensure the protection of those elements.

- f) *Identify and designate a linked Natural Heritage System and direct the manner in which it will be protected, restored, and enhanced while promoting environmental stewardship and watershed management.*

Planning Comment: The Block Plan provides a natural heritage area of 1.08 hectares, 0.30 hectares of natural features and a 15 metre buffer, as well as 2.40 hectares of NPs. A "reforestation" area is to become part of NP5.

- g) *Identify the conceptual locations for future stormwater management facilities, as informed by subwatershed planning for the MCP Area, and provide direction for addressing and managing the impacts of development through green infrastructure and low-impact development approaches, ensuring that these facilities help the community adapt to the effects of climate change.*

Planning Comment: The three (3) future SWMF are located in the same general locations as identified in OPA 63. Please refer to the FSR prepared by Stantec for details of the proposed SWMF.

- h) *Identify the conceptual locations for future community facilities, parks, open spaces, and a well-connected active transportation and recreational trails system that will meet community needs and support access to a range of built and natural settings for active and passive recreation, education, health care, and other public and community services.*
- i) *Promote diversification in the local economy, and protect, reinforce, and provide for the expansion of the North-East Smithville Industrial Park as the primary location for urban employment growth in the Township.*

Planning Comment: The park land / open space is located in the general central area of the Block Plan Area. Specifically, NP4 is located to the east of the Draft Plan Area and NP5 is located to the northwest of the Draft Plan Area. There is a proposed trail system which will provide active transportation connections. Overall, these elements will help meet community needs and provide access to built and natural settings. NP5 was moved further south to

better balance the 5-minute walkability objective of OPA 63. Rock Park located to the north of Townline Road was not considered on OPA 63 Schedule L and when added into consideration, the northerly portion of Block Plan Area 9 is over supplied with parkland while there is a gap in the southerly portion. Please refer to **Figure 8-2**. By moving NP5 to the south, this gap area is now serviced with a 5-minute walk to an NP.



Figure 8-2: Zoomed in portion of Lockbridge Proposed Block Plan

- j) *Protect corridors for future transportation facilities and other linear infrastructure needs, including potential routes for the future alternative truck route / by-pass (identified conceptually in the Niagara Region Official Plan) to support the implementation of that future by-pass.*
- k) *Establish a multi-modal transportation system that supports choice and efficiency through a well-connected street network, including complete streets, and identify the conceptual location and general pattern of future streets and active transportation routes.*

Planning Comment: A natural heritage system and trail will be provided along the former rail corridor. In terms of the street-network, the roads have been arranged to accommodate for the proposed lotting plan of the Draft Plan of Subdivision and to ensure a compact built form is achieved which maximizes the efficiency of the subject lands. Future transportation corridors were not identified within this block.

- l) *Provide for a range and mix of housing types that meet residents' full range of housing needs while achieving minimum density targets and the planned mix of unit types..*

Planning Comment: The Block Plan consists of approximately 931 dwelling units varying from single detached, semi-detached, and townhouse dwelling units (i.e. 486 units of LDR and 445 units of MDR) as well a commercial area, park land / open space, trails, natural heritage areas, and stormwater management ponds. This results in a density of 8 UPA for LDR (i.e. 60.73 ac), 15 UPA for MDR (i.e. 29.67 ac), and a total density of 2.7 PPU for the

entire site. The provision of additional units and commercial area will contribute to minimum density target of 50 combined people and jobs per hectare for the Smithville MCP Area.

- m) Provide for the emergence of mixed-use nodes as village centres that will serve as pedestrian-oriented neighbourhood and community focal points in central locations offering local access to retail, commercial services, community facilities, and public spaces while achieving a high level of quality for urban design.*
- n) Establish new community commercial “anchors” at the north-west and south-east community gateways along Regional Road 20 (West Street and St. Catharines Street) as retail and service nodes to meet the needs of the community and of visitors.*

Planning Comment: The proposed development includes 1.18 hectares of commercial area in the northwestern portion of the subject lands which will provide additional employment opportunities within the Township. This is also identified as a Mixed Use Node.

- o) Avoid conflicts between incompatible land uses by directing development to appropriate locations that allow for the separation of incompatible uses and the provision of appropriate buffering and other mitigative measures.*
- p) Direct development away from areas where natural hazards pose a risk to public safety or a risk of damage to property, buildings, and structures, and provide a framework for the further assessment of hazards and constraints on development related to flooding, erosion, and karst features particularly as those hazards are amplified by the impacts of a changing climate..*

Planning Comment: Our land use analysis has not identified any incompatible land uses or the need for buffering or other mitigative measures. The Karst Assessment Report prepared by Terra-Dynamics concludes that karst has been addressed and will not present a hazard to future development.

- q) Provide for the preparation of more detailed Block Plans, to be supported by Master Environmental Servicing Plans, that will facilitate the implementation of the MCP Land Use Concept; the protection, restoration and enhancement of the Natural Heritage System; and the establishment of required infrastructure and transportation systems, and clarify what is required for a complete application proposing development in the MCP Area.*

Planning Comment: Please refer to Subsection 8.2 for details of how the Block Plan is supported by the Master Environmental Servicing Plans.

- r) Ensure the logical, timely and orderly development of the MCP Area in a staged and coordinated manner that is aligned with investments in, and the timing of the development implementation of, infrastructure and transportation systems based on and informed by the Region’s and Township’s Master Plans for servicing and transportation.*

Planning Comment: The Servicing Memo prepared by Stantec has identified that the northerly portions of Lockbridge and Hendler can develop immediately based upon existing infrastructure along Townline Road.

Subsection 6.11.7.2 Land Use Plan

Subsection 6.11.7.2.1 Land Use Concept

- c) The Smithville MCP Area will be planned to achieve an overall minimum density of 50 combined people and jobs per hectare, and the Smithville Industrial District as a designated Employment Area in the Niagara Region Official Plan shall be planned to achieve a minimum density target of 20 jobs per hectare.*

- d) *The minimum density targets established in Policy No. 6.11.7.2.1.c) above should be interpreted as applying to the Smithville MCP Area or the Smithville Industrial District as a whole. Complete applications for development will be required to demonstrate that the development will achieve the target or, if the target will not be achieved by the development, that the development will not negatively affect the achievement of the target when considered in conjunction with other developments and the overall development of the MCP Area.*

Planning Comment: The subject lands are located within the Smithville MCP Area and the proposed development consists of approximately 931 dwelling units varying from single detached, semi-detached, and townhouse dwelling units (i.e. 486 units of LDR and 445 units of MDR) as well a commercial area, park land / open space, trails, natural heritage areas, and stormwater management ponds. This results in a density of 8 UPA for LDR (i.e. 60.73 ac), 15 UPA for MDR (i.e. 29.67 ac), and a total density of 2.7 PPU for the entire site. The provision of additional units and commercial area will contribute to minimum density target of 50 combined people and jobs per hectare for the Smithville MCP Area.

- h) *Nothing in this Plan is intended to limit the ability of existing agricultural uses in the Smithville MCP Area to continue.*

Planning Comment: According to OPA 63, “the existing pattern of land uses in the MCP Area is characterized primarily by land that has historically been used for agriculture”. As the importance of protecting agricultural areas is recognized by the Township, it is the goal of OPA 63 to establish “well-defined community edges and appropriate transitions to urban land uses in the MCP Area while mitigating and minimizing impacts on agricultural operations”. The proposed development will not negatively impact the agricultural resources of the Province as appropriate setbacks from agricultural lands will be provided.

Subsection 6.11.7.2.2 Residential

The “Residential” place-type is intended to provide opportunities for the development of low-rise, ground-related residential land uses at lower densities.

The following policies shall apply to those areas designated “Residential” on the Land Use Schedules:

- a) *The following residential uses shall be permitted in the “Residential” designation:*
- i. *single detached dwellings;*
 - ii. *semi-detached dwellings;*
 - iii. *duplex dwellings; and*
 - iv. *townhouse dwellings.*
- e) *Any land use in the “Residential” designation, other than those listed in Policy No. 6.11.7.2.2.a) above, may be subject to site plan control.*
- f) *Areas designated “Residential” shall be planned to achieve an overall gross density of between 15 and 20 dwelling units per hectare, which shall be implemented through the Block Plan process and shall be measured across the designated area in each Block Plan.*
- g) *Residential areas shall provide an appropriate mix of dwelling types in a variety of compatible sizes and styles, as determined through the Block Plan process.*

- h) *No building or structure in the “Residential” designation shall exceed a height of 2.5 storeys, except that this policy shall not apply to structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein.*
- i) *Residential uses should be designed to accommodate or facilitate the addition of an accessory dwelling unit.*
- j) *Development in the “Residential” designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.*

Subsection 6.11.7.2.3 Medium Density

The “Medium Density” place-type is intended to provide opportunities for the development of low-rise, multi-unit residential land uses at medium densities, such as triplex, four-plex, and townhouse dwellings.

The following policies shall apply to those areas designated “Medium Density” on the Land Use Schedules:

- a) *The following residential uses shall be permitted in the “Medium Density” designation:*
 - i. *townhouse dwellings in a variety of forms (including street, cluster, back-to-back, and stacked);*
 - ii. *triplex dwellings;*
 - iii. *four-plex dwellings;*
 - iv. *other forms of multi-residential development, up to six units unless otherwise approved by the Township through the implementing Zoning By-law; and*
 - v. *apartment buildings, subject to Policy No. 6.11.7.2.3.c) below.*
- g) *Areas designated “Medium Density” shall be planned to achieve an overall gross density of between 20 and 40 dwelling units per hectare, which shall be implemented through the Block Plan process and shall be measured across the designated area in each Block Plan.*
- h) *No building or structure in the “Medium Density” designation shall exceed a height of 3 storeys, except that this policy shall not apply to the following:*
 - i. *structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;*
 - ii. *buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.*
- i) *All development in the “Medium Density” designation, except for the development of a use identified in Policy No. 6.11.7.2.3.b) above, shall be subject to site plan control.*
- j) *Development in the “Medium Density” designation outside of the “Mixed Use Node” overlay designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.*

Planning Comment: As outlined above, the proposed development consists of approximately 931 dwelling units varying from single detached, semi-detached, and townhouse dwelling units, which are permitted uses within the “Residential” designation. The proposed development provides 486 units of LDR and 445 units of MDR. This results in a density of 8 UPA for LDR (i.e. 60.73), 15 UPA for MDR (i.e. 29.67 ac), and a total density of 2.7 PPU for the

entire site. Both low and medium density housing is proposed while mixed uses are proposed within the Mixed Use Node. The proposed residential development will implement the land use policies described above. Future detailed design will be implemented through site plan control.

Subsection 6.11.7.2.4 Commercial

The “Commercial” place-type is meant to accommodate a wide range of commercial uses to meet the needs of Smithville residents, located within reasonable walking distance and developed in a manner that will contribute to the achievement of complete communities. This designation is also meant to accommodate some residential uses in dwelling units above the first floors of buildings.

The following policies shall apply to those areas designated “Commercial” on the Land Use Schedules:

- a) The following non-residential uses shall be permitted in the “Commercial” designation:*
 - i. a full range of retail commercial uses;*
 - ii. personal service uses and commercial service uses;*
 - iii. office commercial uses;*
 - iv. medical clinics, dental clinics, and other health care-related uses;*
 - v. restaurants;;*
 - vi. hotels;*
 - vii. cultural, recreational, and entertainment uses;*
 - viii. community uses and institutional uses; and*
 - ix. public and private utilities.*
- f) Permitted commercial uses may be located in free-standing buildings or in multi-unit commercial buildings. In Mixed Use Nodes, permitted commercial uses may be located in mixed commercial–residential buildings.*
- g) All development in the “Commercial” designation shall be subject to site plan control.*
- h) No building or structure in the “Commercial” designation shall exceed a height of 3 storeys except that this policy shall not apply to the following:*
 - i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;*
 - ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.*
- i) Development in the “Commercial” designation outside of the “Mixed Use Node” overlay designation shall be designed in accordance with the principles and policies for the “Commercial” character area set out in Subsection 6.11.7.5.3 below.*

Subsection 6.11.7.2.5 Mixed Use Node

The “Mixed Use Node” place-type identifies areas meant to serve as neighbourhood focal points, accommodating a mix of compatible residential, commercial, and community uses. Most of the Mixed Use Nodes in the Smithville MCP Area are centrally located to serve as walkable destinations. There are also some Mixed Use Nodes located along key corridors or at community gateways.

The “Mixed Use Node” designation is an overlay designation, with areas classified as either “Commercial Mixed Use Nodes” or “Medium-Density Mixed Use Nodes,” as determined by the underlying place-type designation.

The following policies shall apply to those areas designated “Mixed Use Node” on the Land Use Schedules:

- b) The policies that apply to the underlying land use designation shall also apply to the “Mixed Use Node” designation, except that where a policy that applies to the underlying land use designation conflicts with a policy contained in this section (Section 6.11.7.2.5) of the Plan, the policy in this section shall prevail.*
- k) Medium-Density Mixed Use Nodes shall be planned to achieve an overall gross density of between 20 and 40 dwelling units per hectare, which shall be implemented through the Block Plan process and shall be measured across the designated area in each Block Plan.*

Planning Comment: The proposed development includes 1.18 hectares of commercial area in the northwestern portion of the subject lands which will provide additional employment opportunities within the Township. The Mixed Use Node, also in the northwestern portion, will provide additional residential and commercial opportunities. Future detailed design will be implemented through site plan control.

Subsection 6.11.7.2.6 Open Space

The “Open Space” place-type is intended to accommodate a range of outdoor recreation facilities and amenities to support both active and passive recreation uses. These areas will help establish a connected public open space system, and are further intended to provide opportunities for community greening, green infrastructure, and enhanced tree canopy coverage.

The following policies shall apply to those areas designated “Open Space” on the Land Use Schedules:

- a) The following uses shall be permitted in the “Open Space” designation:*
 - i. public parks, trails, and associated buildings and structures;*
 - ii. a range of active and passive recreation uses; and*
 - iii. conservation uses and natural areas, including those intended to protect, restore, or enhance features of the Natural Heritage System.*
- b) Public and private utilities may be permitted in the “Open Space” designation, provided that:*
 - i. the proposed location is supported by technical reports prepared by qualified professionals; and*
 - ii. the use will not interfere with public enjoyment of the area or have any negative impacts on natural heritage features.*
- c) Development and land uses in the “Open Space” designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.*
- d) As shown on the Land Use Plan, the conceptual locations for a total of eight (8) future Neighbourhood Parks (NP1 to NP8) are shown within the “Open Space” designation with an associated 400-metre (approximately 5-minute walking distance) to illustrate the approximate number, location, size and*

distribution of Neighbourhood Parks intended to service the planned population growth within the Secondary Plan Area. The final number, location, size and distribution of new Neighbourhood Parks and other parks within the Secondary Plan Area shall be determined through the Block Plan process which may refine the Neighbourhood Parks shown on the Land Use Plan, subject to the following:

- i. Neighbourhood Parks shall be centrally located within the surrounding neighbourhood to support convenient access and based on the following criteria:*
 - A. highly visible street frontage on at least one adjoining street shall be provided along at least one quarter of the park perimeter;*
 - B. adjacent to schools and/or other community facilities where possible;*
 - C. with a target service area radius of 400 metres or a 5-minute walking distance from surrounding residential areas; and,*
 - D. where the adjoining street layout and walkways support direct walking and cycling routes to the park;*
- ii. Neighbourhood Parks should have a minimum park area of approximately 1 hectare and may be up to 3 hectares in size to support a range of local park facilities and amenities, and the Township may accept smaller parkettes that are provided in addition and supplementary to the required Neighbourhood Parks to enhance geographic access to parkland and connectivity of the overall parks and open space system and to support the achievement of the overall target parkland provision level.*

Planning Comment: The former rail corridor is proposed for open space purposes and NP4 and NP5 are in the same general locations as provided in OPA 63. NP4 and NP5 are a total of 2.40 hectares. As previously outlined, NP5 was moved to the south to better provide the 5-minute walkability criteria of OPA 63 and the “reforestation” area is proposed to become part of NP5. There is also a proposed trail system which will provide active transportation connections. Overall, these elements will help meet community needs, enhance the quality of life for residents, and provide access to built and natural settings.

Subsection 6.11.7.3 Natural Heritage System

Subsection 6.11.7.3 2 Principles / Objectives

The objectives for the NHS for the Smithville settlement area including the MCP Area are as follows:

- a) Identify, plan for, and protect a robust NHS, including Core Areas, Buffers, Linkages and Restoration Areas, that will protect, enhance and restore ecological features, functions and connectivity, and contribute to the creation of a complete and resilient community and achieving the natural cover target in combination with the other features and areas identified in Policy 6.11.7.3.3.e), while helping mitigate climate change.*
- b) Protect, and where possible enhance and restore, high-quality habitats that accommodate a diverse range of flora and fauna, including rare and significant species.*
- c) Ensure that the water budget of important natural heritage and water resource features is maintained to support those features post-development.*
- d) Provide buffers that will protect key natural heritage features and their functions.*
- e) Ensure that connectivity between key natural heritage features is maintained.*
- f) Identify, plan for, assess and confirm the location and extent of suitable areas to be restored to a natural state, including Recommended Restoration Areas, while providing for flexibility in their location and extent,*

to enhance the functions and connectivity of the NHS. These areas will contribute towards achieving the natural cover target in combination with the other features and areas identified in Policy No. 6.11.7.3.3.e).

Planning Comment: As seen in **Figure 8-3** the Provincial Natural Heritage Mapping provided by the Ontario Ministry of Natural Resources and Forestry (“MNRF”) indicates that there is a significant wetland abutting the southcentral portion of the subject lands, as well as significant woodlands in the central and southeastern portion of the subject lands. In terms of the environmental features, an appropriate buffer will be provided between the environmental features along the south boundary to ensure its protection. Furthermore, the dripline area will be surveyed, and an Environmental Impact Statement will be completed at the time that these lands are proposed to be developed. The Draft Plan Area is not impacted by any natural heritage features.

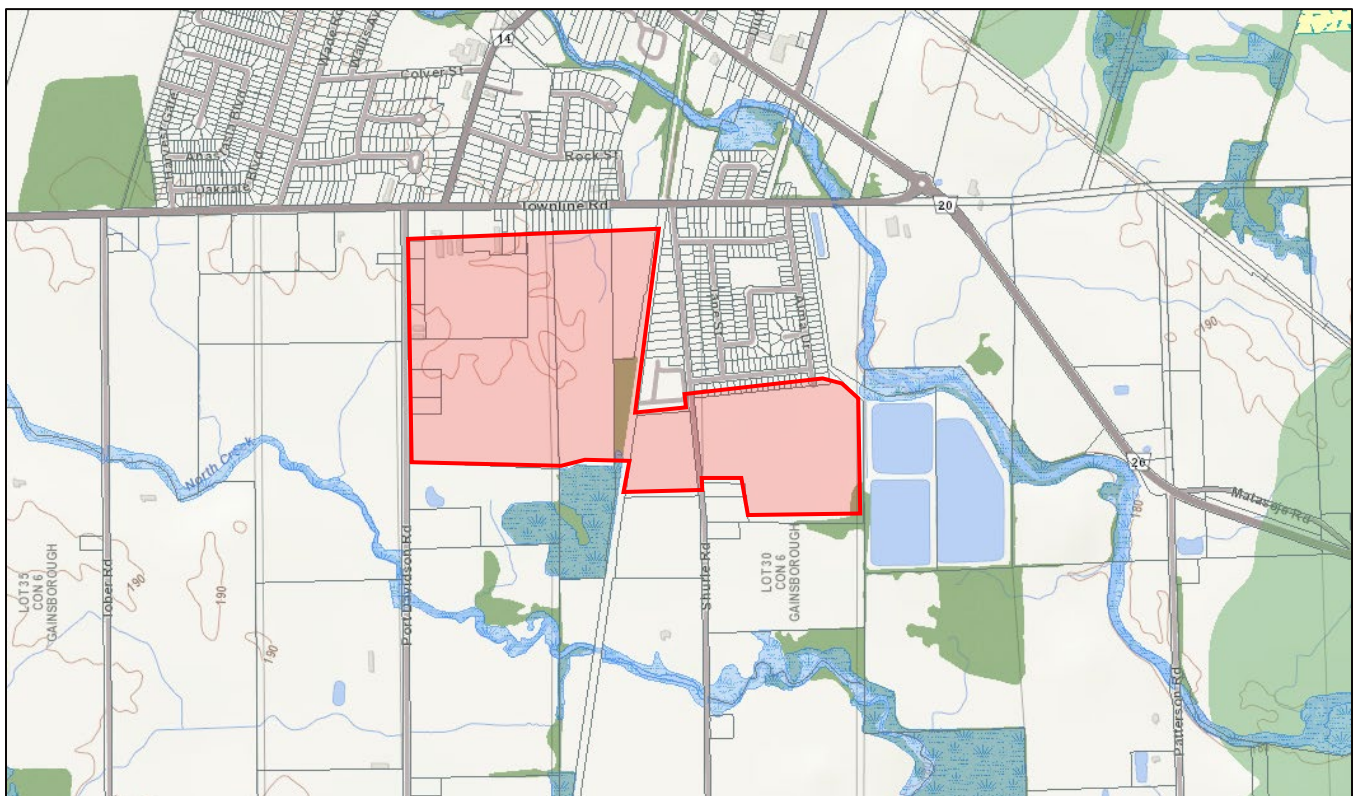


Figure 8-3: Provincial Natural Heritage Mapping, retrieved from the MNRF

Subsection 6.11.7.4 Infrastructure & Transportation Systems

Subsection 6.11.7.4.1 General Policies

- a) *All infrastructure and transportation systems will be planned and developed through appropriate Environmental Assessment (EA) processes to ensure that full regard is had to the Natural Heritage System, to natural hazard features, and to cultural heritage resources.*
- b) *Infrastructure and transportation systems will be located, designed, constructed, and operated in a strategic, sustainable, and cost-efficient manner that minimizes adverse impacts.*
- c) *The Township will assess its infrastructure and transportation systems for risks and vulnerabilities, with particular emphasis on those caused by the impacts of climate change.*

Planning Comment: The FSR prepared by Stantec outlines how the Block Plan Area can be developed with full municipal services, including grading, sanitary, storm drainage, domestic water, and utility services. The TIS prepared by Stantec assesses the potential transportation impacts of the proposed development of the entire Block Plan Area. The TIS also examines the impacts on both the surrounding transportation network and site-specific transportation components. These elements will be detailed below.

Subsection 6.11.7.4.2 Water and Wastewater

- a) *All new development in the Smithville MCP Area shall be provided with full municipal water services and full municipal wastewater services according to an approved Master Environmental Servicing Plan (MESP) that has been prepared in accordance with Subsection 6.11.7.6.2 of this Plan.*
- b) *New development in the Smithville MCP Area may be required to provide for the future connection of adjacent existing uses to full municipal services, as established through an approved MESP, as a condition of development approval, where appropriate and financially feasible.*
- c) *No development shall proceed in any given Overall Stage Area shown on Schedule “E-14” unless the infrastructure and services to support that development have been constructed, in accordance with the policies in Subsection 6.11.7.6.3 of this Plan.*
- d) *It is expected that existing uses in the Smithville MCP Area will eventually be connected to full municipal water and wastewater services, but expansions to, or the redevelopment of, an existing use may be permitted on existing private services, provided that:*
 - i. *the use of private services is appropriate for the proposed expanded or redeveloped use, either because the existing use is located in an area for which there is not yet capacity available in existing water and wastewater systems or because the nature of the proposed expansion or redevelopment does not warrant connection to full municipal services;*
 - ii. *site conditions are appropriate for the continued provision of such services with no negative impacts; and*
 - iii. *the existing private services will be used to service only the expanded or redeveloped existing use and will not provide services to more than one property.*
- e) *Where the connection of an existing use to full municipal services has been provided for under Policy No. 6.11.7.4.2.b) above, expansions to, or the redevelopment of, that existing use shall generally be required to connect to full municipal services, provided that sufficient capacity is available in existing systems.*
- f) *The Township may exempt minor expansions to an existing use from the requirement to connect to full municipal services set out in Policy No. 6.11.7.4.2.e).*
- g) *Infrastructure and systems for water, wastewater, and other buried services shall be installed using best management practices to prevent the redirection of groundwater flow.*
- h) *It is recommended that any construction of municipal services that will require dewatering systems apply for and obtain a Permit to Take Water from the Ministry of the Environment before any construction activities begin, in the event that unexpectedly high flows are encountered.*
- i) *Backfilling during the decommissioning of any existing sewer lines should consider the use of materials with low hydraulic conductivity to prevent preferential groundwater flow.*

Planning Comment: The FSR prepared by Stantec concluded that the Block Plan Lands can be adequately serviced by municipal sewage, storm drainage, water services and utilities.

In terms of watermain servicing, the Draft Plan Area will connect to the existing watermain (i.e. a 150 mm dia. PVC pipe) along Townline Road at the proposed intersections at Streets A and Street B. The remainder of the Block Plan Area will require the design and construction of the Phase 2 distribution watermain (servicing lands south of the creek) which includes new watermains throughout Phases 3A and 3B and Phase 4 lands, and upgrades along Townline Road and Port Davidson Road, as outlined in the MESP.

In terms of sanitary servicing, based on the Smithville MCP, a portion of the northern half of Block Plan Area 9 can discharge by gravity to the existing Smithville Sanitary Pumping Stations via existing creek crossing under Twenty Mile Creek via existing sewers along Anderson Crescent and Townline Road. The design from the site includes a 200 mm dia. sewer that discharges the sanitary flow to the existing 200 mm dia. sewer along Townline Road at the proposed intersection at Street A. Throughout the site, the depth of cover over the sanitary sewer ranges from 2.8 m to 5.0 m. To service the remainder of the Block Plan Lands, a new sanitary pumping station will be required, somewhere along Port Davidson Road, as outlined in the MESP.

Subsection 6.11.7.4.3 Stormwater Management

- a) *All development in the Smithville MCP Area shall proceed according to a stormwater management strategy that has been prepared as part of an approved Master Environmental Servicing Plan (MESP) that itself has been prepared in accordance with Subsection 6.11.7.6.2 of this Plan.*
- b) *The required stormwater management facilities to be provided with development in the Smithville MCP Area shall be determined in accordance with the following:*
 - i. *stormwater management facilities shall generally be located in consideration of the conceptual locations shown on Schedules “E-8” through “E-11” to this Plan, except where the SWM Plan prepared as part of Phase 3 of the SWS has recommended a different specific location for the facility and except as otherwise provided in Policy No. 6.11.7.4.3.b)iii;*
 - ii. *the location and configuration of the stormwater management facilities will be further refined through the applicable MESP and through Stormwater Management Plans prepared in support of individual development applications; and,*
 - iii. *stormwater management facility sites can be relocated or consolidated without amendment to this Plan, subject to the following:*
 - A. *information provided in conjunction with the stormwater management strategy required under Policy No. 6.11.7.4.3.a) demonstrating that the alternative sites are consistent with the goals, objectives, and policies of this Plan and the recommendations of the Subwatershed Study;*
 - B. *the stormwater management facility site shall be co-located with other infrastructure where stormwater management facility locations are shown adjacent to or near a Proposed Sanitary Pumping Station on the Land Use Schedules to this Plan or the SWM Plan for the MCP Area recommends the co-location of stormwater management facilities with other infrastructure; and,*
 - C. *approval of the Township and relevant agencies.*

- c) *All wet end-of-pipe facilities which provide stormwater quality control shall be constructed as wet ponds and shall provide a permanent pool volume and forebay design, in accordance with current Provincial guidelines.*

Planning Comment: As outlined above, the FSR prepared by Stantec concluded that the Block Plan Lands can be adequately serviced by municipal sewage, storm drainage, water services and utilities.

In terms of storm servicing, the design for the Draft Plan Area includes a storm sewer that ranges from 300 mm to 1200 mm dia. which discharges to the proposed north SWMF in which the flow from the proposed North SWMF will outlet to the existing 900 mm dia. culvert under Townline Road and ultimately to Twenty Mile Creek. To service the remainder of Block Plan Area 9, the proposed storm sewers will discharge to a SWMF in the south of the Block Plan Area. The south SWMF will outlet to an existing watercourse that is defined by the Niagara Peninsula Conservation Authority at the south.

Please refer to the FSR for full details of the servicing for the proposed development.

Subsection 6.11.7.4.6 Road Improvements for Block Plan Areas

- e) *No development in Block Plan Area 9, Block Plan Area 10, or Block Plan Area 11 shall proceed until such time as the following road segments have been improved and upgraded to an appropriate standard:*
 - i. *the segment of Smithville Road (Regional Road 14) between South Grimsby Road 6 and Canborough Street; and*
 - ii. *the segment of Townline Road between Canborough Street and St. Catharines Street (Regional Road 20).*

Planning Comment: Although OPA 63 proposes the southerly extension of Canborough Street to be re-aligned with Port Davidson Road, the re-alignment of Canborough Street is not shown on the Lockbridge Block Plan as the lands required for this purpose are not owned by Lockbridge.

Subsection 6.11.7.4.7 Active Transportation & Trail System

- a) *All Block Plans shall be required to include active transportation routes and infrastructure that is consistent with the general conceptual alignments shown on Schedule “E-13”.*

Planning Comment: A trail is proposed along the former rail landrail corridor which together with other trail connections will provide active transportation options for residents of the Block Plan Area. The Lockbridge Block Plan generally matches and provides same connections as OPA 63.

Subsection 6.11.7.5 Community Design & Sustainability

Subsection 6.11.7.5 1. General Design Policies

- g) *Any development proposed in a Block Plan shall be designed according to the guidelines for “Public Realm Design” set out in Section 3 of the Design Guidelines.*
- h) *All development in the Smithville MCP Area, except for the development of one low-density dwelling, shall be designed according to the guidelines for “Private Realm Design” set out in Section 4 of the Design Guidelines.*
- f) *All development in the Smithville MCP Area shall be designed according to the applicable specific guidelines set out in Section 5 of the Design Guidelines.*

- g) *Where it is necessary to determine which specific guidelines in Section 5 of the Design Guidelines will apply to different uses in a proposed development, such determination shall be made during the Block Plan process or during pre-submission consultation for a development application.*
- h) *All future development in the Smithville MCP Area will be encouraged to incorporate sustainable design practices and to incorporate elements that promote water conservation, energy conservation, and the reduction of greenhouse gas emissions.*

Subsection 6.11.7.5 2. Residential Neighbourhood Areas

- a) *The “Residential Neighbourhood” character area shall comprise the following areas, as designated on the Land Use Schedules:*
 - i. *“Residential” areas.*
 - ii. *“Medium Density” areas, where such areas are located outside the “Mixed Use Node” overlay designation; and*
 - iii. *“Open Space” areas.*
- b) *Development in the “Residential Neighbourhood” character area shall be designed according to the following general principles:*
 - i. *Encourage variety and compatible alternatives in the form and design of the built environment.*
 - ii. *Ensure that the built environment is designed to create a consistent and attractive edge to the street.*
 - iii. *Establish block and street network patterns that are conducive to pedestrian movement.*
 - iv. *Ensure that buildings are sited in a way that defines and reinforces the public realm.*
- c) *Development in the “Residential” designation shall be designed with a street-facing orientation in a manner that provides and supports an attractive and animated streetscape.*
- d) *Development in the “Medium Density” designation shall be designed:*
 - i. *to have a street-facing orientation that provides and supports an attractive, animated, and pedestrian-oriented streetscape; and*
 - ii. *to provide an appropriate transition in building heights and density from any adjacent “Residential” areas.*
- f) *Development and land uses in the “Open Space” designation shall be designed:*
 - i. *to meet the various recreational and social needs of the community.*
 - ii. *to enhance the character and aesthetic appeal of the area in which they are located.*
 - iii. *to promote and facilitate public safety; and*
 - iv. *to contribute to a well-connected system of parks and open spaces that is accessible to all residents.*
- g) *Reverse lotting of development shall be discouraged and may only be permitted in circumstances where:*
 - i. *the road onto which the rear lot lines abut runs along the Smithville Urban Boundary; and*

- ii. *there is no alternative that will achieve the same overall objectives of the proposed development.*

Subsection 6.11.7.5 3. Commercial Areas

- a) *The “Commercial” character area shall comprise all “Commercial” areas that are located outside the “Mixed Use Node” overlay designation, as shown on the Land Use Schedules.*
- b) *Development in “Commercial” areas shall be designed according to the following general principles:*
 - i. *Ensure that the built environment is designed to create a consistent and attractive street edge that is pedestrian-friendly and transit-oriented.*
 - ii. *Provide high-quality public amenity spaces and landscaping, with features and facilities that support walking and cycling.*
 - iii. *Design spaces and streetscapes that provide for the future integration of transit stops and transit connections.*
 - iv. *Minimize the presence and prominence of parking areas along street frontages and ensure that such areas are not located between the fronts of buildings located near the front lot line and the street.*
 - v. *Design areas that feature attractive interfaces with adjacent land uses.*
- c) *Where necessary, development in “Commercial” areas shall be designed to ensure compatibility with any adjacent low-density residential uses.*

Planning Comment: As outlined in the UDB prepared by Arcadis, the above subsections have been considered with respect to the urban design elements of the proposed development. The UDB concludes that the proposed development exhibits many positive design markers which are outlined in the Smithville MCP in which the concept proposes an appropriate mix of land uses in a logical arrangement which respond to existing and future contexts.

Subsection 6.11.7.6 Implementation

Subsection 6.11.7.6.1 Block Plans

Detailed planning for development will occur by Block Plan. Block Plan Areas are shown on Schedule “E-6”.

- e) *Prior to the preparation of a Block Plan, a Terms of Reference shall be prepared in consultation with and to the satisfaction of the Township and in consultation with Niagara Region. The Township may prepare and adopt a standard Terms of Reference for the preparation of Block Plans. A Terms of Reference shall identify the required studies and plans required, and the scope thereof, as well as public and agency notice, consultation, review and approval requirements and anticipated timelines for approval of Block Plans.*
- f) *Block Plans shall:*
 - i. *illustrate the detailed land uses including the location, type, area, and dimensions of each land use proposed, in conformity with and as a refinement to the land use designations shown on the applicable Land Use Plan in Schedules “E-8” through “E-11”;*
 - ii. *identify the location, distribution, and land areas for required community facilities, parks, and open spaces, in conformity with and as a refinement to the land use designations intended to accommodate such uses shown on the applicable Land Use Plan in Schedules “E-8” to “E-11” and based upon any applicable Township Master Plans;*

- iii. *be accompanied and supported by, and based upon, a Master Environmental Servicing Plan (MESP) that has been prepared in accordance with Subsection 6.11.7.6.2 below, with the SWS, and with the MSP and TMP;*
- iv. *include a description of the vision and design principles, along with graphics and imagery to illustrate the design intent and to demonstrate conformity with the applicable policies in Section 6.11.7.5 above and in keeping with the applicable Township Design Guidelines.*

Planning Comment: The block plan implements the Smithville MCP as it supports intensification within the Smithville urban expansion area and contributes to a complete, resilient, and sustainable community by providing a mix of land uses including residential, commercial, park land / open space, trails, natural heritage, and stormwater management ponds. Please refer to Section 4 of this Report for the details of the block in terms of plan location, type, area, and dimensions of each land use proposed. Furthermore, please refer to **Appendix E** for the Terms of Reference for the Block Plan.

Subsection 6.11.7.6.2 Master Environmental Servicing Plans (MESPs)

- a) *A Master Environmental Servicing Plan shall be prepared for each Block Plan, and may be prepared for multiple Block Plan Areas, and shall include the following:*

Planning Comment: Please refer to Subsection 8.2 of this Report for details of how the Lockbridge Block Plan is guided by the MESP.

Subsection 6.11.7.6.3 Development Staging Plan

- a) *It is the intent of this Plan that development in the Smithville MCP Area will occur in a logical and orderly manner over the planning period of this Plan.*
- b) *Development of the Smithville MCP Area shall be staged to align with the planning and implementation of the required infrastructure and transportation systems.*
- c) *The order of development of the MCP Area shall be based on the Development Staging Plan in Schedule "E-14" and on the timing of the provision of the required infrastructure and transportation systems in accordance with the MSP and TMP.*
- d) *Notwithstanding Policy No. 6.11.7.6.3.c) above,*
 - i. *The development of lands designated for employment or commercial uses in earlier phases will not be required prior to the development of lands designated for residential uses in later phases, provided there is sufficient existing or planned infrastructure as determined through the preparation of Master Environmental Servicing Plans (MESPs) in accordance with Policy 6.11.7.6.2 of this Plan;*
 - ii. *It is recognized that flexibility in phasing may be required to ensure adequate land, infrastructure and public service facilities to achieve the population and employment forecasts of this Plan, and revisions to the Development Staging Plan may be permitted without an amendment to this Plan, provided that the following requirements are addressed through the Block Plan process and associated MESP:*
 - A. *The proposed revisions to the Development Staging Plan are warranted in order to maintain or improve the ability of the Township to meet its short-term and long-term land need requirements to accommodate the population and employment forecasts of*

this Plan and ensure the Township's ability to achieve the intensification target for the Built-Up Area;

- B. Any proposed changes to the Development Staging Plan will provide the necessary transportation systems and municipal infrastructure required for the development of the proposed Block Plan Area without adversely affecting the timely and efficient development of other Block Plan Areas;*
- C. Any improvements or oversizing external to the Block Plan Area will be addressed through development agreements with the Township, Region, and affected landowners, as applicable, which may include front-ending considerations;*
- D. Grading, drainage and stormwater management will be addressed and coordinated with the future development of adjacent Block Plan Areas;*
- E. Existing and planned community facilities and parks will be reviewed in consultation with applicable departments and agencies to ensure the needs of the population can be accommodated;*
- F. An Environmental Assessment has been prepared and approved as an addendum to the MSP or the TMP, as the case may be, where changes to the planned infrastructure and transportation systems are proposed or required; and,*
- G. Any temporary or interim infrastructure, transportation, or other facilities or systems required that are not part of the permanent systems identified in the MSP or TMP are appropriately designed for their future decommissioning and removal, and such decommissioning and removal has been addressed through appropriate development, operational, and maintenance agreements.*

Planning Comment: Block Plan Area 9 is shown as being in Phase 3, however as is described previously, the central portion owned by Judy Hendler, TEK, and Lockbridge can be serviced immediately. While the majority of this block will remain in Phase 3, the Draft Plan Area can be moved ahead into Phase 1. Policy 6.11.7.6.3 Development Staging Plan para d) allows for such adjustments to the Phasing Plan without the need for an OPA. Accordingly, the Township can allow the draft plan to proceed immediately without having to amend the Staging Plan. The justification and engineering support for the adjustment to the staging is provided by Stantec.

8.2 Comprehensive Block Plan and Master Environmental Servicing Plan Guidelines

A Block Plan is a non-statutory document which identifies how an area will develop in a coordinated and integrated manner and considers land use, infrastructure, and ecological elements. The Township has prepared the Comprehensive Block Plan and Master Environmental Servicing Plan (MESP) Guidelines (the "Guidelines") on June 12, 2023 which is an important document to help guide development within the urban settlement expansion area. Specifically, it sets out the process and expectations for the Block Plan and MESP submissions by developers. This section outlines the components of a comprehensive block plan and how this submission satisfies the requirements.

Section 2 Master Environmental Servicing Plan (MESP) - Required Supporting Studies

The preparation of a Block Plan will be supported by a Master Environmental Servicing Plan (MESP) that is informed by a number of required studies. The MESP requirements outlined in the Phase 3 report of the Subwatershed Study (SWS) essentially integrate the components of the Environmental Impact Study (EIS) and MESP as provided in this Guideline. These studies are categorized under two integrated sections being:

- *Infrastructure and Servicing-related Studies; and,*
- *Natural Heritage (Environmental Impact Studies).*

Planning Comment: The FSR prepared by Stantec outlines how the Block Plan Area can be developed with full municipal services, including grading, sanitary, storm drainage, domestic water, and utility services.

Section 3 Comprehensive Block Plan Components

The submission of a Comprehensive Block Plan will be informed by supporting studies required through the Pre-Consultation process and will include both a Conceptual Master Plan and Block Plan Document. The Conceptual Master Plan should detail public and private design elements including, but not limited to:

- *Proposed residential, commercial and employment areas;*
- *Neighbourhood Centres and Corridors;*
- *Conceptual building siting for mixed use buildings, apartment blocks,*
- *Integration of the Natural Heritage System;*
- *Identify features and functions which contribute in a positive manner the Township's objectives relating to Greening, Sustainability, and Climate Change. Examples, Natural Heritage Protection, Natural Heritage Restoration, Active Transportation, Trails, Compact Urban forms, mixed-use development. Note: This checklist may be more specific upon completion of the Township's Greening/Sustainability Plan.*
- *Proposed parks and open space network;*
- *Roads and active transportation network; and*
- *Preliminary servicing considerations.*

The Conceptual Master Plan will be accompanied by a Block Plan Document, which should demonstrate in writing how the development proposal and Conceptual Master Plan conform with Official Plan policy and guidance from the Township's Urban Design as part of OPA 63. The document should also demonstrate how the Block Plan is designed to appropriately anticipate community needs and contribute to good planning and urban design. The following should be addressed and identified when developing a Block Plan.

Planning Comment: Please refer to the UDB prepared by Arcadis for a detailed explanation of how the Block Plan was designed in accordance with the Official Plans and urban design guidelines of the Township.

Subsection 3.1 Introduction

Subsection 3.1.1 Vision and Purpose

The Block Plan document should provide an overview of the Conceptual Master Plan and an explanation of the vision and purpose of the Block Plan based on the policies of the Smithville MCP.

Planning Comment: The Block Plan is envisioned to be a sustainable and vibrant mixed-use development that reflects the growth and character of the Smithville Community. The Block includes a mix of residential dwelling types, a commercial area, park land / open space, trails, natural heritage, and stormwater management ponds.

Subsection 3.1.2 Background and Existing Conditions

A brief description and analysis of the existing Block Plan area and surrounding context should be provided in the Block Plan Document. This should include an inventory of existing conditions and physical features of the site and surrounding lands, including but not limited to:

- *Natural heritage features, topography and vegetation;*
- *Any existing buildings and structures within the area;*
- *Existing or planned landmarks or gateways;*
- *Existing or planned transportation networks, including vehicular, cycling, pedestrian and on-demand transit. Note: Due to the Smithville Master Community Plan's 30 year time horizon, transit services, beyond on-demand transit, may be required to be addressed in future block plan submissions where substantial time has lapsed and growth has occurred that would necessitate the need for and ability to require the need of transit beyond on-demand transit;*
- *Existing infrastructure utilities including telecom, electrical, natural gas;*
- *Existing open space linkages; and*
- *Any connections or interfaces with adjacent areas.*

Planning Comment: The Block Plan Area is predominantly vacant and is surrounded by agricultural lands with the Community of Smithville to the north. Please refer to Subsection 2.2 of this Report for details on the surrounding area of the Block Plan Area.

Subsection 3.2 Township Policy and Design Context

A Block Plan should be designed in accordance with the Township's Official Plan and the Township of West Lincoln Smithville Urban Design Manual or subsequent Urban Design guidelines produced and approved by Township Council, with specific policies and guidance applied to the development of a Block Plan area where applicable. The Block Plan Document should provide a description of the overall character of the proposed development and identify conformity with the planning context for the area.

The Block Plan should be designed to foster a distinct community identity and purpose for each Block Plan area which is to be developed in accordance with specific direction for Smithville's Designated Greenfield Areas. This direction is provided within:

Section 6.11.7.5 of OPA 63: Community Design & Sustainability: Urban Design Guidelines for the Smithville MCP Area which includes policy direction for Residential Neighbourhood Areas, Commercial Areas, Mixed use Neighbourhood Nodes; and Urban Employment areas.

Subsection 3.3 Block Plan Design and Development Considerations

Both the Conceptual Master Plan and Block Plan document should illustrate urban design and development considerations for elements within the private and public realm of each Block Plan area. Written descriptions along with images and graphics within the Block Plan document should provide a basis for the vision of the community

and detailed rationale for the design of the proposed development. Appendix 5 identifies the elements that should be included and graphically shown within a Conceptual Master Plan, and the Block Plan document should explain how each component has been addressed.

Planning Comment: Please refer to the UDB prepared by Arcadis for a detailed explanation of how the Block Plan was designed in accordance with the Official Plans and urban design guidelines of the Township.

Section 4 Deliverables

Subsection 4.1 Block Plan Terms of Reference

A Block Plan Terms of Reference will be officially received and processed once Planning Staff are satisfied that it is complete. A complete submission will consist of the following:

- 1. A signed letter of authorization from the landowner(s) of the Block Plan area for applications submitted by an agent; **PROVIDED***
- 2. A cover letter that includes: a contact name, address, email and phone number, site addresses (street and number) and legal addresses within the Block Plan area, and date of submission; **PROVIDED***
- 3. A completed Block Plan application form and fee provided in accordance with the Development Planning Fee Schedule; **PROVIDED***
- 4. Two (2) hard copies and one digital PDF copy of the Terms of Reference. **PROVIDED***

Subsection 4.2 Comprehensive Block Plan Submission

A Block Plan will be officially received and processed once the Township is satisfied that it is complete, and conforms to the approved Terms of Reference and the Official Plan. The submission of a Comprehensive Block Plan accompanied by a Block Infrastructure and Servicing Strategy will include a Conceptual Master Plan accompanied by a Block Plan Document. A complete submission consists of the following:

- 1. A signed letter of authorization from the landowner(s) of the property for those applications submitted by an agent; **PROVIDED***
- 2. A letter signed by a Registered Professional Planner / Engineer indicating that the required Notification and Consultation requirements for the Block Plan have been met. **SECTION 5 OF DEVELOPMENT REPORT***
- 3. A title page that includes: Block Plan identifier, site addresses (street and number) within the Block Plan area, lists the principal author(s) of the Block Plan, the consulting firm(s) and date of completion; **PROVIDED***
- 4. Contact information for the principal author(s) of the report(s): address, email and phone number; **PROVIDED***
- 5. Two (2) hard copies and one digital PDF copy of the Block Plan; **PROVIDED***
- 6. Each of the mapping schedules included in the Block Plan is to be scaled in metric and also provided in an AutoCAD, ESRI shapefile, or ESRI geodatabase format; **PROVIDED***
- 7. Two (2) hard copies and one digital PDF copy of all supporting technical and background reports as required. The Township may request a higher number of supporting technical and background reports to accommodate review requirements for Environmental Impact Studies, TIAs, etc. **PROVIDED***

9 Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications

9.1 Pre-Consultation for Draft Plan of Subdivision

While undertaking the detailed studies for the Block Plan, it became apparent to Lockbridge that the northerly portion of their lands together with the northerly portion of the Hendler and TEK lands have immediate development potential based upon the existing infrastructure along Townline Road. The draft plan was prepared to fully utilize that existing infrastructure. This is particularly important as the Township is facing a severe shortage of shovel ready lots. A pre-consultation meeting was held with the Township and other agencies on June 6, 2024 and in addition to the higher level studies identified for the block plan process, more details regarding the proposed Draft Plan of Subdivision were requested. These included the following:

- Confirmation that adequate sanitary sewer capacity is available along Townline Road and that intensification in the areas currently serviced by this sewer system can still occur;
- Justification for the proposed relocation of NP5; and,
- Justification for the proposed lotting pattern along the west side of Street B (westerly north-south street extending south from Townline Road).

The following forms, plans, studies, reports, and materials, identified as required by the Township for a complete application:

- Associated Fees (Township and Region);
- Application Forms;
 - Block Plan Application;
 - Draft Plan of Subdivision Application;
 - Zoning By-law Amendment Application;
- Survey;
- Planning Justification Report (Development Report);
- Block Plan Land Use Concept;
- Draft Plan of Subdivision Drawing;
- Draft Zoning By-law Amendment;
- Tree Preservation Plan (as a part of Draft Plan Approval, a condition requiring a Tree Preservation Plan will be prepared as a condition);
- Archaeological Assessment;
- Environmental Impact Study;
- Environmental Planning Study / Sub-Watershed Study;

- Environmental Site Assessment;
- Geotechnical Assessment;
- Karst Study;
- Municipal Servicing Study (FSR including a Phasing Plan and Stormwater Management Plan);
- Transportation Impact Study; and,
- Urban Design Brief.

A Noise Impact Study was also prepared by Stantec for the Draft Plan Area.

9.1.1 Stage 1 and 2 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was prepared by Parslow Heritage Consultancy Inc. (“PHC”) on July 21, 2020. The purpose of the Stage 1 Archaeological Assessment was to gather information about the geography, history, and current land conditions of a portion of the Block Plan Area as seen in Figure 7-1 below (i.e. Part Lots 31 & 32, Concession 6, Formerly the Township of Gainsborough, Regional Municipality of Niagara, Ontario) as well as any previous archaeological research and listed archaeological sites on or within the vicinity. A Stage 2 Archaeological Assessment was completed as it was determined that the study area retained both Indigenous and Historic Euro-Canadian archaeological potential. PHC concluded that, “The Algernon Page Site and the J Patterson Site are sites that represent rural historical farmstead occupations of the study area from the Mid- to Late- 19th century; as such they retain cultural heritage value or interest under MHSTCI S&G 3.4.2 S1a. and the Rural Farmsteads Bulletin (MHSTCI 2014) and are recommended for Stage 3 Site Specific Assessment. Intensification around Findspot 1 did not result in the identification of any further cultural materials, as such it is considered free of further archaeological concern”.

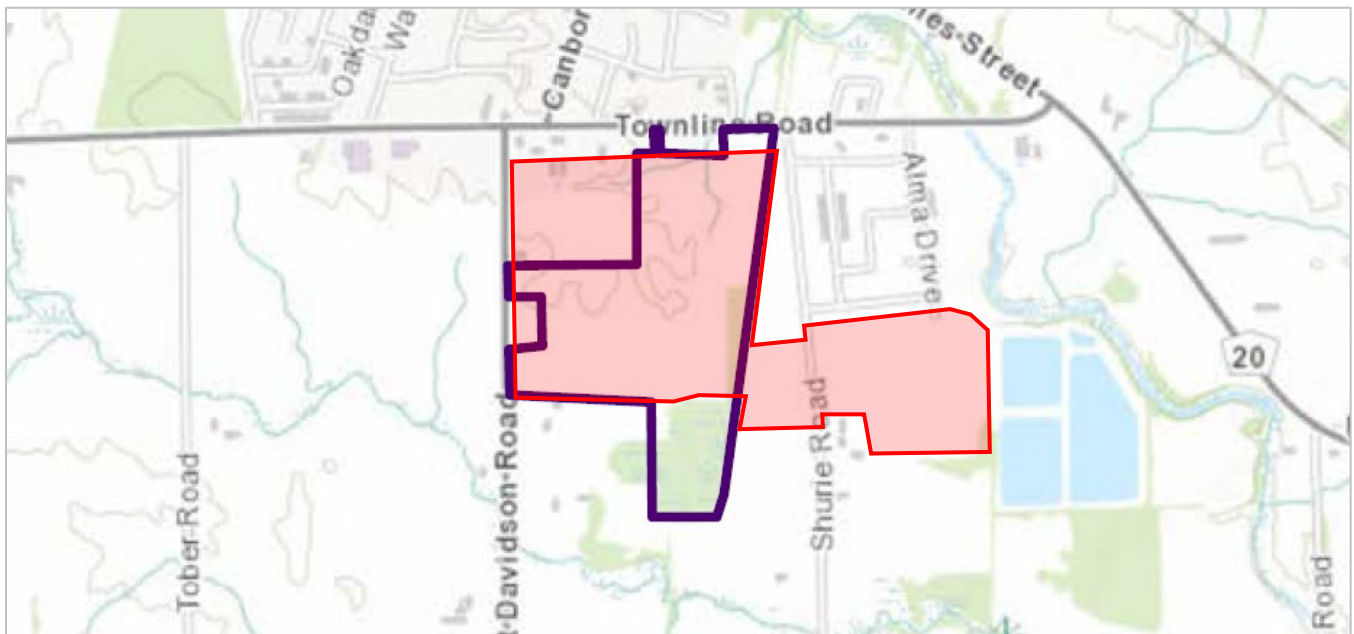


Figure 9-1: Subject lands of the Archaeological Assessment in purple (Block Plan Lands in red)

9.1.2 Noise Impact Study

A Noise Impact Study was prepared by Stantec on July 19, 2024 for the Draft Plan Area. The purpose of the study was to assess road traffic noise impact from the surrounding roads and stationary noise sources in the vicinity on the proposed development and to recommend noise control measures where needed. The following conclusions were made:

- Road traffic noise from Port Davidson Road and Townline Road has been identified as potential impact on the development;
- A site visit was conducted on June 26, 2024 and a review of adjacent parcels of land during a site visit revealed that there are no significant stationary noise sources in the area surrounding the site;
- Given that no rail lines exist within 500 m of the proposed site and that the site is beyond the NEF-25 noise contours for local airports, an assessment of rail noise and vibration and aircraft traffic noise was not required or assessed in this noise study. A review of adjacent parcels of land during a site visit revealed that there are no significant stationary noise sources in the area surrounding the site;
- Four (4) representative points of reception (PORs) were identified and considered for this assessment. The road traffic noise levels at the PORs were predicted using STAMSON v5.0 noise modelling software which implements the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) (MOE 1989). ORNAMENT is one of the MECP recommended road traffic noise prediction method; and,
- Based on the road traffic noise level predictions at the identified PORs, noise warning clauses are required, in addition to complying with the Ontario Building Code. Standard building components meeting Ontario Building Code specifications are expected to sufficiently mitigate the impact of road traffic noise to comply with applicable noise criteria.

Please note that when additional lands within the Block Plan Area are ready for site-specific development applications, they will need to provide their own noise analysis.

9.2 Draft Plan of Subdivision

As stated in the Introduction, OPA 63 allows for the concurrent processing of Planning Act applications within the Block Plan review and approvals process. Stantec's FSR has identified that the northerly portions of Lockbridge, TEK, and Hendler can develop immediately based upon existing infrastructure along Townline Road. Accordingly, a Draft Plan of Subdivision and an implementing zoning by-law amendment application is proposed on the portion of Lockbridge and Hendler that can be serviced. The proposed Draft Plan of Subdivision intends to subdivide the subject lands to support a total of 196 residential units, specifically 154 units of single detached dwellings, 12 units of semi detached dwellings, and 30 units of townhouse dwellings. It will also include a road widening at the northeast corner of the Draft Plan area, six (6) new roads (Streets "A", "B", "C", "D", "E", and "F"), and two (2) road connections to Townline Road.

A stormwater management pond is proposed at the north portion of the Draft Plan area and will be located in Blocks 164, 165, and 166. A gas easement is also proposed. Blocks 172 and 173 will include an open space trail which runs along the east boundary of the Block Plan Area. Open space access will be provided at the southeast corner of the Draft Plan area on Block 136.

Below is a copy of the proposed Draft Plan for the northerly portion of the Lockbridge and Hendler lands.

9.3 Planning Act Analysis

Section 51 of the Planning Act outlines the process for the Plan of Subdivision Approvals.

Subsection 24 provides the criteria for approving a Plan of Subdivision.

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- b) whether the proposed subdivision is premature or in the public interest;*
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- d) the suitability of the land for the purposes for which it is to be subdivided;*
 - d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- f) the dimensions and shapes of the proposed lots;*
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- h) conservation of natural resources and flood control;*
- i) the adequacy of utilities and municipal services;*
- j) the adequacy of school sites;*
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

Planning Comment: The Draft Plan of Subdivision implements the approved OPA 63, which does not conflict with and is in conformity with all upper tier and Provincial plans. The subject lands are suitable for the proposed development as an increased number of residential types and dwellings, commercial area, and park land / open space are provided on a vacant and undeveloped parcel of land. These proposed uses will complement the Community of Smithville, which provides a variety of amenities and services including stores, medical offices, and restaurants and contains a number of institutional uses including but not limited to the West Lincoln Community Centre and Smithville United Church and a number of schools such as St. Martin Catholic Elementary School, Smithville Public School, and Smithville Christian High School. In regard to the environmental features, specifically the wooded area and hedgerow to the north and west, an appropriate buffer will be provided to ensure their

protection. In terms of servicing, FSR prepared by Stantec outlines how the Block Plan Area can be developed with full municipal services, including grading, sanitary, storm drainage, domestic water, and utility services.

9.4 Zoning By-law Amendment

The Township of West Lincoln Comprehensive Zoning By-law No. 2017-70 (the “Zoning By-law”) was passed by Council of the Township of West Lincoln on June 26, 2017. The Zoning By-law replaces Zoning By-law 79-41 and implements the policies of the Niagara Official Plan and the Official Plan.

As per the Zoning By-law, the Draft Plan Lands are currently zoned the following:

- Development ‘D’ zone
- Residential Low Density – Type 1C – Site-Specific Provision 33 ‘R1C-33’ zone
- Agricultural Purposes Only ‘APO’ zone

The Development ‘D’ zone permits conservation uses, public parks for passive recreation, single detached dwellings on existing lots of record, and accessory buildings or structures and accessory uses.

To accommodate the proposed development, a Zoning By-law Amendment will be required from the Township to rezone the subject lands to the following in order to implement the land use schedule and lot areas proposed by the Draft Plan of Subdivision:

- Residential Low Density – Type 3 ‘R3’ zone;
- Residential Medium Density – Type 3 ‘RM3’ zone; and,
- Open Space ‘OS’ zone.

The requested decrease to the minimum lot area for the shallow middle lots backing onto the gas easement/trail is due to proposed lotting plan and road patterns of the Draft Plan of Subdivision. Overall, the reduced minimum lot area is desirable and appropriate to facilitate a more compact built form.

The Draft Zoning By-law Amendment and Schedule is provided in **Appendix F and Appendix G**.

10 Conclusion

Lockbridge. is one of the owners of an assembly of multiple parcels of land within Block Plan Area 9, which is located within the Township’s urban expansion area. It is the Owner’s intent to develop the Block Plan Lands into a block development consisting of a total of approximately 931 dwelling units varying from single detached, semi-detached, and townhouse dwelling units as well a commercial area, park land / open space, trails, natural heritage areas, and stormwater management ponds.

Arcadis and others have actively involved with the Township’s urban settlement area boundary expansion exercise and has been retained by the Owner to prepare a Block Plan. In addition to preparing the Block Plan, the Owner has also prepared a Draft Plan of Subdivision for lands that are immediately serviceable and generally located south of Townline Road and west of the former rail corridor. As OPA 63 allows for the concurrent processing of development applications during the review and processing of a Block Plan, a Draft Plan of Subdivision together with an implementing Zoning By-law Amendment application are also proposed.

The proposed development and subsequent planning applications:

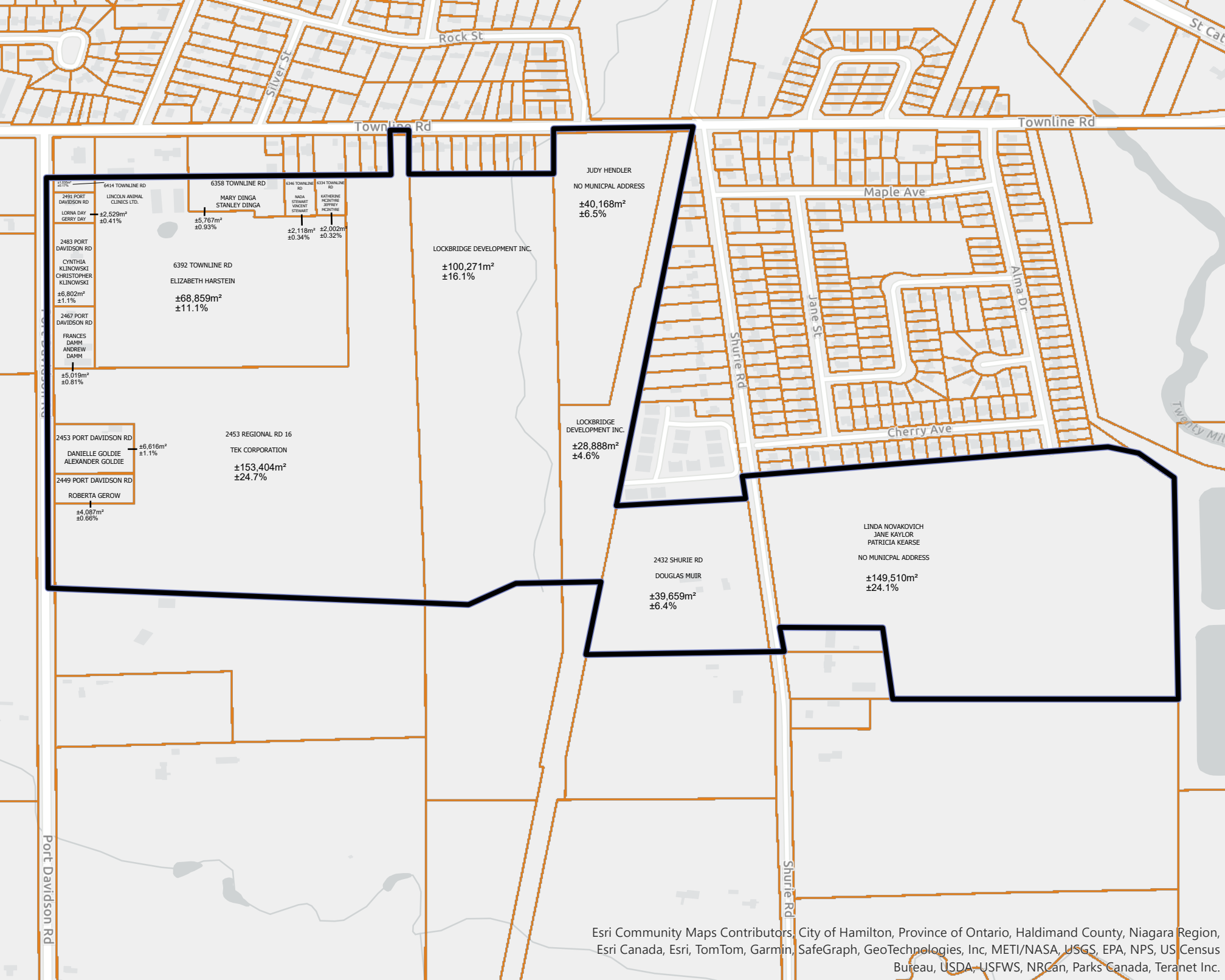
- Are supported by the technical studies and reports prepared;
- Conform with and are consistent with all upper tier and provincial planning documents given that OPA 63 has just received final approval;
- Are compatible with the surrounding context and complement the Community of Smithville by providing a mix of land uses;
- Increase the number of residential units and contributes to the growth and density targets for the Region and Town;
- Provide employment opportunities through the provision of commercial space;
- Do not negatively impact significant natural heritage features and functions;
- Enhance the quality of life through the provision of open space and trails; and,
- Represents good planning and is in the public interest.

Based on a review of the subject lands, the surrounding context, supporting studies and reports, and the applicable planning policy framework, the subject applications represent good planning and facilitate an appropriate form of development in the Township of West Lincoln.

The proposed Block Plan for the entire Block should be approved by the Township and approval for both Draft Plan of Subdivision and Zoning By-law Amendment should be given to the Lockbridge and Hendler lands that can be immediately serviced. The remainder of the Block Plan Lands will develop over time as infrastructure improvements and extensions are made. Detailed conditions of Draft Plan Approval will provide adequate control over the Draft Plan Area.

Appendix A

Block Plan Lands Ownership Map



Appendix B

Block Plan & Master Environmental Servicing Plan Guidelines

DATE: June 12, 2023

REPORT NO: PD-29-2023

SUBJECT: **Block Plan and Master Environmental Servicing Plan (MESP) Guidelines to Facilitate Development in the Expansion Area**

CONTACT: Dave Heyworth, Manager of Planning
Brian Treble, Director of Planning & Building

OVERVIEW:

- The Block Plan & Master Environmental Servicing Plan (MESP) Guidelines are important to facilitating development in the urban settlement expansion area
- The Guidelines set out the process and expectations for the Block Plan and MESP submissions by developers
- A Block Plan is a non-statutory document which will identify how an area will develop in a coordinated, integrated fashion from land use, infrastructure and ecological perspectives.
- The Block Plan process will provide for an expedited draft plan of subdivision process since much of the work will be done at the Block Plan stage and only certain matters may require more detail at the draft plan stage.
- The Block Plan process is not a process under the Planning Act but the Guidelines set out response timelines and require an application fee.
- Consultants representing property owners in the urban settlement expansion area provided input in to the development of the guidelines.
- Endorsement of the Guidelines will allow landowners to undertake background work at their own risk given the appeal of OPA 63.
- The Block Plan and MESP Guidelines can be updated as necessary

RECOMMENDATION:

1. That, Recommendation Report No. PD-29-2023, relating to the “Block Plan & MESP Guidelines to Facilitate Development in the Expansion Area”, dated June 12, 2023, BE RECEIVED; and,
2. That, Council ENDORSE the Block Plan & MESP Guidelines provided as Attachment 1 to Report No. PD-29-2023; and,
3. That, a copy of Report No. PD-29-2023 be FORWARDED to the Region of Niagara Planning and Development Department, Niagara Peninsula Conservation Authority and consultants that participated in the Block Plan & MESP workshop.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- Strategic, Responsible Growth

BACKGROUND:

What is a Block Plan & MESP

A Block Plan is a non-statutory document under the *Planning Act* which will identify how an area will develop in a coordinated, integrated fashion from land use, infrastructure and ecological perspectives. It is expected that the Block Plan process will provide for an expedited draft plan of subdivision process since much of the work will be done at the Block Plan stage and only certain matters may require more detail at the draft plan stage. The Block Plan and MESP process has been outlined by policy in Official Plan Amendment (OPA) 63.

The Master Environmental Servicing Plan (MESP) is an integral component of the Block Plan process. Its role fundamentally is to ensure the infrastructure, being servicing and transportation take place in the most coordinated and efficient manner possible as development moves along from Stage to Stage and Block to Block. Addressing the natural environment is also integral to the MESP. These Block Plan and MESP Guidelines ensure integration between land use, servicing and natural environment planning in keeping with directions from the sub-watershed plan.

Submission Expectation

Within the Smithville Master Community Plan Area, the Township will require a Comprehensive Block Plan (Block Plan) to be prepared by landowners at their expense and submitted to the Township to the satisfaction of the Director of the Planning, Building, and By-law Department (Director), prior to the approval of a development application for any lands located within the Township's Block Plan areas as identified on Schedule E6, of the Township's Official Plan (urban expansion area).

The Block Plan process should address draft plan of subdivision requirements with the intent of not duplicating work. Studies completed for Block Plan submission will not be duplicated at the Draft Plan of Subdivision stage unless the Draft Plan is on the lands of a landowner who did not participate in the Block Plan process. In this case more detailed study work at the Draft Plan stage may be required. Also, in certain circumstances, the Block Plan may identify more specific detailed study work that has to take place at the draft plan of subdivision stage.

The Block Plan & MESP should illustrate the vision of the MCP and analyze the proposed development, demonstrating, where applicable, regard for:

- a mix of land uses;
- the layout and design of public streets and blocks;
- existing and planned adjacent land uses and Block Plan areas;
- pedestrian and cycling connections;
- parks and open spaces;
- public realm and streetscape elements;
- parking and access;

- landscaping;
- natural heritage features, buffers, and enhancements; and,
- built form considerations such as type, location, organization, massing and density distribution.

The Block Plan and MESP Guidelines set out all the various technical planning matters and associated studies which will need to be addressed generally and within the Development Stages composed of various Blocks for servicing infrastructure, transportation and natural environment. These detailed technical requirements can be found in the Appendices of the Guidelines.

The scope and level of detail expected in each Block Plan will be determined through an informed scoping process completed through the Pre-Consultation process, based on this Guideline, including the guidance considerations for each individual Block found in the Appendices in collaboration with the Township, Niagara Region, NPCA and other relevant agencies.

Process & Consultation

The Block Plan & MESP Guidelines establish the process requirements, including consultation, notification of land owners and review timelines. Ultimately the Director of Planning and Building accepts the Block Plans.

Landowner consultation shall occur prior to, beginning, and during, the Block Planning process with all landowners within the Block Plan area and adjacent landowners within Blocks in the same stage. An Open House for all Landowners within the Block and immediately adjacent Landowners is recommended to be conducted by the proponent(s).

The preparation of a Block Plan will generally follow the steps below:

1. Pre-consultation(s) with Township Staff, Region, NPCA (and any other relevant agency);
2. Proponent required to notify all Block Plan landowners (within and immediately adjacent to the Block Plan and others as noted above) and invite them to participate in preparation of the Block Plan;
3. Submission of Scoped Block Plan Terms of Reference by the proponent(s) to the Township for review after the consultation process;
4. Amend Terms of Reference and re-submit (if needed);
5. Acceptance of Block Plan Terms of Reference by the Director (in consultation with Township Staff);
6. Completion of Block Plan by proponent(s) and submission to Township;
7. Circulation of Block Plan by Township Planning Staff to Township Departments and agencies for review and comment;
8. Proponent amends Block Plan and re-submit (if needed); and,
9. Acceptance of Block Plan by the Director

Response Timelines Guidelines

Items	Timelines
Request for pre-consultation meeting	Within 30 days of request by the proponent(s) for Block Plan submission
Staff review and approval of Block Plan Terms of Reference	45 days after complete submission received
Staff circulation and review of each Block Plan submission	90 to 120 days (depending on the level of detail included in the Block Plan); with Director's Acceptance of the Block within 30 days after the final review.

CURRENT SITUATION:

The Block Plan & MESP Guidelines were developed with the input of consultants representing landowners that participated in the development of the Master Community Plan as well as OPA 63.

Three workshops were held with the consultants between April and the beginning of June with consultants having the opportunity to review drafts in advance of the workshop and then ask questions and provide input at each workshop. Staff made changes where appropriate after each workshop.

Certainly, consultants representing landowners would like to see the Guidelines more generic and less detailed and prescriptive; however, staff are of the opinion that the Guidelines provide the necessary detail to guide pre-consultation requirements to solidify individual Block Plan and MESP Terms of Reference. Consultants were advised that staff would be seeking endorsement of the Block Plan and MESP Guidelines at the June 2, 2003 Planning/Building/Environmental Committee.

The Block Plan and MESP Guidelines are a key component to move the process of developing the expansion area forward. There are landowners who wish to move forward with their Block planning work despite the appeal of OPA 63. Should the Guidelines be endorsed, landowners would be proceeding at their own risk at this point.

FINANCIAL IMPLICATIONS:

The Block plan submission fee will be \$30,900 plus \$1,030 per hectare. This is the approved submission fee as per the Township's application fee by-law. The amount was established as a placeholder in a sense to allow the Township to develop these Guidelines and determine the staff and/or consultant resources required for Township review.

The Block Plan & MESP submission fee should be reviewed after staff review a couple of Block Plan submissions.

Staff will also review the draft plan of subdivision application fee for adjustments to reduce the fee for applications that were subject to the Block Plan process given less planning work necessary to process the applications. Conversely the draft plan of subdivision fee will be reviewed to increase the fee for development associated with lands that did not participate in the Block Plan process to recoup costs for participating landowners.

INTER-DEPARTMENTAL COMMENTS:

The Township's Public Works Department has participated and monitored the development of the Block Plan and MESP Guidelines

CONCLUSION:

The Block Plan and MESP Guidelines are a key component to move the process of developing the expansion area forward. The Guidelines were developed based on best practices and with input from consultants representing landowners in the expansion area. The Block Plan and MESP Guidelines should not be considered a static document and can be updated as necessary to address changing policy or improve on process or submission requirements or to address concerns where appropriate.

ATTACHMENTS:

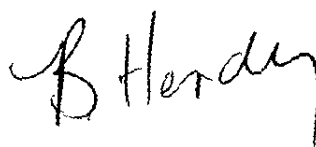
1. Block Plan and MESP Guidelines

Prepared & Submitted by:



Dave Heyworth
Manager of Planning

Approved by:



Bev Hendry
CAO

Reviewed by:



Brian Treble
Director of Planning & Building

Township of West Lincoln

Comprehensive Block Plan and MESP Guidelines

Table of Contents

1. Purpose.....	3
1.1. What is a Block Plan.....	3
1.2 General Block Plan Submission Requirements.....	3
1.3 Intent of Block Plan & MESP Guidelines.....	4
1.4 Consultation.....	5
1.5 Block Plan Preparation Scoping Requirements and Studies.....	5
1.6 Response Timelines.....	6
2. Master Environmental Servicing Plan (MESP)- Required Supporting Studies.....	6
2.1. Master Environmental Servicing Plan (MESP) - Infrastructure and Servicing Components	5
2.2. Master Environmental Servicing Plan (MESP) - Environmental Impact Study (EIS)	7
3. Comprehensive Block Plan Components	7
3.1. Introduction.....	8
3.1.1. Vision and Purpose.....	8
3.1.2. Background and Existing Conditions	8
3.2. Township Policy and Design Context	9
3.3. Block Plan Design and Development Considerations	9
Streets and Blocks	Error! Bookmark not defined.
4. Deliverables	9
4.1. Block Plan Terms of Reference	9
4.2. Comprehensive Block Plan Submission.....	10
5. Implementation.....	10
6. Block Plan Submission Fee.....	11

1. Purpose

Within the Smithville Master Community Plan Area, the Township will require a Comprehensive Block Plan (Block Plan) to be prepared by landowners at their expense. Submissions to the Township will be to the satisfaction of the Director of the Planning and Building (Director), prior to the approval of a development application for any lands located within the Township's Block Plan areas as identified on Schedule E6, of the Township's Official Plan.

1.1. What is a Block Plan

A Block Plan is a non-statutory document which will identify how an area will develop in a coordinated, integrated fashion from land use, infrastructure and ecological perspectives. It is expected that the Block Plan process will provide for an expedited draft plan of subdivision process since much of the work will be done at the Block Plan stage and only certain matters may require more detail at the draft plan stage.

1.2. General Block Plan Submission Expectations

The Block Plan process should address draft plan of subdivision requirements with the intent of not duplicating work. Studies completed for Block Plan submission will not be duplicated at the Draft Plan of Subdivision stage unless the Draft Plan is on the lands of a landowner who did not participate in the Block Plan process. In this case more detailed study work at the Draft Plan stage may be required. Also, in certain circumstances, the Block Plan may identify more specific detailed study work that has to take place at the draft plan of subdivision stage. It should also be noted that an extended delay in submitting draft plans following the acceptance of a Block Plan could trigger additional work and requirements due to changing policy and review requirements.

It is not expected that Block Plan submission studies will need to replicate existing work found in Wastewater Master Servicing Plan (W/WW MP), Transportation Master Plan (TMP), and Subwatershed Study (SWS). However, studies should refer to the work and add to this work, where necessary, as a part of the specific Block Plan Terms of Reference (ToR) as determined through pre-consultation. Submissions which do not align with this background supportive work should contain a rationale as to why there is a difference and that the change meets the objectives and policies of OPA 63 and direction provided by the various Master Plans.

The Official Plan contains policy flexibility on matters of locations for storm water management facilities and parks and does not require an amendment for Block Plan development out of phase provided certain policy criteria are met.

Submission of a Block Plan to the Township will include a Conceptual Master Plan, graphically illustrating the public and private design elements of the Block Plan area, accompanied by a Block Plan Document which should explain in writing the design rationale for the various elements of the Conceptual Master Plan. These components are further described in Section 3.

The Block Plan is intended to communicate the vision of the Master Community Plan (MCP) and promote comprehensive planning within specific sections of the Township's Designated Greenfield Areas. A Block Plan should demonstrate how the physical form of a proposed development fits within the planned context for each area. It should illustrate the vision of the MCP and analyze the proposed development, demonstrating, where applicable, regard for:

- a mix of land uses;
- the layout and design of public streets and blocks;
- existing and planned adjacent land uses and Block Plan areas;
- pedestrian and cycling connections;
- parks and open spaces;
- public realm and streetscape elements;
- parking and access;
- landscaping;
- natural heritage features, buffers, and enhancements; and,
- built form considerations such as type, location, organization, massing and density distribution.

1.3. Intent of Block Plan & MESP Guidelines

The Comprehensive Block Plan Guidelines have been prepared to standardize the Township's expectation for Block Plan submissions generally, and Block Plan areas specifically, to allow for their efficient preparation and review. The scope and level of detail expected in each Block Plan will be determined through an informed scoping process completed through the Pre-Consultation process, based on this Guideline, including the guidance considerations for each individual Block attached as Appendix 1 & Appendix 2 (Guidance Mapping) to this document. in collaboration with the Township, Niagara Region, NPCA and other relevant agencies.

This Guideline, including more specific guidance by stages in Appendix 1 & Appendix 2 (Guidance Mapping), sets out a process based on the minimum requirements to complete a Block Plan. The pre-consultation process will determine which components

from the guidance in Appendices 1 & 2 for the applicable stage will apply to the specific Block Plan application.. Preparation of the Block Plan may commence once the scoped Terms of Reference is satisfactory to the Director.

It is the intent that Block Plans be undertaken by the proponent(s) of development applications, in consultation with landowners, as identified in Section 2.1, to the best extent possible. Where a Block Plan area includes multiple landowners, the development of a Block Plan should form the basis for a Developer's Cost Share Agreement. All landowners within a Block Plan area should be provided the opportunity to participate in the Block Plan process, and are encouraged to work together to complete the Plan.

It is recognized that not all landowners may choose to participate in the Block Plan & MESP process. Where a non-participatory landowner wishes to go through a draft plan of subdivision later, such landowner will need to confirm Block Plan requirements and appropriate updates prior to submission of the draft plan.

The Block Plan and MESP submission will be signed by those landowners participating in the process.

Individual specifically scoped Terms of Reference will be prepared for each Block Plan that comply with the policies of OPA 63 and this Guideline.

1.4. Consultation

The proponent should consult with Township, Niagara Region, NPCA (and any other relevant agency) as the Block Plan is developed. As part of the Township's review of a submission, staff will circulate the Draft Block Plan to the Township Departments and relevant agencies and inform the Council.

Landowner consultation shall occur prior to, beginning, and during, the Block Planning process with all landowners within the Block Plan area and adjacent landowners within Blocks in the same stage. An Open House for all Landowners within the Block and immediately adjacent Landowners is recommended to be conducted by the proponent(s). Written acknowledgement by a Registered Professional Planner or Engineer will be required to demonstrate all such landowners were notified by mail or e-mail.

1.5. Block Plan Preparation Scoping Requirements and Studies

The preparation of a Block Plan will generally follow the steps below:

1. Pre-consultation(s) with Township Staff, Region, NPCA (and any other relevant agency);

2. Proponent required to notify all Block Plan landowners (within and immediately adjacent to the Block Plan and others as noted above) and invite them to participate in preparation of the Block Plan;
3. Submission of Scoped Block Plan Terms of Reference by the proponent(s) to the Township for review after the consultation process;
4. Amend Terms of Reference and re-submit (if needed);
5. Acceptance of Block Plan Terms of Reference by the Director (in consultation with Township Staff);
6. Completion of Block Plan by proponent(s) and submission to Township;
7. Circulation of Block Plan by Township Planning Staff to Township Departments and agencies for review and comment;
8. Proponent amends Block Plan and re-submit (if needed); and,
9. Acceptance of Block Plan by the Director

1.6. Response Timelines Guidelines

Items	Timelines
Request for pre-consultation meeting	Within 30 days of request by the proponent(s) for Block Plan submission
Staff review and approval of Block Plan Terms of Reference	45 days after complete submission received
Staff circulation and review of each Block Plan submission	90 to 120 days (depending on the level of detail included in the Block Plan); with Director's Acceptance of the Block within 30 days after the final review.

2. Master Environmental Servicing Plan (MESP)- Required Supporting Studies

The preparation of a Block Plan will be supported by a Master Environmental Servicing Plan (MESP) that is informed by a number of required studies. The MESP requirements outlined in the Phase 3 report of the Subwatershed Study (SWS) essentially integrate the components of the Environmental Impact Study (EIS) and MESP as provided in this Guideline. These studies are categorized under two integrated sections being:

- Infrastructure and Servicing-related Studies; and,
- Natural Heritage (Environmental Impact Studies).

The parameters and components of these studies will be confirmed as part of the pre-consultation process and may include, but are not limited to:

2.1. Master Environmental Servicing Plan (MESP) - Infrastructure and Servicing Components

A Master Environmental Servicing Plan (MESP) will be required to determine the appropriate servicing and transportation needs for the Blocks. Any significant modifications to the preferred municipal servicing strategies (to be determined through the Pre-Consultation) would be subject to the Municipal Class Environmental Assessment (MCEA) Planning Addendum Process. This recognizes that the Master Community Plan (MCP) followed the MCEA Integrated Planning Act and MCEA Planning Process which obtained approval for select Schedule B projects (subject to no appeals to OPA 63 or the resolution of appeals process).

The MESP – Infrastructure and Servicing submission will include studies and plans that inform the design of the road network, active transportation network, water and wastewater servicing, and stormwater management facilities.

The MESP – Infrastructure and Servicing submission requirements will be discussed at pre-consultation based on guidance material in Appendix 1 & Appendix 2 (Guidance Mapping) where applicable, and items found in Appendix 3.:

2.2. Master Environmental Servicing Plan (MESP) - Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) will be prepared to address the items outlined in Appendix 4 and in accordance with the approved Block Plan Terms of Reference more specifically guided by individual staging considerations attached as Appendix 1 & Appendix 2 (Guidance Mapping) and scoped appropriately during pre-consultation. The EIS is to be approved by the Township, in consideration of comments from a qualified expert hired by the Township. Also in consideration of comments made by the Region of Niagara based on review in accordance with their EIS guidelines as part of the Block Plan process and will satisfy the Natural Heritage System requirements of the Township's Official Plan to the satisfaction of the Township in consultation with the Region and NPCA.

3. Comprehensive Block Plan Components

The submission of a Comprehensive Block Plan will be informed by supporting studies required through the Pre-Consultation process and will include both a Conceptual Master Plan and Block Plan Document. The Conceptual Master Plan should detail public and private design elements including, but not limited to:

- Proposed residential, commercial and employment areas;
- Neighbourhood Centres and Corridors;
- Conceptual building siting for mixed use buildings, apartment blocks,
- Integration of the Natural Heritage System;
- Identify features and functions which contribute in a positive manner the Township's objectives relating to Greening, Sustainability, and Climate Change. Examples, Natural Heritage Protection, Natural Heritage Restoration, Active Transportation,

Trails, Compact Urban forms, mixed-use development. Note: This checklist may be more specific upon completion of the Township's Greening/Sustainability Plan.

- Proposed parks and open space network;
- Roads and active transportation network; and
- Preliminary servicing considerations.

The Conceptual Master Plan will be accompanied by a Block Plan Document, which should demonstrate in writing how the development proposal and Conceptual Master Plan conform with Official Plan policy and guidance from the Township's Urban Design as part of OPA 63. The document should also demonstrate how the Block Plan is designed to appropriately anticipate community needs and contribute to good planning and urban design. The following should be addressed and identified when developing a Block Plan.

3.1. Introduction

3.1.1. Vision and Purpose

The Block Plan document should provide an overview of the Conceptual Master Plan and an explanation of the vision and purpose of the Block Plan based on the policies of the Smithville Master Community Plan.

3.1.2. Background and Existing Conditions

A brief description and analysis of the existing Block Plan area and surrounding context should be provided in the Block Plan Document. This should include an inventory of existing conditions and physical features of the site and surrounding lands, including but not limited to:

- Natural heritage features, topography and vegetation;
- Any existing buildings and structures within the area;
- Existing or planned landmarks or gateways;
- Existing or planned transportation networks, including vehicular, cycling, pedestrian and on-demand transit. Note: Due to the Smithville Master Community Plan's 30 year time horizon, transit services, beyond on-demand transit, may be required to be addressed in future block plan submissions where substantial time has lapsed and growth has occurred that would necessitate the need for and ability to require the need of transit beyond on-demand transit;
- Existing infrastructure utilities including telecom, electrical, natural gas;
- Existing open space linkages; and
- Any connections or interfaces with adjacent areas.

3.2. Township Policy and Design Context

A Block Plan should be designed in accordance with the Township's Official Plan and the Township of West Lincoln Smithville Urban Design Manual or subsequent Urban Design guidelines produced and approved by Township Council, with specific policies and guidance applied to the development of a Block Plan area where applicable. The Block Plan Document should provide a description of the overall character of the proposed development and identify conformity with the planning context for the area.

The Block Plan should be designed to foster a distinct community identity and purpose for each Block Plan area which is to be developed in accordance with specific direction for Smithville's Designated Greenfield Areas. This direction is provided within:

- *Section 6.11.7.5 of OPA 63: Community Design & Sustainability: Urban Design Guidelines for the Smithville MCP Area which includes policy direction for Residential Neighbourhood Areas, Commercial Areas, Mixed use Neighbourhood Nodes; and Urban Employment areas.*

3.3. Block Plan Design and Development Considerations

Both the Conceptual Master Plan and Block Plan document should illustrate urban design and development considerations for elements within the private and public realm of each Block Plan area. Written descriptions along with images and graphics within the Block Plan document should provide a basis for the vision of the community and detailed rationale for the design of the proposed development. Appendix 5 identifies the elements that should be included and graphically shown within a Conceptual Master Plan, and the Block Plan document should explain how each component has been addressed.

4. Deliverables

4.1. Block Plan Terms of Reference

A Block Plan Terms of Reference will be officially received and processed once Planning Staff are satisfied that it is complete. A complete submission will consist of the following:

1. A signed letter of authorization from the landowner(s) of the Block Plan area for applications submitted by an agent;
2. A cover letter that includes: a contact name, address, email and phone number, site addresses (street and number) and legal addresses within the Block Plan area, and date of submission;
3. A completed Block Plan application form and fee provided in accordance with the Development Planning Fee Schedule;
4. Two (2) hard copies and one digital PDF copy of the Terms of Reference.

4.2. Comprehensive Block Plan Submission

A Block Plan will be officially received and processed once the Township is satisfied that it is complete, and conforms to the approved Terms of Reference and the Official Plan. The submission of a Comprehensive Block Plan accompanied by a Block Infrastructure and Servicing Strategy will include a Conceptual Master Plan accompanied by a Block Plan Document. A complete submission consists of the following:

1. A signed letter of authorization from the landowner(s) of the property for those applications submitted by an agent;
2. A letter signed by a Registered Professional Planner / Engineer indicating that the required Notification and Consultation requirements for the Block Plan have been met.
3. A title page that includes: Block Plan identifier, site addresses (street and number) within the Block Plan area, lists the principal author(s) of the Block Plan, the consulting firm(s) and date of completion;
4. Contact information for the principal author(s) of the report(s): address, email and phone number;
5. Two (2) hard copies and one digital PDF copy of the Block Plan;
6. Each of the mapping schedules included in the Block Plan is to be scaled in metric and also provided in an AutoCAD, ESRI shapefile, or ESRI geodatabase format;
7. Two (2) hard copies and one digital PDF copy of all supporting technical and background reports as required. The Township may request a higher number of supporting technical and background reports to accommodate review requirements for Environmental Impact Studies, TIAs, etc.

5. Implementation

Applications for a Draft Plan of Subdivision or implementing Zoning By-law may not be considered complete until the Block Plan and MESP submission has been accepted by the Director as suitable to provide the necessary framework to expedite Draft Plan submission as best possible.

All proponents are required to attend a pre-consultation meeting(s) with Planning Staff (and any applicable agencies) prior to the submission of any development application, in order to identify the studies and/or reports required to carry out the application. The pre-consultation process may commence prior to acceptance from the Director, provided that the Block Plan and Block Servicing Strategy process has reached a point where requirements for a complete application can be determined. If the Block Plan or any supporting documents do not align with the policy direction of the Official Plan or are not to the satisfaction of the Director, the applicant may be required to revise and

resubmit or apply for an Official Plan Amendment (OPA). Where an OPA is requested, the Block Plan process may carry forward simultaneously if the OPA can be supported by staff based on pre-consultation. Approved Block Plans may be included as an Appendix to the Township's Official Plan for transparency and ease of use, however they will not form part of the Official Plan.

It is the intent of this Plan that development in the urban expansion areas identified in OPA 63 will occur in a logical, orderly, coordinated and cost-efficient manner over the planning period of this Plan. The costs to provide growth supportive public infrastructure such as roads, storm water management facilities or the provision of other community facilities identified in OPA 63 and the Transportation and Water and Wastewater Master Plans and Subwatershed studies will be significant over the 30-year planning horizon of OPA 63. While the appropriate costs will be addressed by incorporation and regular updates to the Development Charges By-law (or potentially through debenture or cash-in-lieu), Front-Ending Agreements between the Township or Region and the landowners or Cost-Sharing Agreements amongst the landowners will likely be required as well. The success of Front-Ending Agreements and Cost-Sharing Agreements, and the fruition of development will depend on landowners within each Block working together in a coordinated, logical fashion.

As indicated in the Consultation and Comprehensive Block Plan Submission sections of this Guideline, each Block Plan submission shall contain an acknowledgement or documentation that "best efforts" were made and that all landowners within the Block consent to be part of agreements. Also, that they consent to pay for internal and external infrastructure or lands for community facilities under Front-Ending Agreements (until reimbursed by the Township and/or Region through Development Charge Rebates) or Cost-Sharing Agreements between landowners.

Required communication between the landowners is reflected in the Consultation section of this Guideline. It should be noted that Approval of Block Plans and development applications will be based on the timing of the implementation of required infrastructure and available reserve servicing capacity.

Should a Block Plan & MESP submission be out of phase with the phasing identified in OPA 63, the submission must include a planning justification report which in part indicates how the proposal complies with policy 6.11.7.6.3 (d) of OPA 63.

Individual Block Plan & MESP Terms of Reference and the Block Plans will be accepted by the Director of Planning, Building and By-law Enforcement.

6. Block Plan Submission Fee

The Block plan submission fee will be \$30,900 plus \$1030 per hectare which will be reviewed to determine if an increase is necessary due to staff shortages in the Township from lack of payment from Landowners group.

APPENDIX 1

Detailed Block Plan /MESP Requirements- Key guiding considerations, not inclusive, by individual Stages to be considered for each block as applicable and determined through pre-consultation.

Stage 1

- ☐ Smithville By-pass (Land dedication based on OPA 63)
- ☐ Survey for Karst
- ☐ Trails/linkages as per TMP (i.e. Hydro Corridor)
- ☐ CP Rail Line – noise/safety/infrastructure crossings/CP permits/approvals
- ☐ Collector roads and junction improvements as per TMP (i.e. construction of Spring Creek Road)
- ☐ Trunk sanitary sewer as per W&WWMP (Spring Creek Road, Industrial Park Road)
- ☐ 400 mm trunk watermain down Spring Creek Road

Consultants to propose connections to Region's future 400mm watermain on South Grimsby Road 5 and Spring Creek Road. The proposed connection(s) should be identified in accordance to the Region's design guidelines / standards. The proposed connection(s) will be reviewed / approved by the Region and Township

- ☐ Collaboration with NW Quadrant and Spring Creek Secondary Plans

Considerations of the future development within existing urban boundary (e.g. Spring Creek Heights Secondary Plan and Northwest Quadrant Developments)

- Water requirements
- Wastewater requirements
- Transportation requirements
- Other utilities (hydro, existing underground infrastructures)

Review technical considerations of the Northeast industrial lands (water system looping requirements, water supply security, fire flow requirements)

- ☐ Agricultural Buffer
- ☐ Existing Agricultural Uses
- ☐

Stage 2

- ☐ Smithville By-pass (Land Dedication based on OPA 63)
- ☐ Survey for Karst
- ☐ CP Rail Line – noise/safety/infrastructure crossings/CP permits/approvals
- ☐ Trunk sanitary sewer as per W&WWMP (St. Catharines Street)

☐ Consultants to propose connections to the Region's future 400mm watermain on Industrial Park Road. The proposed connection(s) should be identified in accordance with the Region's design guidelines/standards. The proposed connection(s) will be reviewed/approved by the Region and Township.

☐ Consultants to consider the future water and wastewater connections at St. Catharines Street and Industrial Park Road related to Stages 3 & 4 Twenty Mile Creek crossings.

☐ Private sewage pumping station – 2B

☐ Collaboration with East Smithville Secondary Plan

Considerations of the future development within existing urban boundary (e.g. East Smithville Secondary Plan)

- Water requirements
- Wastewater requirements
- Transportation requirements / future road upgrades on St. Catharine Street
- Other utilities (hydro, existing underground infrastructures)

Stage 3

☐ Port Davidson Sewage Pumping Station

☐ Gravity flow in NW corner of 3A

☐ Collector roads and junction improvements as per TMP (i.e. Reconstruction of Townline Road, realignment of Port Davidson Road/Canborough Street intersection)

☐ Off-site Natural Area south of Phase 3A as Restoration Area off-set

☐ Tying into proposed Restoration of Sewage Settling Ponds Restoration Area

☐ Trails/linkages as per TMP (i.e. along North Creek and abandoned Rail Line)

☐ Survey for Karst

☐ Existing Agricultural Uses

☐

☐ Crossing 20 Mile Creek with sanitary sewer main/water main/pedestrian bridge

☐ Cost Sharing with Phase 2/East Smithville SP gravity Trunk Sewer along St Catharines St to SPS

- Consultants to propose connections to Region's future 400mm watermain on Townline Road and future development lands. The proposed connection(s) should be identified in accordance with the Region's design guidelines/standards. The proposed connection(s) will be reviewed/approved by the Region and Township
- Water and wastewater linear infrastructure to be coordinated with future Townline Road widening (also to be captured in future MCEA study)

- Provide a detail design of the future Port Davidson sanitary pump station (SWS 3) and the forcemain. Since the Region will ultimately take over the ownership & operation of the facility, the design of the facility must be in compliance with the Region's design standards
- ✓ Considerations of the future development within existing urban boundary
 - Water requirements
 - Wastewater requirements
 - Transportation requirements
 - Other utilities (hydro, existing underground infrastructures)
- ✓ To maintain the available capacity within the existing system for future infill / intensification growth, the existing sewer line on Townline Road and Anderson Crescent upto the southside of Twenty Mile Creek must be replaced to accommodate the future growth for the Northeast area of Stage 3A. The design of the existing sewerline replacement must secure sufficient easement for construction given that existing sewerline was installed between the two houses. Also, the design of the replacement must provide equivalent available capacity as those provided by the existing system.
- ✓ Watermain and forcemain Twenty Mile Creek crossing. The construction methodology for the Twenty Mile Creek crossing must be trenchless in accordance with the Region's standards. The design of the crossing should also consider the geo-technical conditions (likely in rock) and the future pedestrian bridge in corridor.

Stage 4

- ☐ Restoration Areas
- ☐ Township Sports Fields – trails/connections/linkages
- ☐ Private pumping station – 4A
- ☐ Preservation of U-Shaped Woodlot Natural Area
- ☐ Crossing 20 Mile Creek with watermain/pedestrian bridge – 4A
- ☐ Upgrade of Grimsby Road 6 Collector roads and junction improvements as per TMP (i.e. upgrade of South Grimsby Road 6, Reconstruction of Townline Road)
- ☐
- ☐ Survey for Karst
- ☐ Consultants to propose connections to the Region's future 400mm watermain on South Grimsby Road 5 and future development lands to the South.
- ☐ Twenty Mile Creek Watermain crossing - the construction methodology for the Twenty Mile Creek crossing must be trenchless in accordance with the Region's standards. The design of the crossing should also consider the geo-technical conditions (likely in rock) and the future pedestrian bridge in corridor.
- ☐ Private sewage pumping station – 4A

Overall Considerations

- ☐ Front Ending for expanded Sewage Pumping Station
- ☐ Front Ending for expanded Water Storage

General requirements to satisfy Terms of Reference

- Should any Transportation analysis or Water and Wastewater hydraulic analysis be required to support the Block Plan, the analysis will be undertaken using the approved applicable consultant model as directed by the Township Staff.
- Complete water hydraulic analysis for confirming size requirement of the local distribution systems based on proposed development (population). Hydraulic analysis should also include the hydraulic implications to the existing system due to the proposed development.
- Complete wastewater hydraulic analysis for confirming size requirement of the local collection systems based on proposed development (population)
- Design of any future infrastructures should include the geo-technical survey with considerations of existing Karst topography. Geo-technical TOR must be prepared as part of the Block Plan process.
- Integrated EA process approves planned infrastructure for the 30-year planning period. Since approval is through the planning act, the Municipal Class EA ten-year lapse of does not apply. Any modifications to recommended project design concept will be achieved through the MESP and Municipal Class EA Addendum process as needed

- Municipal Class EA addendum process will include:

Key addendum activity

- ✓ Identify the rationale for the MCEA addendum – change in project or environment
- ✓ Review changes to environmental setting based on project description
- ✓ Identify what will be done to mitigate any environmental impacts as a result of the proposed changes to the project
- ✓ Document the planning process in MCEA addendum report
- ✓ Filling of addendum for public and Agency review

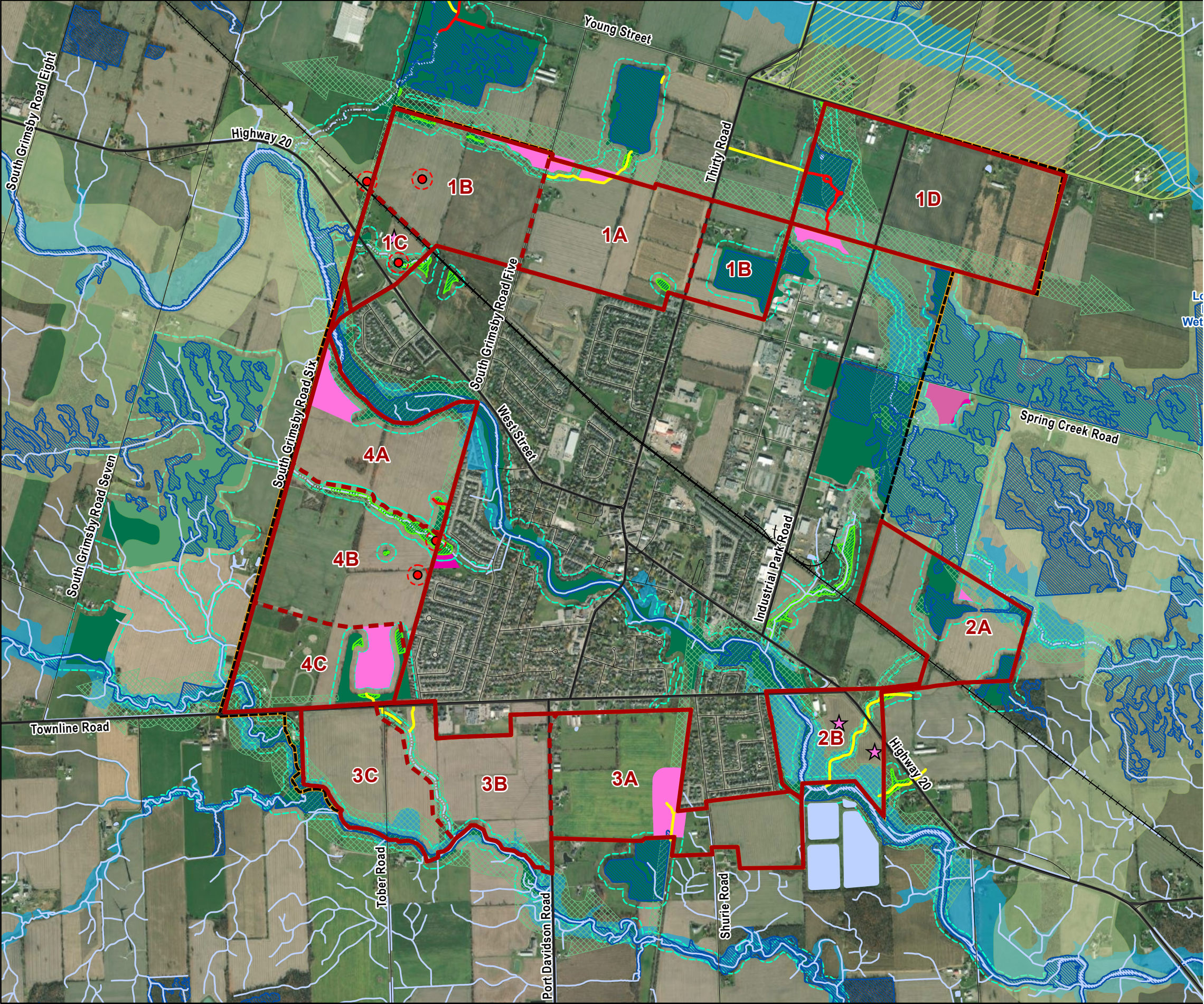
Key consultation activity

- ✓ Stakeholder / agency consultation

- ✓ Notice of filling of addendum: 30 day minimum review period to comment on proposed changes to the project
- SWS Considerations
 - ✓ Provide Shape-file with NHS per Block for NHS area query
 - ✓ Assessment of NHS complimentary uses/locations – Township's upcoming Greening Plan(s) and Trails MP
 - ✓ Assessment of Climate Change implications – mitigation (e.g. - 30% Coverage - GHG emissions reduction) and adaptation (e.g.- adjustments to infrastructure)
 - ✓ SWM Ponds – volume control affecting Karst – consideration of clay liners – Karst Survey required for all Block Plans
 - ✓ LIDS for Karstic Areas – checking overburden for infiltration requirements – depth/composition/vegetated

TOWNSHIP OF WEST LINCOLN –
SMITHVILLE MASTER COMMUNITY PLAN

NATURAL HERITAGE SYSTEM

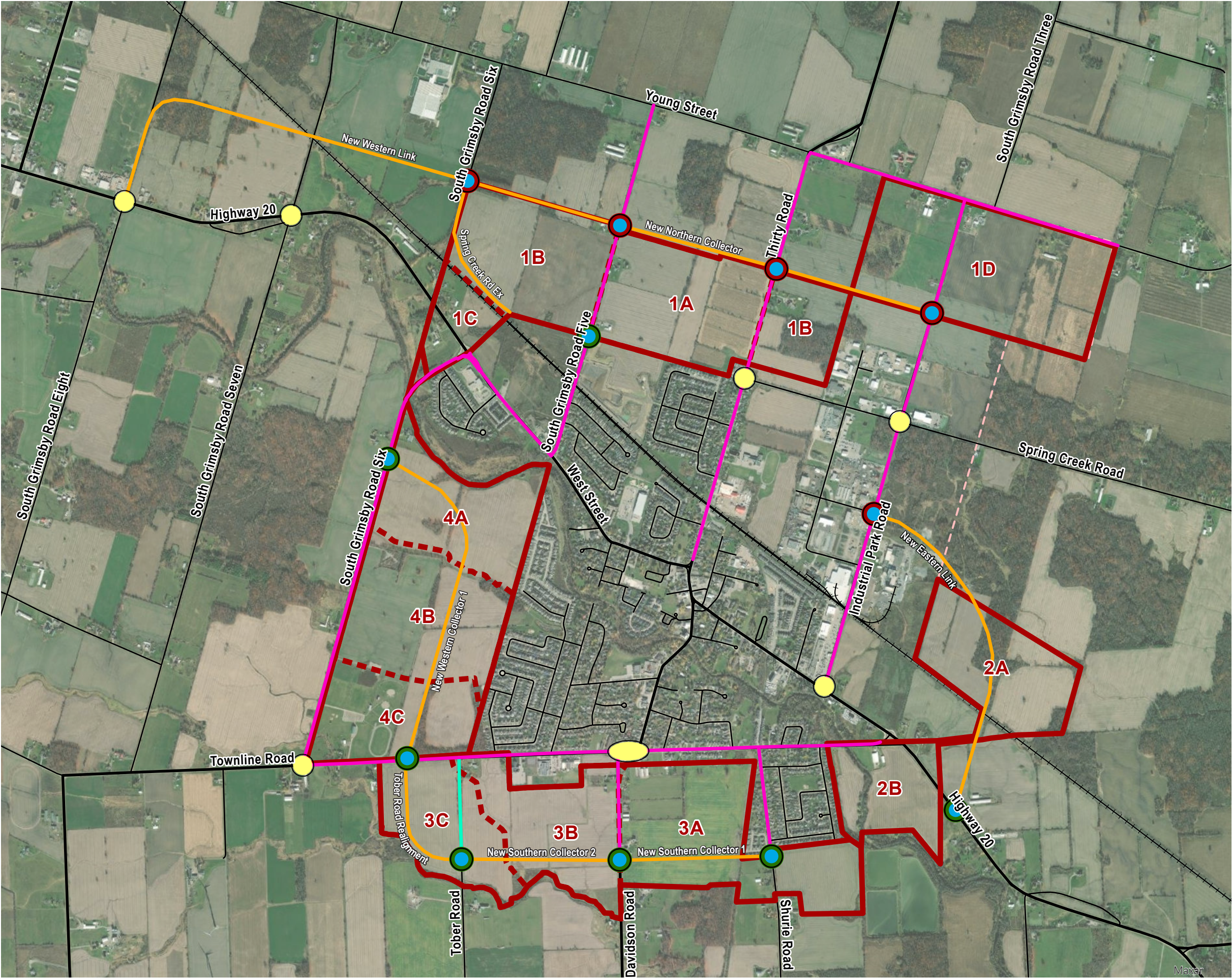


Legend

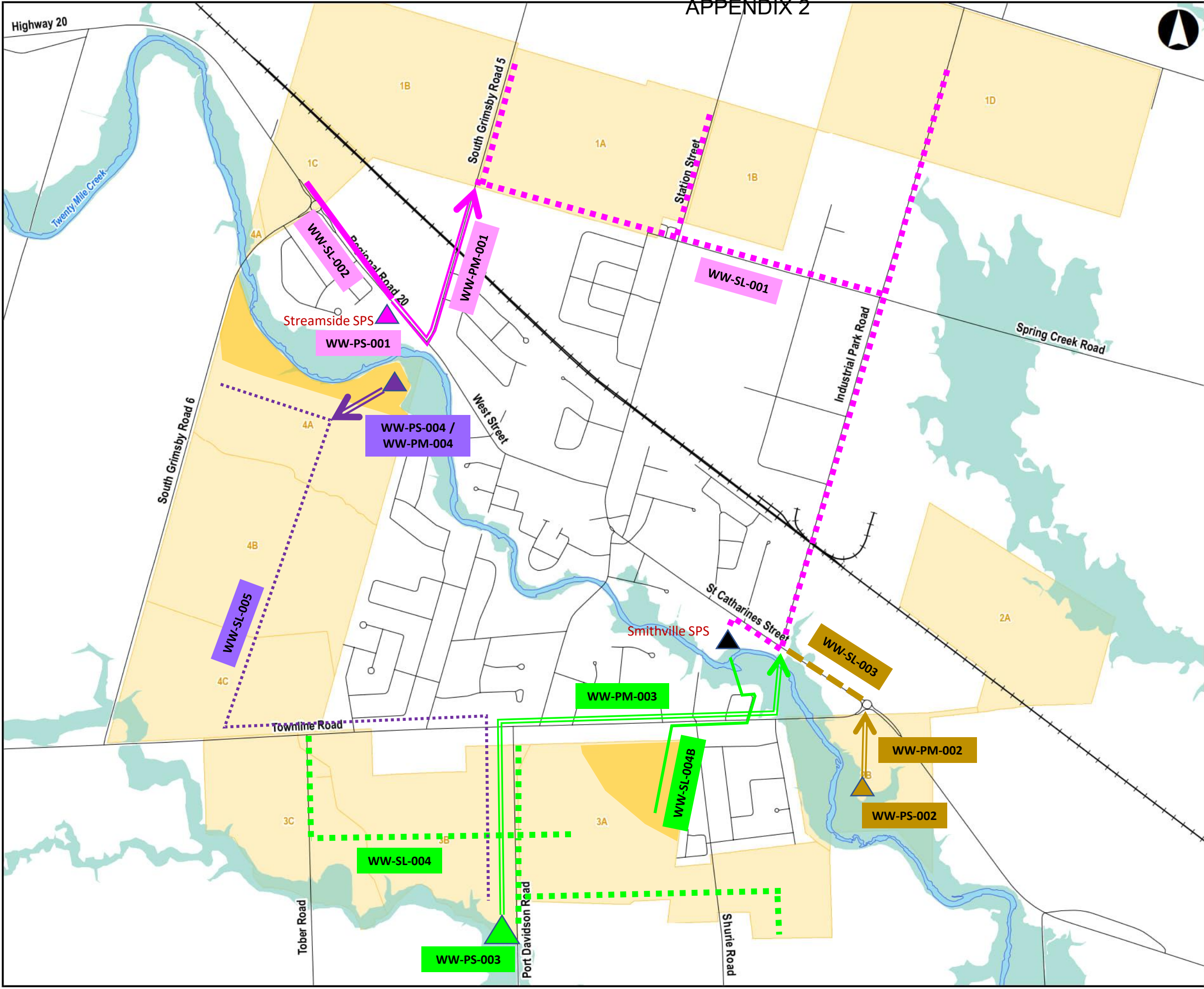
- Study Area/Expansion Boundary
- Smithville Boundary
- Overall Staging Areas
- Staging Sub Area
- Primary Road
- Secondary Road
- Railway
- Watercourse (NPCA)
- Intermittent Watercourse
- Waterbody
- Niagara Escarpment
- Greenbelt
- Growth Plan Natural Heritage System
- Provincially Significant Wetland (MNRF)
- Wetland For Further Review
- Floodline (NPCA)
- Karst with 50m Buffer
- HDF Protection
- HDF Conservation
- Potential Restoration Area
- Natural Heritage System**
 - Core Area
 - Conceptual Buffer
 - Linkage
 - Recommended Restoration Area
 - Recommended Restoration Area (outside expansion boundary)

TOWNSHIP OF WEST LINCOLN –
SMITHVILLE MASTER COMMUNITY PLAN

TRANSPORTATION
MASTER PLAN



- OVERALL STAGING AREAS
- STAGING SUB AREAS
- SMITHVILLE URBAN BOUNDARY
- ROAD (ALL CLASSIFICATIONS)
- RAILWAY
- JUNCTION IMPROVEMENTS
 - EXISTING JUNCTION - REVIEW FOR IMPROVEMENT OPPORTUNITIES
 - NEW JUNCTION - REVIEW FOR SIGNALIZED POTENTIAL
 - NEW JUNCTION - DESIGN TO BE DETERMINED
- PROPOSED NEW ROADS & ROAD UPGRADES
 - PROPOSED NEW ROADS
 - PROPOSED UPGRADED ROADS
 - POSSIBLE REMOVAL OF ALIGNMENT



Legend

- Road
- +— Railway
- Twenty Mile Creek
- NPCA Floodline
- Stage Areas

Wastewater Projects

Stage 1:

- WW-SL-001
- WW-SL-002
- WW-PM-001
- ▲ WW-PS-001

Stage 2:

- WW-SL-003
- ▲ WW-PS-002 (Private)
- WW-PM-002 (Private)

Stage 3:

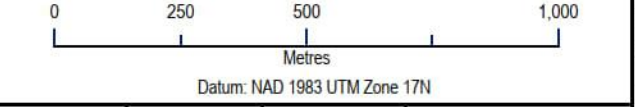
- WW-SL-004
- WW-SL-004B
- ▲ WW-PS-003
- WW-PM-003

Stage 4:

- WW-SL-005
- ▲ WW-PS-004 (Private)
- WW-PM-004 (Private)

**TOWL SMITHVILLE URBAN BOUNDARY EXPANSION
MASTER COMMUNITY PLAN**

**Recommended Wastewater
Infrastructures**



Datum: NAD 1983 UTM Zone 17N

Nov, 2022	PN#: 60619866	1:15,000 * when printed 11"x17"	AECOM

Data Sources: Township of West Lincoln, NPCA
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.
Date: 11/02/2022 9:52:27 AM User Name: jgiga (anonymous)

APPENDIX 3

Required Minimum level of Engineering Plans and Studies:

Servicing

- Description of Proposed Development and Required Infrastructure;
- Water, Wastewater, and Stormwater Servicing including Servicing Connectivity to adjacent Blocks and hydraulic grade line assessments;
- Establish sanitary and storm drainage area boundaries;
- Confirm capacity of outlets and conveyance systems ;
- Location and preliminary sizing of sanitary sewers, storm sewers and watermain;
- Phasing/Sequencing of Infrastructure with consideration to TMP and W/WW MP and OPA 63;
- Stormwater management strategy including hydrogeological assessment and preliminary design of stormwater management facilities including volumetric sizing, stage/storage/discharge relationship, outlet control calculations, forebay design, length/width ratios, decanting area, access routes. Should the recommendations of stormwater management facilities and overland flow route identified in SWS and OPA 63 not be followed, then a revised secured outlet is required to be obtained with investigation into any necessary agreements/easements.
- Preliminary Grading Plan to a level of detail that ensures that the future subdivision lotting will meet Engineering grading standards;
- Identification of the full transportation network to the local road level, which has reference to the TMP and applicable schedules in OPA 63, including active transportation connections (plan and profile drawings including all road geometrics and intersection requirements and improvements);
- Noise impact analysis to ensure noise sensitive land uses are located away from noise sources, where applicable.
- A Phase I Environmental Site Assessment and subsequent Environmental Study Reports;
- High level cost estimates for engineering works;
- Indication of any private condominium blocks with consideration given to servicing and road connections to future municipal roads and infrastructure
- Parkland/trails;
- Landscaping and Enhancement Plans

Transportation-Roads

If a proponent chooses, additional details could be provided at the Block Plan stage to help streamline the subsequent development applications. Additional details to consider at the Block Plan level include, but are not limited to:

- Road cross-sections that accommodate transportation, servicing needs, and streetscaping requirements, while aiming to avoid locating utilities beneath trees or hardscaped areas- cross sections provided in the TMP with required ROWs
- Road plan and profile drawings including all road geometrics;
- Municipal services with detailed design sheets and plan and profiles;
- Stormwater management strategy/plan including hydrogeological assessment and associated field work to confirm water balance requirements;
- Erosion and sediment control plans;
- Geotechnical report to support the proposed road and pipe design;
- Utility Plans for all other utilities;
- On-street parking spaces to meet criteria in Traffic By-law 89-2000, parking should be provided in addition to meeting any Zoning By-law requirements

A Traffic Impact Assessment (TIA) will be prepared, after being scoped through Pre-consultation, in accordance with the Region's Terms of Reference (TOR) for Traffic Impact Assessment. The TIA will be part of the overall Block Plan TOR and single TIA to be completed for each Block irrespective of the number of landowners/ developers for each Block. The TIA is to be approved by the Township, in consultation with the Region, as part of the Block Plan process.

The Block Plan will include a road schedule that builds upon Schedule 'O' of OPA 63 and Schedule 'E-13' Smithville Transportation Plan: Road Network of OPA 63. Roads shall generally be designed and built in accordance with the Transportation Master Plan prepared for OPA 63. Roads shall generally be designed and built in accordance with the standards set out by Municipal ownership (Smithville TMP, Niagara Region Complete Streets Design Manual). The Block Plan road network shall consider the efficient movement of people and goods by integrating with regional transportation connections and delivery routes and providing connects within neighbourhoods of OPA 63 and outside of OPA 63 and consider access to regional transit and ride-sharing options.

The active transportation network shall be designed in accordance with the approved Transportation Master Plan that informs OPA 63 and associated OPA 63 schedules.

Consultation with Engineering staff with respect to minimum facility design standards is required and the final design will be subject to staff's approval as part of the recommended Block Plan.

A Construction Management Plan (CMP) shall be submitted preferably at the Block Plan stage or if not will be required as part of the Draft Plan of Subdivision submission. The CMP will include: parking locations for contractors; routing of goods/delivery vehicles; measures such as mud mats etc., to minimize damage to existing roads; and identify how public rights of way are managed and operational impacts minimized both during construction hours and outside of them.

If deviation from the Township's Engineering standards is required to achieve the vision, innovative engineering solutions may also be considered, to the satisfaction of the Township Engineer.

APPENDIX 4

Environmental Impact Studies include:

- Field studies to address gaps or updates in subwatershed level information for the applicable catchment or subcatchment areas of the Block Plan;
- Integration of the existing management goals and recommendations of applicable subwatershed studies;
- Completion of an impact assessment and development recommendations for mitigation, restoration and enhancement following the Township's Natural Heritage System policies based on the Block Plan concept and including all related infrastructure, parks, trails, etc.;
- Provide a water balance that is inclusive of natural heritage features and areas based on the Block Plan concept;
- Refine stormwater management plans and recommendations including infiltration targets to support and achieve the overall water balance for the Block Plan area and support maintaining or improving the hydrologic functions of natural heritage features and areas, surface water features and ground water features (refer to engineering requirements in Section 2.3.2), hydrologic verification and refinement to governing unitary sizing criteria;
- Provide recommendations for the enhancement and restoration of existing surface water features, where existing and their riparian areas, and the management of contaminants (i.e. salt) and runoff, in order to support fish habitat and the improvement of water quality and quantity;
- Assess impacts and develop recommendations to mitigate proposed refinements for the trail network and associated alignments including looking at opportunities to collocate trails with other existing or proposed infrastructure. Where trails are proposed within the Natural Heritage System, provide recommendations to ensure compatibility between natural heritage features and areas and the proposed trail network, including the provision of sufficient space for trails, in accordance with the Official Plan Natural Heritage System policies;
- Develop management objectives for stewardship and restoration of natural heritage features and areas, including the provision of recommendations regarding the protection and enhancement of the Township's Forest resources, including the identification of plantable spaces, while also providing opportunities for meadow communities and pollinator habitats;
- Identify and develop monitoring and adaptive management recommendations to ensure long-term sustainability of the Natural Heritage System within the Block Plan area and natural heritage features and areas, surface water features and ground water features.
- Site specific terrestrial field surveys to provide detailed and updated review of MESP study areas, including standard anuran, breeding bird, and vegetation surveys, where appropriate.

- Site specific aquatic field surveys to provide detailed and updated review of MESP study areas, including standard habitat assessments and fish community surveys, where appropriate.
- Assessment and evaluation of “wetlands for further review” and other such areas to determine whether or not they meet the Conservation Authority Act definition of wetland.
- Staking and survey of wetland boundaries with the Township and NPCA. Consultation with NPCA and/or the relevant approval authority around wetlands and potential provincial significance.
- Staking and survey of woodland boundaries with the Township and Region.
- Assessment of Significant Wildlife Habitat (SWH) through more detailed surveys and review of MESP study areas. This is also to include the following, where applicable:
 - ✓ Snake emergence surveys where there is potential for a snake hibernaculum, especially in the area of the rail line and former woodland west of Shurie Road.
 - ✓ Assessment of Raptor Wintering Areas SWH east of Industrial Park Road and north of the rail line within the milieu of woodland, forest, meadow, and thicket habitat.
 - ✓ Assessment of Turtle Nesting Areas SWH along North Creek and Twenty Mile Creek, as well as adjacent to any ponds that provide suitable habitat for turtles.
- Identification of appropriate buffers from natural heritage features, including woodlands, wetlands, and watercourses. Appropriate justification for changes from the buffers recommended through the SWS.
- Consideration of non-significant woodlands and treed areas for retention or compensation.
- Surveys for bat Species at Risk where habitat is proposed for removal, including woodlands and buildings, in accordance with MECP guidance documents.
- Site specific surveys for Species at Risk, including Bobolink, Eastern Meadowlark, and Barn Swallow.
- Address compensation requirements if natural heritage features are proposed for removal.
- Assessment and refinement of Recommended Restoration Areas. Justification for changes from the Restoration Areas recommended through the SWS.
- Assessment and refinement of Linkages. Justification for changes from the Linkages recommended through the SWS.
- Refinement of the Smithville NHS to meet SWS objectives. Justification for changes from the NHS recommended through the SWS ensuring the intent, objectives, and targets of the overall study area are met.

- Monitoring plan for pre-construction, during construction, and post-construction.
- Updated and refined water budget assessment and LID capture targets and general guidance for siting LID BMPs.
- Update formal Regulatory flood line mapping where applicable.
- HDF and watercourse management recommendations where applicable.
- Staked top-of-bank for confined watercourse systems where applicable.
- Establish watercourse/valley crossing locations, and corresponding sizes and geometry of structure for morphological criteria, hydraulic design criteria of freeboard and clearance, regulatory peak flow conveyance, and wildlife passage where applicable.
- Identify general guidance and requirements for holistic monitoring program and principles for developing local monitoring programs.
- Survey for Karstic features within the Block.
- Detailed assessment of karst features NW-3 and SW-2, including dye tracing (to the extent possible), to verify and refine the characterization and management recommendations advanced herein for the features (to the satisfaction of NPCA), and to demonstrate no impacts or hazard to the adjacent development.
- For karst feature NW-1, additional analyses should be completed to demonstrate that the management recommendation advanced in the MESP would not increase flood risk to the adjacent development, and would not increase the risk of structural failure within the adjacent development.
- All identified karst features, as well as any new features identified through the subsequent stages of planning and design, are to be assessed as part of the MESP, and management recommendations established accordingly in consultation with NPCA.

The need for subsequent site-specific environmental studies, their scope and timing will be determined through the pre-consultation process prior to the submission of development applications and will build from and satisfy the recommendations of the applicable Block Plan EIS. Site Specific Environmental impact studies shall follow Region of Niagara EIS guidelines.

APPENDIX 5

Block Plan Design and Development Considerations includes:

Streets and Blocks

- Configuration of blocks
- Pedestrian and vehicle linkages to adjacent areas, including streets, multi-purpose pathways and trails
- Layout and design of development parcels

Public Realm – Streetscape Design

- Streetscape Typologies for:
 - Neighbourhood Corridors
 - Neighbourhood Centres
 - Collector Roads
 - Local Roads
 - Lanes
 - Special Streetscapes
- Existing or new neighbourhood focal points and/or landmarks

Land Use Mix & Distribution

- Distribution of density and land uses that meet the required Block Plan area density target as outlined within the Official Plan
- Mix of housing types and densities
- Distribution and range of employment uses for mixed use areas
- Distribution and range of commercial and retail areas for mixed used areas
- Identification of mixed use areas

Built Form Design and Site Planning

- Site analysis and building types
- Residential building types
- Mixed use and non-residential areas

Natural Heritage System

- As determined by the Block Servicing Strategy, the following should also be included within the Conceptual Master Plan to achieve Township Natural Heritage objectives:
 - Boundaries and Buffers of the Natural Heritage System
 - Location of natural features including mature trees and vegetation
 - Strategies to enhance and protect the Natural Heritage System

- Delineation of restoration areas and enhancement strategies
- Identification of opportunities to enhance the Natural Heritage System through the provision of Green Infrastructure and strategically located parks and community facilities

Parks, Open Spaces, and Community Uses

- Parkland dedication strategy addressing location , size, purpose of parks, contribution to canopy coverage, as well as rationale if parks have a different location than shown in the Secondary Plan.
- Location, orientation, and size of proposed parks, open spaces, and the trail system
- Future public destinations including schools, community facilities, and institutional uses

Transportation Network and Servicing

- As determined by the Block Infrastructure and Servicing Strategy, the following should also be included within the Conceptual Master Plan:
 - Proposed active transportation network, including public sidewalks, bike lanes and trails, walkways through planned parks, and accessible open spaces including midblock connections
 - Proposed transportation and transit network, including new road pattern and key transit areas based on consultation with the Region.
 - A consideration of traffic safety and achieving objectives of Vision Zero;
 - Details for the provision of water, sanitary trunks and sub-trunks as per Smithville MCP Water and Wastewater Master Plan
 - Stormwater management facilities including location and area requirements to support the Natural Heritage System
 - Infrastructure utilities including but not limited to gas, electricity and telecom
 - Where applicable, consideration of Canadian Pacific Railway requirements

Other Uses/Considerations

- Strategies to apply sustainable best practices
- Cultural heritage resources and strategies to protect them
- How the development within the Block Plan will influence and integrate with adjacent and related future development.
- Phasing of development including all relevant information required to evaluate the phasing plan. Relevant information to be considered such as: MCP Staging Plan OPA Schedule 2, Population Projection, Land use type, Water

Wastewater Design Criteria as per MCP Water and Wastewater Master Plan
Study, Township and Region Development Charge Studies

Appendix C

Letters Sent to Owners of Block Plan Lands on June 28, 2024

Arcadis Professional Services (Canada) Inc.
360 James Street North
Suite 200
Hamilton, Ontario L8L 1H5
Canada
Phone: 905 546 1010
www.arcadis.com

[REDACTED]

Date: June 27, 2024
Our Ref: 144262
Subject: South Centre Smithville Block Plan Area 9

[REDACTED]

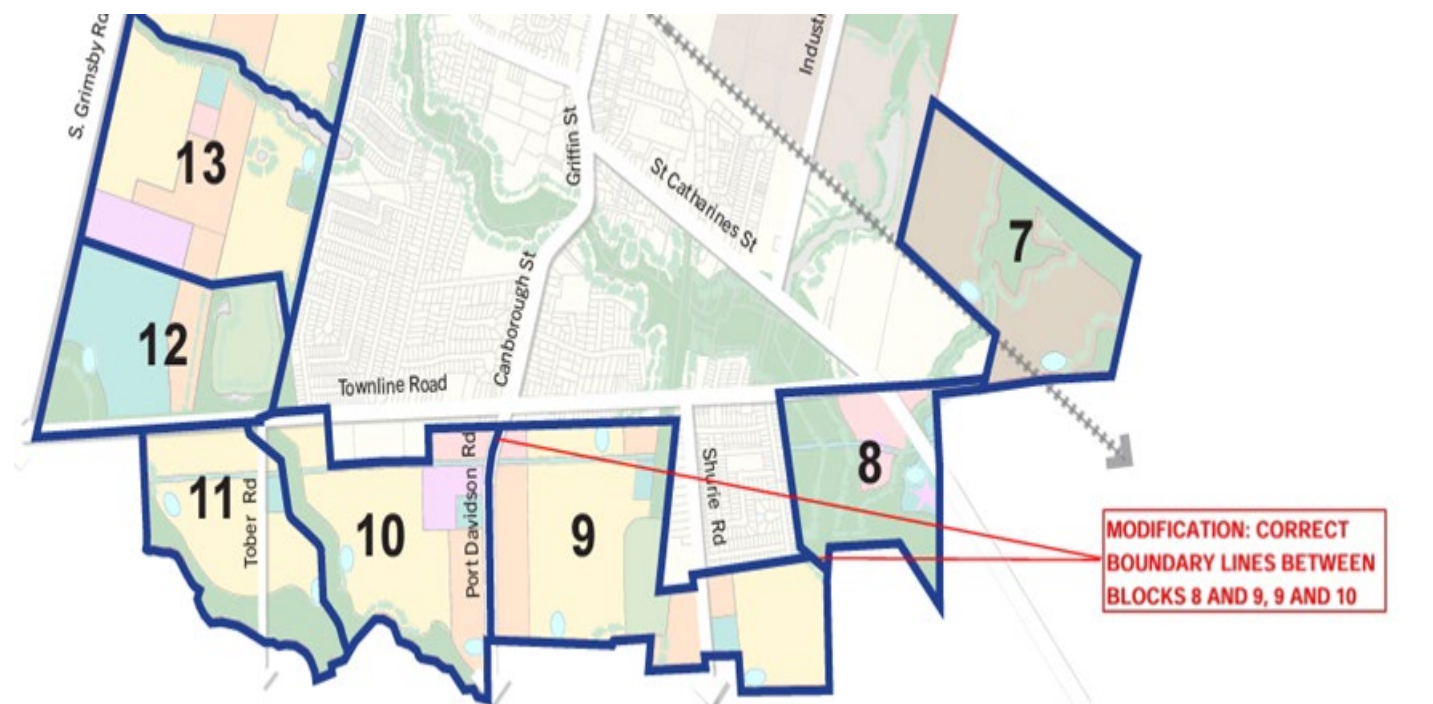
During the past 3 years the Township of West Lincoln and the Region of Niagara have been working on a major urban boundary expansion for Smithville. The Township has adopted Official Plan Amendments #62 and #63 which have expanded the Urban Boundary to now include the lands south of Townline Road and other lands. The new Regional Official Plan also includes these lands in the urban boundary. Background information regarding the Urban Boundary Expansion can be found on the Township web site—a link is provided below for your convenience.

<https://www.westlincoln.ca/en/township-office/urban-boundary.aspx>

While these lands are now “urban” actual subdivision or land development applications first require the completion of Block Plans to guide the overall redevelopment and to ensure that roads and services are properly coordinated across multiple ownership parcels. In essence these Block Plans are similar to the picture on the cover of a jig saw puzzle box in that they deal with the “big picture” so that ultimately all the pieces in the box can fit together. A report by Township Planning Staff summarizing the Block Plan process can also be found on the Township web page at the link below:

<https://www.westlincoln.ca/en/resources/PD-29-2023-Block-Plan-and-Master-Environmental-Servicing-Plan.pdf>

Below is an image taken from Township Official Plan Amendment 63 which delineates Block Plan Area 9. This is generally the lands south of Townline Rd. between Port Davidson Road and Shurie Road and the lands east of Shurie Road and south of Alma Gardens. There are many separate property owners within this Block Plan area and we currently represent the owners of the central portion generally west of and abutting the former rail corridor—approximately where the number 9 is located on the below image.




On behalf of these owners, we are now preparing the more detailed Block Plan for Area 9 and will submit this to the Township for review and approval. Detailed Studies in support of the Block Plan will include such as:

- Storm Water Management and Drainage
- Infrastructure and Servicing
- Transportation Planning
- Karst Assessment
- Scoped/Detailed Environmental Impact Study
- Urban Design
- Planning Rational/Justification

For obvious reasons the above studies and Block Plan will have to include all of the lands in the Block and ensure that roads and services are coordinated. Once the Block Plan is submitted for Township review/approval we will also proceed with the actual subdivision approvals for lands that can immediately be serviced. Your lands will benefit by the Block Plan process as this sets the stage for their redevelopment as well.

On behalf of our clients, the purpose of this letter is to first of all establish contact and to let you know that this Block Plan process is starting. We ask for your email contact so that we can correspond easier and keep you better informed. The second reason for the letter is to invite your cooperation and participation in the Block Plan process. If you have or are retaining independent experts to assist with the development of your lands, then we would appreciate having their contacts so that we can coordinate with them. Ultimately, we expect that the costs of the



studies and Block Planning process will be shared between all benefitting owners in that Block proportionate to their respective land holdings. Your input into the Block Plan is important as you will be a benefitting owner and we welcome your participation.

Please acknowledge receipt of this letter and provide your email contact and direction on how you wish to proceed or not. My contact info is below, and I welcome your comments or phone call. My next correspondence with you will include our preferred Block Plan together with our Planning Rational/Justification report.

Sincerely,
Arcadis Professional Services (Canada) Inc.



John Ariens
Sr. Planner

Email: john.ariens@arcadis.com
Direct Line: 1 905 546 1010 ext 63109

Appendix D

Letters Sent to Owners of Block Plan Lands on July 29, 2024



Arcadis Professional Services
(Canada) Inc.
360 James Street North
Suite 200
Hamilton, Ontario L8L 1H5
Canada
Phone: 905 546 1010
www.arcadis.com

Date: August 23, 2024

Our Ref: 144262

Subject: **SOUTH CENTRE SMITHVILLE BLOCK PLAN AREA 9 IN THE TOWNSHIP OF WEST LINCOLN**

Dear Resident,

On behalf of Lockbridge Development Inc., we are pleased to provide you with the proposed development of Block Plan Area 9 which is generally the lands south of Townline Road between Port Davidson Road and Shurie Road and the lands east of Shurie Road and south of Alma Gardens.

The proposed development is detailed in the Land Use Concept provided in **Figure 1** and **Appendix A**. Currently contemplated is approximately 60.73 acres of low density residential which will provide 486 units and result in a density of 8 units per acre. Approximately 29.67 acres hectares of medium density residential is also proposed which will provide 445 units and result in a density of 15 units per acre. Unit types include single detached dwellings, semi-detached dwellings, and townhouse dwellings. Overall, a total of 931 units is proposed, supporting 2,513 persons, which results in a total density of 2.7 people per unit.

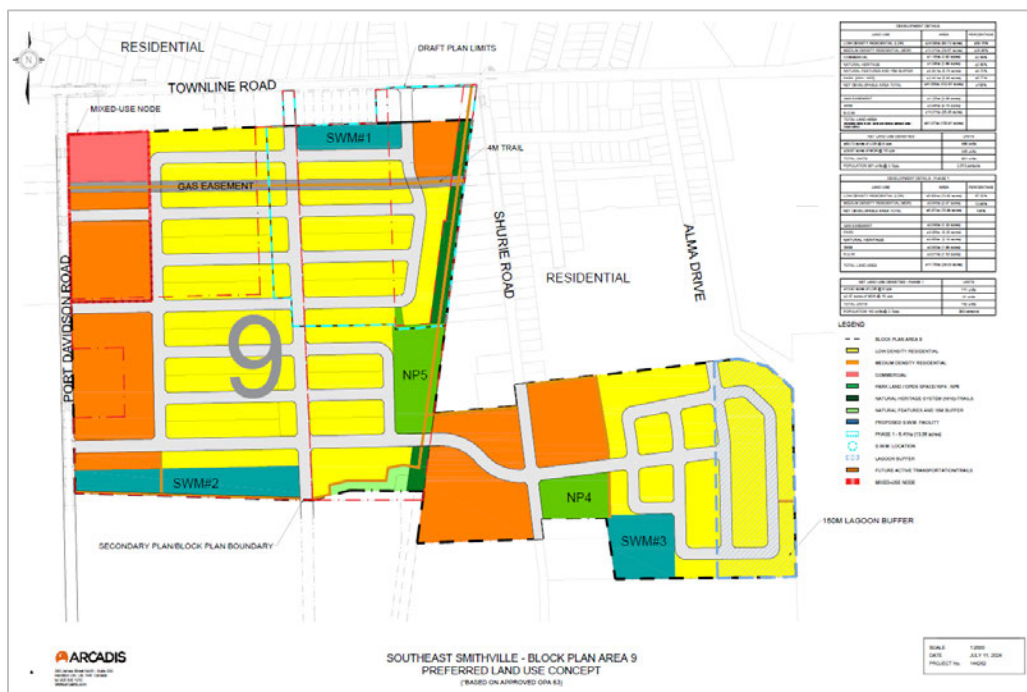


Figure 2 is an excerpt of Schedule 'L' of OPA 63 which denotes the land uses and main road alignments for Block Plan Area 9. This forms the basis for the Block Plan however policies of OPA 63 do allow for flexibility and changes provided appropriate justification is made.

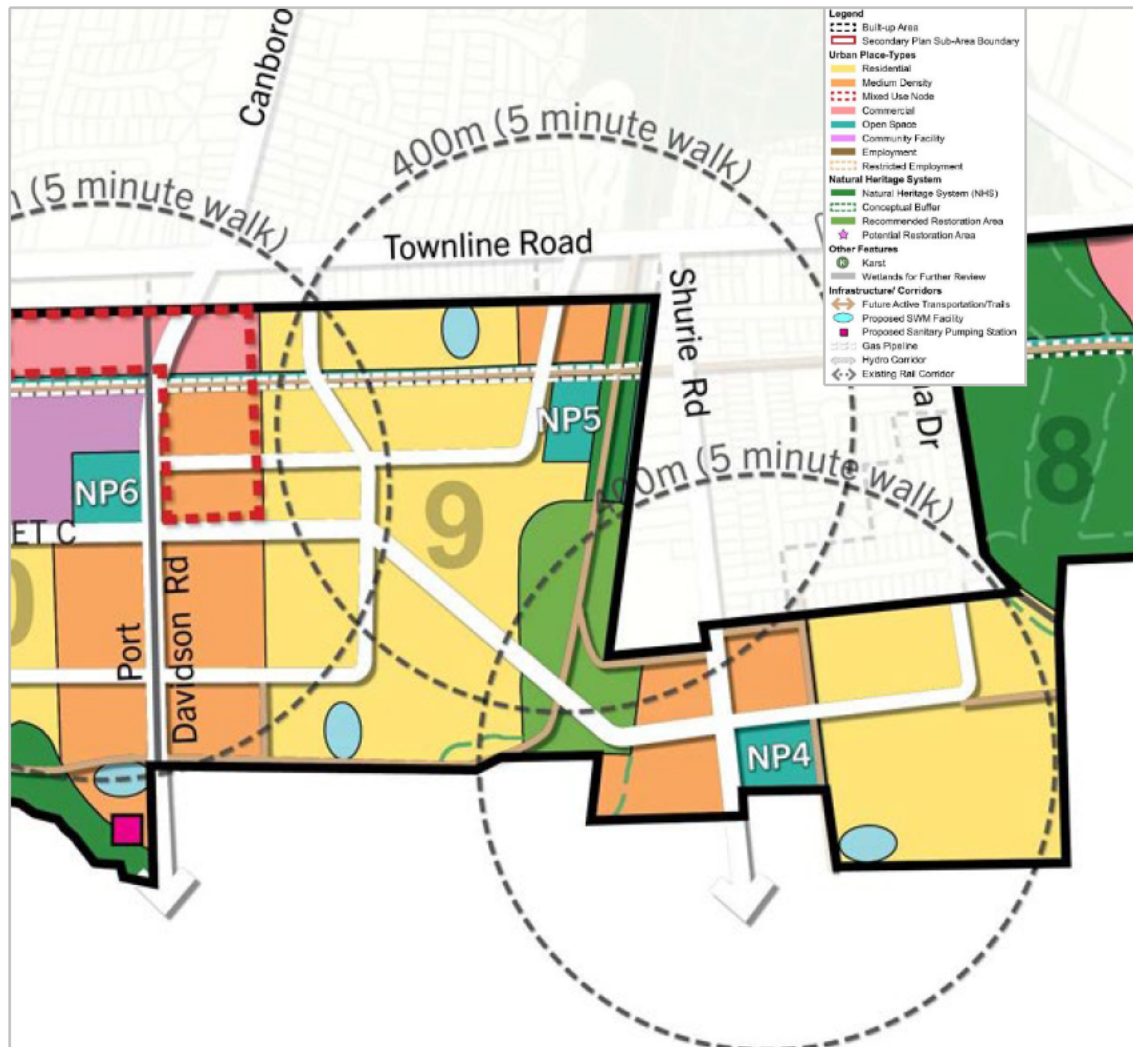



Figure 2: Excerpt of Schedule 'L' of OPA 63

Please note that we anticipate submitting a formal application for Block Plan and Draft Plan of Subdivision in the middle of August. Residents of Block Plan Area 9 will be notified of the progress being made and any future open houses or public meetings to ensure continued opportunities for involvement and engagement with this proposed plan as it progresses.

This notice is being sent out to all property owners within Block Plan Area 9.



Sincerely,
Arcadis Professional Services (Canada) Inc.



John Ariens
Practice Lead, Planning

Email: john.ariens@arcadis.com
Direct Line: 1 905 546 1010 ext 63109

Appendix E

Property Owner Responses

From: [Ariens, John](#)
To: [Magbool, Durdana](#); [Marcus, Jared](#)
Subject: FW: Block Plan 9 - Smithville - Alexander(Zander) Goldie & Danielle Goldie
Date: Wednesday, July 10, 2024 1:26:42 PM
Attachments: [Outlook-fwy40di3.png](#)

See below

John Ariens MCIP, RPP
Practice Lead, Planning
Arcadis
Suite 200, East Wing
360 James Street North | Hamilton ON | L8L 1H5 | Canada
M +1 905 536 8985
www.arcadis.com



From: Zander Goldie <[REDACTED]>
Sent: Wednesday, July 10, 2024 12:36 PM
To: Ariens, John <john.ariens@arcadis.com>
Subject: Block Plan 9 - Smithville - Alexander(Zander) Goldie & Danielle Goldie

You don't often get email from zander.goldie@edenparkecanada.com. [Learn why this is important](#)

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Good afternoon John

I am the owner and resident of [REDACTED]. I am writing to advise that I have received your letter regarding the plan to extend the urban boundaries of Smithville. I am aware of this plan and have been following it a bit, but not recently.

Respectfully please note that I am not prepared to get involved or plan to give it much attention or focus at this time.

I do appreciate you reaching out and making contact.

Thank you

Zander Goldie

Zander Goldie
[REDACTED]
[REDACTED]
[REDACTED]



Avertissement : Cette communication s'adresse uniquement à la personne ou à l'entité désignée et contient ou peut contenir des renseignements privilégiés, confidentiels ou exemptés de divulgation par une loi. Si le lecteur de cette communication n'est pas le destinataire visé (ou l'employé ou l'agent chargé de la transmettre au destinataire visé), vous êtes par la présente avisé que toute diffusion, divulgation, distribution ou copie de la communication sont strictement interdites. Si vous avez reçu cette communication par erreur, veuillez ne pas en tenir compte, la détruire et ne pas en diffuser ni conserver de copie. Les virus informatiques peuvent être transmis par courriel. Le destinataire est responsable de prendre des précautions pour s'assurer que ce courriel et toute pièce jointe sont exempts de virus ou d'autres éléments de nature intrusive. La Financière Fairstone n'accepte aucune responsabilité à l'égard de tout dommage causé par un virus transmis par ce courriel. La transmission d'un courriel ne garantit pas un courriel sécurisé ou sans erreur, comme l'information pourrait être interceptée, corrompue, perdue, détruite, incomplète, arriver en retard ou contenir des virus. Par conséquent, la Financière Fairstone n'accepte aucune responsabilité à l'égard de toute erreur ou omission dans le contenu de ce message qui découle de la transmission du courriel.

Disclaimer: This communication is intended only for the use of the individual or entity to which it is addressed and contains or may contain information that is privileged, confidential or exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient (or the employee or agent responsible for delivering to the intended recipient), you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please disregard and delete this communication, and do not disseminate or retain any copy of this communication. Computer viruses can be transmitted via email. It is the recipient's responsibility to take precautions to ensure this email and any attachments are free of viruses or other items of an intrusive nature. Fairstone accepts no liability for any damage caused by any virus transmitted by this email. Email transmission cannot be guaranteed to be secure or error-free, as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Accordingly, Fairstone does not accept liability for any errors or omissions in the contents of this message that arise as a result of email transmission.

From: [Ariens, John](#)
To: [Chris Klinowski](#); [Cynthia](#)
Cc: [Marcus, Jared](#); [Magbool, Durdana](#)
Subject: FW: 144262 - Contact from [REDACTED], South Centre Smithville Block Plan Area 9
Date: Wednesday, July 10, 2024 10:18:07 AM
Attachments: [144462_ownership-map.pdf](#)

Good Morning and Thank You for your email. Attached please find a copy of a map showing the parcel ownership within Block Plan 9. The land areas and percentages are shown thereon. Our clients are Judy Hendler, Lockbridge (2 parcels) and TEK. Together they represent 52% of the ownership. Your lands are 1.1%. We are also in discussions with the "Alma daughters" that own the entire area east of Shurie Rd. If they decide to actively participate with our Block Plan submission the ownership jumps to 76%.

I don't have a maximum budget for the Block Plan process due to its dynamic nature. Many of the sub consultants have an upset budget for their respective studies but then the liaison, meetings, coordination and municipal approval process is very dynamic and is typically charged on a "time and materials" basis to match the effort. I expect the total Block Plan costs to be around \$400k to \$450K.

I am not sure what you mean about conflicts of interest. I do not own any land in West Lincoln but have many current projects both in Block Plan Areas 1 and 9 and also in the existing older urban boundary for whom we are preparing subdivisions and site plans.

You are correct in that there is no immediate mechanism to require funding or cost sharing. The Urban Boundary Expansion (UBE) was initiated 3 years ago by the Township who hired a consulting team for this purpose. All costs of this UBE were however "front ended" by a group of 12 existing land owners who actually paid for the studies and process. Their agreement with the Township was that they would be re-imbursed whenever non participating owners would pursue site specific development applications and on a proportional land area basis. Accordingly all non participating owners will be required to ultimately pay UBE fees to the Township who would then pay back the original 12 owners. We expect that a similar cost recovery from non participating Block Plan owners will also be established to cover the costs of the Block Plan for those that initiated its preparation. The approved OPA policies basically prohibit individual site specific development applications until a Block Plan is in place and therefore all owners will benefit from this process. Hence cost recovery is likely. I would encourage you to discuss this further with Township planners.

I trust the above answers your questions and I look forward to further discussions.

Thanks--John

John Ariens MCIP, RPP
Practice Lead, Planning
Arcadis
Suite 200, East Wing
360 James Street North | Hamilton ON | L8L 1H5 | Canada
M +1 905 536 8985
www.arcadis.com

[REDACTED]

From: Chris Klinowski <[REDACTED]>
Sent: Sunday, July 7, 2024 4:45 PM
To: Ariens, John <john.ariens@arcadis.com>
Cc: Cynthia <[REDACTED]>
Subject: 144262 - Contact from [REDACTED], South Centre Smithville Block Plan Area 9

You don't often get email from [REDACTED]. [Learn why this is important](#)

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Dear John:

Thank you for your letter of June 27.

Feel free to give future notice to Cynthia and myself at our email addresses [REDACTED] [REDACTED] as you requested for an alternative to mail. You can also reach me at [REDACTED].

Could you please identify who specifically were your client "owners" at the time of writing, and what percentage of total lands in Block Plan Area 9 did your firm currently represent?

Please let us know your calculation as to how our parcel divides into the total you currently represent, and also the total in Area 9, and what your current maximum budget is for costs you are inviting us to consider sharing in.

Please also confirm that you do not represent any entity that does not currently own land within Area 9, or advise of your conflicts of interest policy/procedure if so.

For greater certainty, given the wording of your June 27 letter, "we expect that the costs...", I'd appreciate your confirmation that absent our explicit consent, there is no mechanism under which we will be compelled to pay for any part of the process that your clients have chosen to commence.

We will appreciate your responses, and look forward to future discussions.

Chris Klinowski

This email and any files transmitted with it are the property of Arcadis and its affiliates. All rights, including without limitation copyright, are reserved. This email contains information that may be confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not an intended recipient, please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please return it to the sender and then delete the email and destroy any copies of it. While reasonable precautions have been taken to ensure that no software or viruses are present in our emails, we cannot guarantee that this email or any attachment is virus free or has not been intercepted or changed. Any opinions or other information in this email that do not relate to the official business of Arcadis are neither given nor endorsed by it.

Caution: This email originated from outside of Stantec. Please take extra precaution.

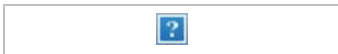
Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

From: [Ariens, John](#)
To: [Rino Mostacci](#); [Jennifer Vida](#); [Marcus, Jared](#)
Cc: [Magbool, Durdana](#)
Subject: FW: 144262 - Contact from [REDACTED], South Centre Smithville Block Plan Area 9
Date: Monday, July 8, 2024 7:41:06 AM

See below—first response from another owner in Block 9 area.

I will craft a reply and circulate in draft before sending
John Ariens MCIP, RPP
Practice Lead, Planning
Arcadis
Suite 200, East Wing
360 James Street North | Hamilton ON | L8L 1H5 | Canada
M +1 905 536 8985
www.arcadis.com



From: Chris Klinowski <[REDACTED]>
Sent: Sunday, July 7, 2024 4:45 PM
To: Ariens, John <john.ariens@arcadis.com>
Cc: Cynthia <[REDACTED]>
Subject: 144262 - Contact from [REDACTED], South Centre Smithville Block Plan Area 9

You don't often get email from chris@klinowski.ca. [Learn why this is important](#)

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Dear John:

Thank you for your letter of June 27.

Feel free to give future notice to Cynthia and myself at our email addresses
[REDACTED] as you requested for an alternative to
mail. You can also reach me at [REDACTED].

Could you please identify who specifically were your client "owners" at the time of
writing, and what percentage of total lands in Block Plan Area 9 did your firm currently
represent?

Please let us know your calculation as to how our parcel divides into the total you

currently represent, and also the total in Area 9, and what your current maximum budget is for costs you are inviting us to consider sharing in.

Please also confirm that you do not represent any entity that does not currently own land within Area 9, or advise of your conflicts of interest policy/procedure if so.

For greater certainty, given the wording of your June 27 letter, "we expect that the costs...", I'd appreciate your confirmation that absent our explicit consent, there is no mechanism under which we will be compelled to pay for any part of the process that your clients have chosen to commence.

We will appreciate your responses, and look forward to future discussions.

Chris Klinowski

From: [Chris Klinowski](#)
To: [Ariens, John](#)
Cc: [Cynthia](#); [Marcus, Jared](#)
Subject: Re: 144262 - Contact from [REDACTED], South Centre Smithville Block Plan Area 9
Date: August 15, 2024 2:31:48 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Thanks very much John, we appreciate your updates and this detail.

On Thu, Aug 15, 2024 at 1:59 PM Ariens, John <john.ariens@arcadis.com> wrote:

Good Afternoon: Our team completed a Transportation Study as part of the Block Plan process. This study indicated that any re-alignment of this intersection is not warranted to accommodate the development of this Block. All intersections will continue to operate at acceptable levels of service. The study concluded that this re-alignment would have to be determined/confirmed when Block 10 further west proceeds.

In other words: “not now but possibly in the future”.

John Ariens MCIP, RPP

Practice Lead, Planning

Arcadis

Suite 200, East Wing

360 James Street North | Hamilton ON | L8L 1H5 | Canada

M +1 905 536 8985

www.arcadis.com



From: Chris Klinowski <[REDACTED]>

Sent: Tuesday, August 6, 2024 9:15 AM

To: Ariens, John <john.ariens@arcadis.com>

Cc: Cynthia <[REDACTED]>

Subject: Re: 144262 - Contact from [REDACTED], South Centre Smithville Block Plan Area 9

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

John, thank you very much for your response last month and for your second mailing to owners which I have now reviewed.

Based on the proposed map not showing that detail, is it your clients' intention to persuade the municipality to abandon the realignment of Canborough Street with Port Davidson Road in the northwest corner?

Chris

On Sun, Jul 7, 2024 at 16:44 Chris Klinowski <[REDACTED]> wrote:

Dear John:

Thank you for your letter of June 27.

Feel free to give future notice to Cynthia and myself at our email addresses [REDACTED] as you requested for an alternative to mail. You can also reach me at [REDACTED].

Could you please identify who specifically were your client "owners" at the time of writing, and what percentage of total lands in Block Plan Area 9 did your firm currently represent?

Please let us know your calculation as to how our parcel divides into the total you currently represent, and also the total in Area 9, and what your current maximum budget is for costs you are inviting us to consider sharing in.

Please also confirm that you do not represent any entity that does not currently own land within Area 9, or advise of your conflicts of interest policy/procedure if so.

For greater certainty, given the wording of your June 27 letter, "we expect that the costs...", I'd appreciate your confirmation that absent our explicit consent, there is no mechanism under which we will be compelled to pay for any part of the process that your clients have chosen to commence.

We will appreciate your responses, and look forward to future discussions.

Chris Klinowski

This email and any files transmitted with it are the property of Arcadis and its affiliates. All rights, including without limitation copyright, are reserved. This email contains information that may be confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not an intended recipient, please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please return it to the sender and then delete the email and destroy any copies of it. While reasonable precautions have been taken to ensure that no software or viruses are present in our emails, we cannot guarantee that this email or any attachment is virus free or has not been intercepted or changed. Any opinions or other information in this email that do not relate to the official business of Arcadis are neither given nor endorsed by it.

See below email--Jdn

John Arzen MCP, RPP
Practice Lead, Planning
Arcadis
Suite 200, East Wing
360 James Street North | Hamilton ON | L8K 1H5 | Canada
M | 905.535.0823
john.arzen@arcadis.com
<http://www.aesr2.com/arcadis-consultants/arcadis-lead/>
<http://www.aesr2.com/arcadis-consultants/arcadis-lead/>

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Marcus, Jared

From: Ariens, John
Sent: July 25, 2024 8:40 AM
To: Maqbool, Durdana; Marcus, Jared
Subject: FW: Block Plan Area 9

Please keep this with all of the Block Plan correspondence from the other owners.

Thanks

John Ariens MCIP, RPP
Practice Lead, Planning
Arcadis
Suite 200, East Wing
360 James Street North | Hamilton ON | L8L 1H5 | Canada
M +1 905 536 8985
www.arcadis.com



From: William Heikoop <[REDACTED]>
Sent: Tuesday, July 23, 2024 7:54 PM
To: Ariens, John <john.ariens@arcadis.com>
Cc: 'Jennifer Vida' <jennifervidaconsulting@gmail.com>
Subject: FW: Block Plan Area 9

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Hi John,

See below from the Alma daughters noting their support, I trust this is satisfactory.
So you know we've submitted our plans for pre-con and hope to have a meeting on Aug. 1st – waiting on confirmation.

Let me know if you need anything else at this time.

Regards,

William Heikoop, B.U.R.Pl., MCIP, RPP

[REDACTED]

Email: wheikoop@ucc.com

From: Jane Naylor <[REDACTED]>
Sent: July 23, 2024 2:44 PM
To: William Heikoop <[REDACTED]>; 'Patti and Michael Kears' <[REDACTED]>;
'gardenguru905@gmail.com' <[REDACTED]>
Subject: Re: Block Plan Area 9

Good afternoon,

Further to our telephone discussion, we are in general agreement of Mr. Manson's draft Block plan with some design changes and more detailed engineering that will result in modifications re: location of SWM pond.

Thank you.

Jane Naylor

From: William Heikoop <[REDACTED]>
Sent: July 17, 2024 7:58 AM
To: 'Patti and Michael Kears' <[REDACTED]>; Jane Naylor <[REDACTED]>;
[REDACTED] <[REDACTED]>
Subject: FW: Block Plan Area 9

Good Day,

Please see below, I had a brief conversation with John who is representing Don Manson, I would like to discuss this further with you all as it relates to the Block planning process moving forward.

Please let me know if you'd like to have a virtual call or meeting.

Thank you,

William Heikoop, B.U.R.Pl., MCIP, RPP

[REDACTED]

From: Ariens, John <john.ariens@arcadis.com>
Sent: July 16, 2024 2:32 PM
To: William Heikoop <[REDACTED]>
Cc: Jennifer Vida <jennifervidaconsulting@gmail.com>; Marcus, Jared <jared.marcus@arcadis.com>
Subject: Block Plan Area 9

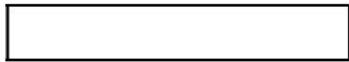
Good Afternoon—as discussed we have matched your concept plan for the lands east of Shurie Rd. Please review with your client and if supported then please send me a quick email indicating such.

We are poised to make a formal Block Plan submission and ideally would like to have the majority of the Block owners in support.

We know that you want to move the SWM pond however we have left it where OPA 63 has identified it as we do not have any supporting engineering or topo design to make this move. A SWM pond can be moved without an OPA so leaving it where it is for now does not prejudice your support. Your email can state that design changes and more detailed engineering will result in modifications but for the most part you support this draft Block Plan.

Thanks--John

John Ariens MCIP, RPP
Practice Lead, Planning
Arcadis
Suite 200, East Wing
360 James Street North | Hamilton ON | L8L 1H5 | Canada
M +1 905 536 8985
www.arcadis.com

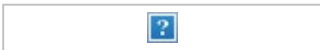


This email and any files transmitted with it are the property of Arcadis and its affiliates. All rights, including without limitation copyright, are reserved. This email contains information that may be confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not an intended recipient, please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please return it to the sender and then delete the email and destroy any copies of it. While reasonable precautions have been taken to ensure that no software or viruses are present in our emails, we cannot guarantee that this email or any attachment is virus free or has not been intercepted or changed. Any opinions or other information in this email that do not relate to the official business of Arcadis are neither given nor endorsed by it.

From: [Ariens, John](#)
To: [Magbool, Durdana](#); [Marcus, Jared](#)
Subject: FW: Block Plan 9 - Smithville - Alexander(Zander) Goldie & Danielle Goldie
Date: July 10, 2024 1:26:45 PM
Attachments: [Outlook-fwy40di3.png](#)

See below

John Ariens MCIP, RPP
Practice Lead, Planning
Arcadis
Suite 200, East Wing
360 James Street North | Hamilton ON | L8L 1H5 | Canada
M +1 905 536 8985
www.arcadis.com



From: Zander Goldie <[REDACTED]>
Sent: Wednesday, July 10, 2024 12:36 PM
To: Ariens, John <john.ariens@arcadis.com>
Subject: Block Plan 9 - Smithville - Alexander(Zander) Goldie & Danielle Goldie

You don't often get email from zander.goldie@edenparkecanada.com. [Learn why this is important](#)

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Good afternoon John

I am the owner and resident of [REDACTED], Smithville. I am writing to advise that I have received your letter regarding the plan to extend the urban boundaries of Smithville. I am aware of this plan and have been following it a bit, but not recently.

Respectfully please note that I am not prepared to get involved or plan to give it much attention or focus at this time.

I do appreciate you reaching out and making contact.

Thank you

Zander Goldie

Zander Goldie

[REDACTED]
[REDACTED]
[REDACTED]



edenparkcanada.com

Avertissement : Cette communication s'adresse uniquement à la personne ou à l'entité désignée et contient ou peut contenir des renseignements privilégiés, confidentiels ou exemptés de divulgation par une loi. Si le lecteur de cette communication n'est pas le destinataire visé (ou l'employé ou l'agent chargé de la transmettre au destinataire visé), vous êtes par la présente avisé que toute diffusion, divulgation, distribution ou copie de la communication sont strictement interdites. Si vous avez reçu cette communication par erreur, veuillez ne pas en tenir compte, la détruire et ne pas en diffuser ni conserver de copie. Les virus informatiques peuvent être transmis par courriel. Le destinataire est responsable de prendre des précautions pour s'assurer que ce courriel et toute pièce jointe sont exempts de virus ou d'autres éléments de nature intrusive. La Financière Fairstone n'accepte aucune responsabilité à l'égard de tout dommage causé par un virus transmis par ce courriel. La transmission d'un courriel ne garantit pas un courriel sécurisé ou sans erreur, comme l'information pourrait être interceptée, corrompue, perdue, détruite, incomplète, arriver en retard ou contenir des virus. Par conséquent, la Financière Fairstone n'accepte aucune responsabilité à l'égard de toute erreur ou omission dans le contenu de ce message qui découle de la transmission du courriel.

Disclaimer: This communication is intended only for the use of the individual or entity to which it is addressed and contains or may contain information that is privileged, confidential or exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient (or the employee or agent responsible for delivering to the intended recipient), you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please disregard and delete this communication, and do not disseminate or retain any copy of this communication. Computer viruses can be transmitted via email. It is the recipient's responsibility to take precautions to ensure this email and any attachments are free of viruses or other items of an intrusive nature. Fairstone accepts no liability for any damage caused by any virus transmitted by this email. Email transmission cannot be guaranteed to be secure or error-free, as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Accordingly, Fairstone does not accept liability for any errors or omissions in the contents of this message that arise as a result of email transmission.

From: [Ariens, John](#)
To: [Chris Klinowski](#); [Cynthia](#)
Cc: [Marcus, Jared](#); [Magbool, Durdana](#)
Subject: FW: 144262 - Contact from [REDACTED], South Centre Smithville Block Plan Area 9
Date: July 10, 2024 10:18:09 AM
Attachments: [~WRD0002.jpg](#)
[144462_ownership-map.pdf](#)

Good Morning and Thank You for your email. Attached please find a copy of a map showing the parcel ownership within Block Plan 9. The land areas and percentages are shown thereon. Our clients are Judy Hendler, Lockbridge (2 parcels) and TEK. Together they represent 52% of the ownership. Your lands are 1.1%. We are also in discussions with the "Alma daughters" that own the entire area east of Shurie Rd. If they decide to actively participate with our Block Plan submission the ownership jumps to 76%.

I don't have a maximum budget for the Block Plan process due to its dynamic nature. Many of the sub consultants have an upset budget for their respective studies but then the liaison, meetings, coordination and municipal approval process is very dynamic and is typically charged on a "time and materials" basis to match the effort. I expect the total Block Plan costs to be around \$400k to \$450K.

I am not sure what you mean about conflicts of interest. I do not own any land in West Lincoln but have many current projects both in Block Plan Areas 1 and 9 and also in the existing older urban boundary for whom we are preparing subdivisions and site plans.

You are correct in that there is no immediate mechanism to require funding or cost sharing. The Urban Boundary Expansion (UBE) was initiated 3 years ago by the Township who hired a consulting team for this purpose. All costs of this UBE were however "front ended" by a group of 12 existing land owners who actually paid for the studies and process. Their agreement with the Township was that they would be re-imbursed whenever non participating owners would pursue site specific development applications and on a proportional land area basis. Accordingly all non participating owners will be required to ultimately pay UBE fees to the Township who would then pay back the original 12 owners. We expect that a similar cost recovery from non participating Block Plan owners will also be established to cover the costs of the Block Plan for those that initiated its preparation. The approved OPA policies basically prohibit individual site specific development applications until a Block Plan is in place and therefore all owners will benefit from this process. Hence cost recovery is likely. I would encourage you to discuss this further with Township planners.

I trust the above answers your questions and I look forward to further discussions.

Thanks--John

John Ariens MCIP, RPP
Practice Lead, Planning
Arcadis
Suite 200, East Wing
360 James Street North | Hamilton ON | L8L 1H5 | Canada
M +1 905 536 8985
www.arcadis.com



From: Chris Klinowski <[REDACTED]>
Sent: Sunday, July 7, 2024 4:45 PM
To: Ariens, John <john.ariens@arcadis.com>
Cc: Cynthia <[REDACTED]>
Subject: 144262 - Contact from [REDACTED], South Centre Smithville Block Plan Area 9

You don't often get email from chris@klinowski.ca. [Learn why this is important](#)

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Dear John:

Thank you for your letter of June 27.

Feel free to give future notice to Cynthia and myself at our email addresses [REDACTED] as you requested for an alternative to mail. You can also reach me at [REDACTED].

Could you please identify who specifically were your client "owners" at the time of writing, and what percentage of total lands in Block Plan Area 9 did your firm currently represent?

Please let us know your calculation as to how our parcel divides into the total you currently represent, and also the total in Area 9, and what your current maximum budget is for costs you are inviting us to consider sharing in.

Please also confirm that you do not represent any entity that does not currently own land within Area 9, or advise of your conflicts of interest policy/procedure if so.

For greater certainty, given the wording of your June 27 letter, "we expect that the costs...", I'd appreciate your confirmation that absent our explicit consent, there is no mechanism under which we will be compelled to pay for any part of the process that your clients have chosen to commence.

We will appreciate your responses, and look forward to future discussions.

Chris Klinowski

This email and any files transmitted with it are the property of Arcadis and its affiliates. All rights, including without limitation copyright, are reserved. This email contains information that may be confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not an intended recipient, please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please return it to the sender and then delete the email and destroy any copies of it. While reasonable precautions have been taken to ensure that no software or viruses are present in our emails, we cannot guarantee that this email or any attachment is virus free or has not been intercepted or changed. Any opinions or other information in this email that do not relate to the official business of Arcadis are neither given nor endorsed by it.

Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

Appendix F

Block Plan Terms of Reference

January 4, 2024
File: 1614-1439429

DIGITAL SUBMISSION ONLY

Attention: Mr. Brian Treble
Township of West Lincoln
318 Canborough Street, Smithville, ON

Reference: Smithville 3A, Block Plan Area 9
Preferred Land Use Concept and Block Plan Terms of Reference

Introduction

On behalf of Lockbridge Development Inc. and our consultant team consisting of Arcadis Group, Barry Myler, Terra-Dynamics, and Stantec, we are pleased to present the Township of West Lincoln with an initial Block Plan submission for formal consultation purposes. The total Block Plan 9 area is 63.5 ha and our Client, Lockbridge Development Inc. owns 13.3 ha, in the central region of this block. Our Client's lands are adjacent to 4.0 ha that belong to the Hendlers and 16.0 ha that belong to the Kingma family. It should be noted that this Block Plan does not include the lands southeast of the Client's property nor the northwest. This Block Plan is bounded by Townline Road to the north, Port Davidson Road to the west, the abandoned rail line to the east and agricultural farmland to the south. Below is an excerpt from the Township OPA 63 which illustrates the current OP designations applicable to this area.

OPA 63 Schedule E-10 excerpt for Block Plan Area 9:

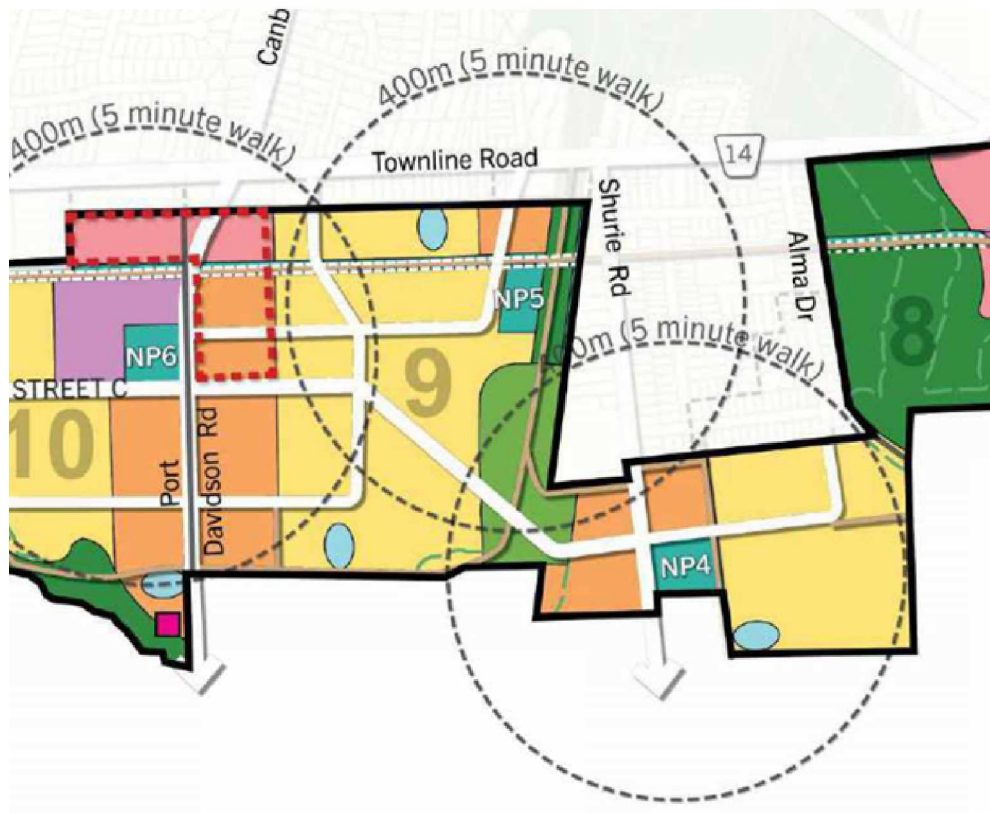


Figure 1: OPA 63 Schedule E-10 excerpt for Block Plan Area 9

Reference: **Smithville 3A, Block Plan Area 9**
 Preferred Land Use Concept and Block Plan Terms of Reference

Block Plan Preparation Scoping Requirements & Studies Based on PD-29-2023 the preparation of a Block Plan will generally follow the steps below:

1. Pre-consultation(s) with Township Staff, Region, NPCA (and any other relevant agency);
2. Notification to all Block Plan landowners (within and immediately adjacent to the Block Plan) invite them to participate in preparation of the Block Plan; **Provide any correspondence from adjacent land owners on the participation in the Block Plans**
3. Submission of Scoped Block Plan Terms of Reference by the proponent(s) to the Township for review after the consultation process; Amend Terms of Reference and re-submit (if needed);
4. Acceptance of Block Plan Terms of Reference by the Director (in consultation with Township Staff);
5. Completion of Block Plan by proponent(s) and submission to Township;
6. Circulation of Block Plan by Township Planning Staff to Township Departments and agencies for review and comment;
7. Proponent amends Block Plan and re-submit (if needed); and,
8. Acceptance of Block Plan by the Director.

This Submission is meant to address both Steps 1 and 3 of this process. Our final submission of a Block Plan to the Township will include a Conceptual Master Plan, graphically illustrating the public and private design elements of the Block Plan area, accompanied by a Block Plan Document which will explain in writing the design rationale for the various elements of the Conceptual Master Plan.

The Block Plan will reflect and communicate the vision of the Master Community Plan (MCP) and promote comprehensive planning within this Block Plan area. The final Block Plan will demonstrate how the physical form of a proposed development fits within the planned context for each area. It will illustrate the vision of the MCP and analyze the proposed development, demonstrating a regard for:

- A mix of land uses;
- The layout and design of public streets and blocks;
- Existing and planned adjacent land uses and Block Plan areas;
- Pedestrian and cycling connections;
- Parks and open spaces;
- Public realm and streetscape elements;
- Parking and access;
- Landscaping;
- Natural heritage features, buffers, and enhancements; and, **Justify the reduced naturalized area from that of the MCP**
- Built form considerations such as type, location, organization, massing, and density distribution.

Reference: **Smithville 3A, Block Plan Area 9**
 Preferred Land Use Concept and Block Plan Terms of Reference

Master Environmental Servicing Plan (MESP) - Infrastructure and Servicing Components

- A Master Environmental Servicing Plan (MESP) will be prepared to determine the appropriate servicing needs for this Block.
- While we will closely follow the recently approved MCP, we are proposing interim servicing using existing sanitary capacity downstream of the site to the SPS. It is further proposed that a Letter of Credit be provided by the proponent(s) to contribute to upsizing of the downstream infrastructure at such time as may be appropriate. Should any significant modifications to the preferred municipal servicing strategies other than the above interim option be proposed (to be determined through the Pre-Consultation) would be subject to the Municipal Class Environmental Assessment (MCEA) Planning Addendum Process. This recognizes that the MCP followed the MCEA Integrated Planning Act and MCEA Planning Process which obtained approval for select Schedule B projects (subject to no appeals to OPA 63 or the resolution of appeals process). The MESP – Infrastructure and Servicing submission will include studies and plans that inform the design of the road network, active transportation network, water and wastewater servicing, and stormwater management (SWM) facilities.

Servicing:

Per the Comprehensive Block Plan and MESP Guidelines Appendix 3.

Geo-Technical:

Per the Comprehensive Block Plan and MESP Guidelines Appendix 3.

Stormwater Management:

A description of the SWM strategy and preliminary design of SWM facilities are in accordance with the SWM criteria outlined in the Subwatershed Study (Wood, 2003). Documentation of design and analysis to be completed in a standalone SWM Report or Functional Servicing Report. The following SWM criteria are assumed based on the Subwatershed Study (Wood, 2023):

- Water Quantity: Control post development runoff rates to pre-development runoff rates.
- Water Quality: Provide enhanced level of water quality protection.
- Water Budget: Incorporate LID BMPs to maintain a water budget across the site. Site specific restrictions may inhibit this.
- Erosion: Provide erosion control per Table 2.2.3 in SWS (Phase 3).

Reference: **Smithville 3A, Block Plan Area 9**
 Preferred Land Use Concept and Block Plan Terms of Reference

Hydrogeology:

A Hydrogeological Site Assessment will be conducted, using the following guidelines:

- A desktop review of existing geological and hydrogeological site conditions.
- Field investigations including installation of boreholes/monitoring wells onsite to confirm subsurface soil conditions and groundwater conditions. Monitoring results will be used to evaluate groundwater interactions with features onsite, complete a water balance assessment and identify potential suitable areas for LID features in proposed conditions. Includes two years of continuous groundwater monitoring.
- Review of proposed land use activities for conformity with Source Water Protection requirements as stipulated in the Clean Water Act.

Noise Study:

A Noise Impact Study will be completed using the following Guidelines:

- Review of project background and available information regarding potential noise sources associated with the proposed development, and applicable MECP, and Township of West Lincoln Road traffic noise policies and guidelines, and Federation of Canadian Municipalities and Railway Association of Canada (FCMRAC) Guideline for New Development in Proximity to Railway Operations.
- Collection of road traffic data from TWP for assessment of traffic noise. If data is unavailable, multiple assumptions will be applied for the assessment.
- Rail traffic data to be collected from owner of rail line. If unavailable, rail traffic counts will be captured using long term monitoring equipment over a period of one week.
- Stationary noise assessment is not expected to be required.
- Analysis of data including modelling and assessment per agency requirements listed above to determine the potential sound levels at PORs from traffic based on 10-year projected daily traffic.
- Based on the assessment, if required, noise mitigation measures will be identified.
- Onsite investigations will be completed on lands where permission to enter has been granted from property owners. Where permission to enter is not granted, supplementary desktop studies will be completed.

Reference: **Smithville 3A, Block Plan Area 9**
 Preferred Land Use Concept and Block Plan Terms of Reference

Karst Study:

The Karst Study will be completed using the following guidelines:

- Carry-out karst-based mapping of the property;
- Instrument onsite sinkhole with staff gauge and water level logger;
- Map down-gradient areas south of Twenty Mile Creek for spring locations;
- Instrument spring(s) with water level logger(s);
- Monitor flows and water levels into the on-site sinkhole and flow from down-gradient spring(s);
- Complete dye tracing study of stormwater flow into the onsite sinkhole and monitor the down-gradient spring(s) for dye during a large rain event;
- Complete karst hazard assessment of on-site karst features;
- Complete karst monitoring and karst hazard assessment report with a karst contingency plan for the site;
- Submit the report to the NPCA and based on the report finding, submit a permit application to the NPCA for karst remediation.

Urban Design Study:

The Township's Urban Design Guidelines Report is nearly completed and requires Council approval/endorsement. This document will form the basis and provide the principles for the urban design for the development of this Block Plan Area.

The Urban Design Study will be completed with the following guidelines:

- Preparation of a general overview of the Block Plan context including overall vision, goals and objectives.
- Prepare an analysis of the existing context from site, neighborhood and regional scales which will include analysis of such things as site location, orientation, topography, vegetation, existing built form, adjacent land uses and transportation networks.
- Each section will be supported by written and visual references including plans, illustrations and mapping.
- Provide an overview of applicable policy and/or guiding references which would influence the Block Plan urban design (such as the Provincial Policy Statement, OPA 63 and the recently approved Urban Design Guidelines).

Key components of the Urban Design Study will include but not be limited to Site Design, Built Form & Use, Architectural Quality, Access (vehicular, bicycle and pedestrian), Circulation, Parking, Open Space and Landscaping. Street views, enhanced landscaping, street furniture components and gateway features will also be included to help define the block and create a sense of place.

Reference: **Smithville 3A, Block Plan Area 9**
 Preferred Land Use Concept and Block Plan Terms of Reference

Transportation/Traffic Impact Assessment:

Based on the Township of West Lincoln *Block Plan and Master Environmental Servicing Plan (MESP) Guidelines* (June 2023), a transportation impact assessment (TIA) will be undertaken for the developments proposed within the Block Plan Area 9.

The proposed study area includes the following intersections:

- Townline Road and St Catherines Street (Roundabout)
- Townline Road and Canborough Street (Unsignalized)
- Townline Road and Port Davidson Road (Unsignalized)
- Townline Road and Site Access (Unsignalized)



Figure 2: Study Area Intersections

The study horizons are proposed to include the following scenarios:

- Existing Conditions (2024) Weekday AM/PM Peak Hours
- Future Background Horizon (2029) Weekday AM/PM Peak Hours
- Future Total Horizon (2029) Weekday AM/PM Peak Hours

Reference: Smithville 3A, Block Plan Area 9
Preferred Land Use Concept and Block Plan Terms of Reference

Based on our review of the proposed development, the surrounding context, Township of West Lincoln Comprehensive Block Plan and MESP Guidelines and the Region's TIS requirements, the following scope of work is proposed:

1. **Pre-Consultation:** This Terms of Reference (TOR) document provides the opportunity to consult with the Township to conduct a pre-consultation and agree on the study specific requirements to confirm the study area, scope of work, and background transportation assumptions to be included in this TIS study.
2. **Data Collection:** We will submit a data collection request to the Township to obtain the transportation related data required for the study. The main data that will be collected is listed as follows:
 - Turning Movement Counts (TMC) at study area intersections
 - Any historical AADT or mid-block traffic counts available along study area corridors
 - Future background developments and infrastructure plans adjacent to the study area (within the TIS study horizons)
 - Traffic growth rate and transit data for the study area
 - Truck routes and limitations
3. **Existing Conditions:** We will document intersection and roadway lane configurations, existing turning and parking restrictions, active transportation facilities, and transit service and facilities within the study area.
4. **Existing Operations:** An intersection operational analysis will be conducted for the existing conditions at the study area intersections during the weekday AM and PM peak hours. Synchro software will be utilized to conduct this operational analysis. The analysis will follow the Region TIS Guideline requirements.
5. **Future Conditions:** The future conditions will document the planned works in the study area which would affect the operational conditions of automobiles, active transportation connectivity, and transit service. The planned works in the study area will be incorporated into the future background and future total road networks.
6. **Future Background Operations:** We will conduct operational analysis for the future background conditions at the study area intersections during the weekday AM and PM peak hours. The future background traffic will include the nearby development traffic and the existing traffic volumes projected to represent the volumes during the future horizon.
7. **Site Trips:** Site trips for the proposed development will be estimated for the weekday AM and PM peak hours based on the latest ITE Trip Generation Manual, 11th Edition and the proposed Development Land Use Plan.
8. **Trip Distribution & Assignment:** The trip distribution and assignment for the proposed development will be estimated using existing traffic count patterns, the information that will be extracted from 2016 TTS dataset for the adjacent area, and the available road network.
9. **Future Total Operations:** We will conduct an intersection operational analysis for the future total conditions at the study area intersections during the weekday AM and PM peak hours. The future total traffic includes the background development traffic, the existing traffic volumes grown to represent the volumes during the future horizons, and the site additional generated traffic.

Reference: **Smithville 3A, Block Plan Area 9**
 Preferred Land Use Concept and Block Plan Terms of Reference

10. **Access Study:** We will assess the site accesses and internal circulation and will conduct a sightline assessment at the proposed site access following the methodology outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads, 2017.
11. **Mitigation Measures:** We will highlight and propose mitigation measures to any issues that may arise out of the study. We note that this does not include design services, but a traffic operational assessment of mitigation measures. Design solutions can be developed, if required, based on separate client authorization.
12. **Prepare Draft Report:** The recommendations and conclusions based on the above findings will be documented in a Draft Report and included in the Block Plan submission.
13. **Finalize Report:** Once the Township and Region have reviewed the transportation/traffic components described above we will liaise with these agencies, address comments and prepare a final report.

Environmental Impact Study:

Within Block Plan Area 9, Natural Heritage System (NHS) Components and Other Features shown on the Natural Heritage System figure provided as Appendix 2 to the Block Plan Guidelines include:

- Provincially Significant Wetland
- HDF Conservation
- Core Area
- Conceptual Buffer
- Linkage
- Recommended Restoration Area

Additionally, the Subwatershed Study (SWS) includes Headwater Drainage Feature (HDF) management recommendations for HDFs within the Block Plan Area 9, including NPCA-regulated watercourses as mapped on Watershed Explorer, based on the preliminary HDF Assessment that was conducted as part of the SWS scope.

Further, the Niagara Region Natural Environment System (NES) online mapping includes the following natural features within the Block Plan Area 9:

- Wetland with Significance (i.e., Provincially Significant Wetland)
- Other Wetlands
- Other Woodlands

**Reference: Smithville 3A, Block Plan Area 9
Preferred Land Use Concept and Block Plan Terms of Reference**

Per the Environmental Impact Study (EIS) scoping list provided as Appendix 4 to the Block Plan Guidelines, and in consideration of the specific NHS and Regional NES components and HDFs, the Block Plan 9 EIS is proposed to include the following elements selected from Appendix 4:

- Field studies to address gaps or updates to the SWS, including site-specific terrestrial field surveys.
- Breeding bird and vegetation surveys.
- Screening for bat maternity roost habitat.
- Assessment of the northern Provincially Significant Wetland limit within/adjacent the Block Plan Area 9 and of the Regional NES Other Wetlands, and follow-up with NPCA to stake wetland boundaries, if required.
- Woodland boundary (dripline) staking.
- SWH screening.
- SAR screening.
- Refinement of the HDF management recommendations for the single HDF – Conservation swale segment.
- Summary of NHS and HDF constraints.
- Linkage assessment and recommendations.
- Restoration area assessment and recommendations.
- Environmental Impact Assessment (EIS) in consideration of the proposed development within Block Plan Area 9, including consideration of proposed road network, land use, servicing, and stormwater management plans, and development of avoidance, mitigation, and compensation/offsetting strategies to protect and enhance the NHS and its ecological functions.
- High level recommendations for long-term stewardship of the NHS.
- Discussion and consideration of the Block Plan Area 9 contribution to the Township-wide 30% natural cover objective. **Intent of restoration areas should not include parks as a function of restoration for natural cover**

Appendix 4 also lists scope elements that are not typically included in an EIS, such as those relating to other disciplines such as engineering (e.g., stormwater management plans, flood line mapping, water budgets), planning (trail system refinement and recommendations) and karst assessment recommendations. The EIS may cite pertinent elements of that work by others, but such work is expected to be provided in reports prepared by those disciplines and not primarily within the EIS.

Cost Sharing:

As previously stated, our Client owns 13.3 ha and shares 20.0 ha with the adjacent Owners (4.0 ha with Hendler Property and 16.0 ha Kingma Property). Refer to Figure 3 for Property Owners.

**Reference: Smithville 3A, Block Plan Area 9
Preferred Land Use Concept and Block Plan Terms of Reference**

To support the submission of the Terms of Reference for the Block Plan for the above noted project, we envision cost sharing as follows:

Block Plan: The creation of the block plan covers three parcels of land as noted above. With our client front ending all costs, the following items should be included for sharing with the adjacent owner(s), based on their proportionate/respective land area: **Require estimates for the entire block plan area 9 to have the landowners who will benefit from the servicing know their contribution as per the MCP policy**

- The cost of preparation of the plan itself, supporting documents/studies to substantiate block plan (environmental, TIS, geotechnical, HydroG, preliminary engineering, SWM, etc.).
- Proportionate share of preliminary design affecting the properties (SWM ponds that benefit other properties, conceptual grading on adjacent parcel as necessary to finalize FSR, design of watermain that will cross adjacent property, external road design work in adjacent property).
- Design of the sanitary sewer at the south limit of the property, to benefit lands to the east (fronting Shurie Road on both east and west sides, should be wholly recoverable from these landowners to the limit of our client's property, as there is zero benefit to our client for this infrastructure. Further, the depth of this sanitary is considerably deeper than what would be required for our client's property, and the landowners to the east should contribute to the additional cost as a result of servicing their lands.
- Downstream upgrades, once finalized, should be cost shared on a contributing area basis.
- Municipal/regional/NPCA/other fees associated with application review.

At The Detailed Design Stage

- Cost sharing of internal services based on staging of construction (details will need to be finalized at a later date, once the timing for each Block Plan development is determined).

Planning Summary Report:

The Block Plan submission will include a Planning Summary Report which will provide an overview of the planning status, summarize the relevant support studies, and will include a Conceptual Master Plan and Block Plan document together with a Draft Plan of Subdivision and Zoning By-Law Amendment for those lands that have immediate servicing capacity. This Report will outline how the proposed Block Plan and the immediate Draft Plan conform with the policies and objectives of OPA 63 and will include the necessary justification should there be any modifications or changes needed. As is stated in OPA 63, the phasing can be amended without the need for an OPA subject to compliance to certain criteria. This Summary Report and the Block Plan submission will outline how the phasing can be adjusted in full compliance with those criteria in order to accommodate the immediate development of those lands identified by the Draft Plan.

The Planning Justification Report will be required to provide the rationale on conformity to the policies of OPA 63 for land use compatibility, phasing criteria, restoration policies, servicing policies particularly required upgrades and new service infrastructure.

January 4, 2024
Mr. Brian Treble
Page 11 of 11

Reference: **Smithville 3A, Block Plan Area 9**
 Preferred Land Use Concept and Block Plan Terms of Reference

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Regards,

STANTEC CONSULTING LTD.



Stephen Kapolnas, P.Eng.
Project Manager
Community Development
Phone: 519 585 7365
stephen.kapolnas@stantec.com



Suzanne Mammel MBA
Senior Associate/Team Lead
Community Development
Mobile: 289 208 7210
suzanne.mammel@stantec.com

Appendix G

Draft Zoning By-law Amendment and Schedule

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2021- 49

**A BY-LAW TO AMEND ZONING BY-LAW NO. 2017- 70, AS
AMENDED, OF THE TOWNSHIP OF WEST LINCOLN**

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1990;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY enacts as follows:

1. THAT Schedule 'A' Map 'C6' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on CON 6; LOT 31 Hendler Judy Trustee, CON 6; LOT 31; RP30R3374;PTS 2& 3; PT 1 RP30R7313; PTS 6-10, 12-16, Lockbridge Developments Inc. in the Township of West Lincoln, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.
2. THAT Map 'C6' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from a Development 'D' zone to a Residential Low Density – Type 3 'R3' zone.
3. THAT Map 'C6' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from a Development 'D' zone to an Open space 'OS' zone.
4. THAT Map 'C6' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from a Development 'D' zone to a Residential Medium Density – Type 3 'RM3' zone.
5. THAT Map 'C6' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from a Residential Low Density – Type 1C – Site-Specific Provision 33 'R1C-33' zone to an Open Space 'OS' zone.
6. THAT Map 'C6' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural Purposes Only 'APO' zone to an Open Space 'OS' zone.
7. THAT Map 'C6' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural Purposes Only 'APO' zone to a Residential Medium Density – Type 3 'RM3' zone.
8. THAT Map 'C6' to Schedule 'A' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural Purposes Only 'APO' zone to a Residential Low Density – Type 3 'R3' zone.
9. THAT Part 6 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 6.3:

R3

Regulations:

Lot area: 250 square metres

10. THAT all other provisions of By-law 2017-70, as amended, continue to apply.
11. NOTWITHSTANDING *Planning Act*, section 45(1.3), minor variance applications shall be permitted for the subject lands within two (2) years of the passing of this by- law.
12. AND THAT this By-law shall become effective from and after the date of passing thereof.

READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
____ DAY OF _____, _____.








MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

DRAFT

Legend

Areas to be zoned:

-  LANDS TO BE REZONED FROM D TO R3
-  LANDS TO BE REZONED FROM D TO OS
-  LANDS TO BE REZONED FROM D TO RM3
-  LANDS TO BE REZONED FROM R1C-33 TO OS
-  LANDS TO BE REZONED FROM APO TO OS
-  LANDS TO BE REZONED FROM APO TO RM3
-  LANDS TO BE REZONED FROM APO TO R3



Scale: 1:3000

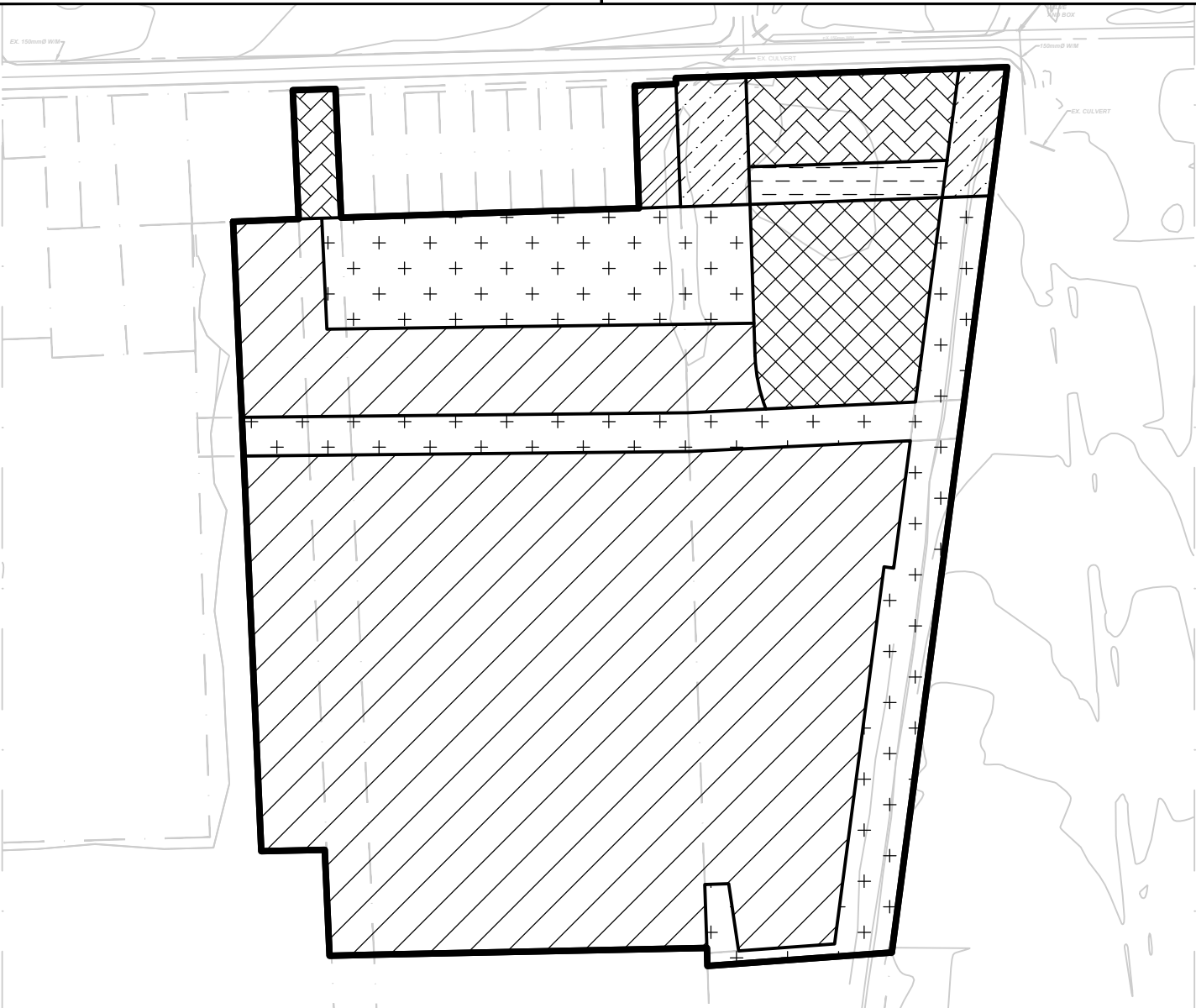
File Number:

This is Schedule 'A' to By-law No. ____ - 2024
to amend the Township of West Lincoln Zoning
Bylaw No. 2017-70.

Passed the ____ day of _____, 2024.

MAYOR

CLERK



Arcadis Professional Services (Canada) Inc.
360 James Street North, Suite 200
Hamilton, Ontario L8L 1H5
Canada
Phone: 905 546 1010

www.arcadis.com