

Planning Justification Report

Joshua Court Subdivision

West Lincoln, ON

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**Upper Canada Consultants
30 Hannover Drive
St. Catharines, ON L2W 1A3**



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PREFACE

Upper Canada Consultants have been retained by the property owner R.V.L. Contracting Inc., to prepare a planning justification report regarding applications for Draft Plan of Subdivision and Zoning By-law Amendment. The noted applications pertain to lands within the Regional Road 12 Hamlet (also known as Allen's Corners), north of Highway 20.

The owners are proposing the creation of six (6) lots, each for rural residential use along a new public roadway proposed to be named Joshua Court. The development will be located between existing residential dwellings that have frontage along Regional Road 12. The development plan also includes a block for stormwater management and two (2) blocks for 0.3 metre reserve along Regional Road 12.

A concurrent Zoning By-law Amendment is also required to establish residential zoning provisions for the subject lands in order to permit the proposed rural residential use. Currently, the property is zoned as "Development" (D) and requires that an amendment application be filed to rezone the lands to a Rural Residential (RuR) Zone to facilitate the development of new residential uses.

This report evaluates how the submitted Draft Plan of Subdivision and Zoning By-law Amendment applications satisfy the applicable requirements of the *Planning Act*, are consistent with the Provincial Planning Statement (2024), Niagara Official Plan (2022) and West Lincoln Official Plan (2015).

The following Appendices have been attached to this report:

- Appendix I – Draft Plan of Subdivision
- Appendix II – Draft Zoning By-law Amendment
- Appendix II – Pre-consultation Meeting Notes
- Appendix IV – Scoped Environmental Impact Study
- Appendix V – Stormwater Management Plan Report
- Appendix VI – Environmental Noise Study
- Appendix VII – Hydrogeological Investigation Report
- Appendix VIII – Archaeological Assessment

DESCRIPTION AND LOCATION OF THE SUBJECT LANDS

The applications pertain to unaddressed municipal lands within the Regional Road 12 Hamlet within the Township of West Lincoln, within the Regional Municipality of Niagara. The subject lands are legally described as PT LT 16-17 CON 8, SOUTH GRIMSBY AS IN RO681503 SRO EXCEPT PT 1, 2 30R11602; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY UNDER RO495090, West Lincoln. A context map showing the location of the property and portion to be rezoned is provided below in **Figure 1**.

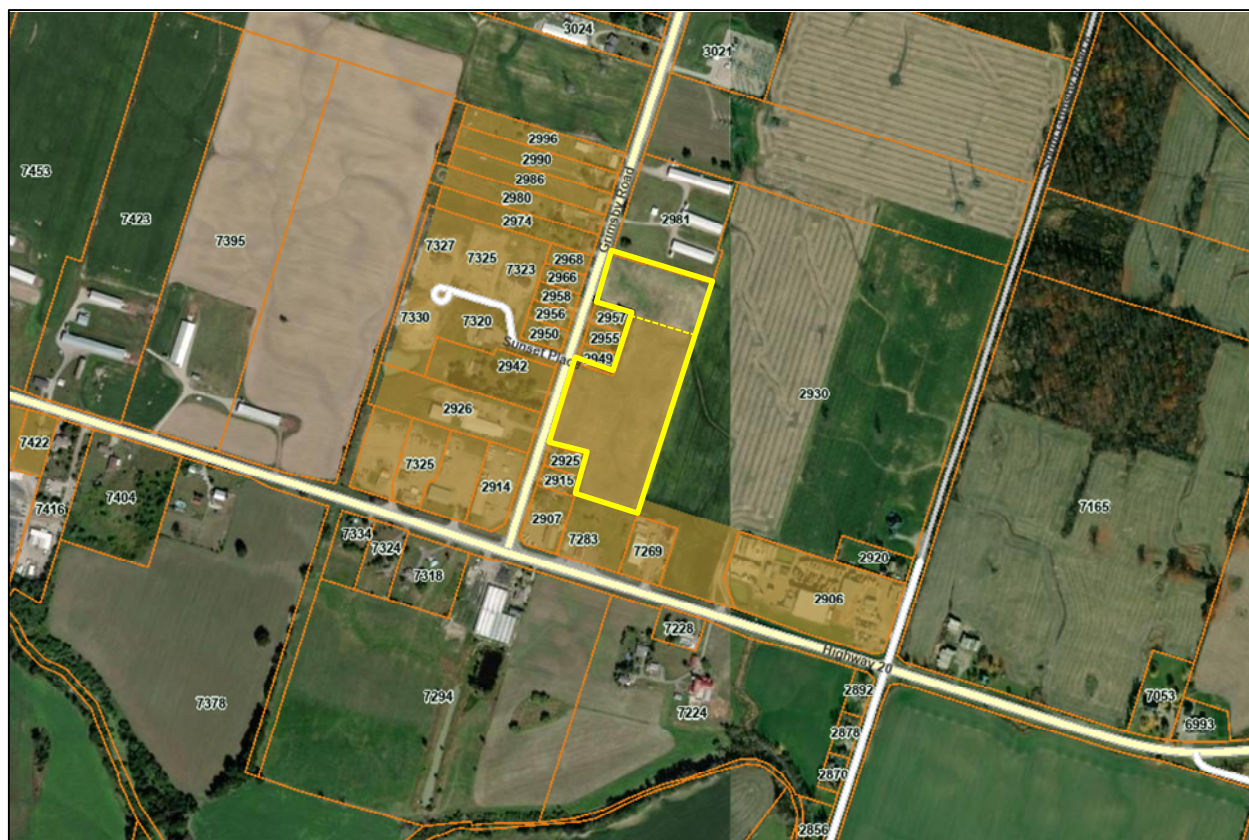


Figure 1 - Context Map – Subject Lands – Cropped from Niagara Navigator

The subject lands are approximately 4.27 hectares in area and have approximately 194.359 metres of frontage along Gimsby Road (Regional Road 12) of which 3.17 hectares of land with 121.859 metres frontage is located within the hamlet boundary of Regional Road 12 Hamlet (Allen's Corners) and 1.10 hectares with 72.5 metres frontage is located outside of the hamlet boundary. The subject lands have historically been used for agricultural purposes, i.e., field crops, and are not serviced by municipal water or sanitary sewer services. No buildings or structures are located on the property.

Existing Uses

The subject lands are currently vacant of buildings and structures, and are used for agricultural purposes, i.e. farming of field crops. The lands are generally flat sloping to the south and do not contain any vegetation.

Adjacent Land Uses

Adjacent land uses include the following:

North: Agricultural uses

West: Regional Road 12, residential dwellings and rural industrial uses

South: Residential Dwellings and rural commercial uses

East: Agricultural uses

Land Use Designations

The lands subject to the Draft Plan of Subdivision and Zoning By-law Amendment applications are located within a hamlet settlement area boundary and are subject to relevant policies within the 2024 Provincial Planning Statement, 2022 Niagara Official Plan and Township of West Lincoln Official Plan.

The subject lands are not located within the Greenbelt Plan Area or Niagara Escarpment Plan boundary and therefore those plans and policies do not apply to the application.

THE PROPOSED DEVELOPMENT

The Applicant is proposing to develop the lands located within the hamlet settlement area for six (6) rural residential lots fronting with each receiving their access from an internal public roadway. The development will also be serviced by a stormwater management facility that outlets into a tributary of 20 Mile Creek. Each lot will also be individually serviced by a private on-site septic sewage disposal system and private water supply.

A copy of the Subdivision Plan is included as **Appendix I** to the report for context.

Site Configuration

The site is generally rectangular in shape with frontage on Regional Road 12 known as Grimsby Road. The lands are relatively flat sloping southward.

Servicing

The subject lands are outside of the Urban Area and are not provided with municipal water or sanitary sewer services. Each lot will be a minimum of 0.4ha in size and appropriately shaped, being suitable in size and shape to meet private on-site servicing requirements. Each lot will also be accessed via the proposed 18.0m internal public roadway.

Therefore, the lots will each be individually serviced with private on-site water and septic sewage disposal systems. A dry stormwater management facility is proposed to provide the appropriate storage and necessary quantity controls to restrict peak stormwater flows to less than pre-development levels prior to discharging from the site. The proposed grassed roadside swales will provide sufficient quality enhancements for stormwater discharging from the site.

REQUIRED APPLICATIONS AND STUDIES

A pre-consultation meeting was held for this proposed development on April 4, 2024. As per Township staff, applications for Zoning By-law Amendment and Draft Plan of Subdivision Approval are required to facilitate the proposed rural residential development as envisioned by the applicant. Please see **Appendix III** for a copy of the Pre-consultation Agreement.

As outlined by the review agencies (Township of West Lincoln, Niagara Region, and Niagara Peninsula Conservation Authority), complete application submission requirements include:

- Planning Justification Report
- Stormwater Management Plan Report
- Environmental Noise Study
- Hydrogeological Investigation Report
- Archaeological Assessment

It is noted that the pre-consultation document indicated that MDS I & II calculations are required as part of the application submission requirements, however it is noted that the Township Official Plan policy 7.2.3 (k) exempts development within hamlets from being required to comply with the MDS requirements, therefore the MDS calculations are not required for these applications.

Draft Plan of Subdivision

A total of six (6) rural lots are proposed within the Plan of Subdivision, as well as Blocks for stormwater management and 0.3 metre reserve along Regional Road 12.

As the development is within a Rural Settlement Area, applications for Draft Plans of Subdivision are permitted, but must meet minimum lot size requirements to ensure adequate private servicing can be provided.

Zoning By-law Amendment

To facilitate the proposed subdivision, a Zoning By-law Amendment is required to zone the portion of the subject lands from Development (D) Zone to a site specific Rural Residential (RuR) Zone for the single detached lots, and the Open Space (OS) Zone for the Stormwater facility.

A copy of the Draft Zoning By-law Amendment is included as **Appendix II** to this report.

Scoped Environmental Impact Study

A Scoped Environmental Impact Study (EIS) was completed by Beacon Environmental to address potential impacts to headwater drainage features and to determine impacts on a regulated watercourse. The headwater drainage features on the lands convey surface water and are not clearly defined with banks and all are ploughed through with many maintained as ploughed furrows. Ephemeral flow is minimal in these features in March and only standing water is present in April and no water is present in May and June. These drainage features do not support permanent fish habitat and seasonal fish habitat from upstream fish migration from 20 Mile Creek through the adjacent farm field to the subject property is not possible. No fish were observed during March and April. Based on the assessment of the headwater drainage features, they do not represent regulated watercourses as defined by *Ontario Regulation 41/24*, further no wetlands or riparian habitats are associated with the features. The features are located in an active agricultural field and are frequently ploughed through, they provide no ecological function and the only hydrological function is convey surface water flows downstream to aquatic habitats associated with 20 Mile Creek located 420m downstream from the property.

Since none of the headwater drainage features constitute a regulated watercourse, permit approval from the NPCA is not required for their removal or alteration. In addition, no wetland areas, which would be regulated by the NPCA, occur within the property or on adjacent lands. All of the headwater drainage features will be either altered or removed as the entire development area will be graded. The majority of the features will be regraded and directed via grassed swales and discharge to their current exit locations, therefore current downstream flows from the property will continue to flow to 20 Mile Creek. As the post development flows will occur in vegetated grassed swales, they will provide an enhanced ecological function compared with current conditions. The Scoped EIS concluded that proposed subdivision is in conformity with the natural heritage policies of the Township, Niagara Region and NPCA.

Stormwater Management Plan Report

A Stormwater Management Plan Report was prepared by Upper Canada Consultants that established criteria for the management of stormwater from the site, determined the impact of development on stormwater peak flow and volumes and established the requirements for a stormwater management facility to service the proposed development. Stormwater quality controls are required to meet the MECP Normal Protection criteria before discharging into a tributary of 20 Mile Creek and the quantity controls for the outlet are to limit peak stormwater flows from the 5- and 100-year storm events to the existing peak flow levels. The future drainage areas were modelled to establish peak flows once development has been completed

and it was determined that stormwater quantity controls are required. A dry stormwater management facility with a storage volume of 1043.08m³ is necessary to restrict peak stormwater flows to allowable levels prior to discharging from the site. Based on the modelling for the design of the stormwater management facility, the peak stormwater flows from the outlet of the stormwater management facility will be less than the existing levels. Quality controls for the stormwater management will utilize grassed roadside swales designed in accordance with the MECP Stormwater Management Planning and Design Manual. The grassed swales will provide sufficient quality enhancements for stormwater discharging from the site. It is also proposed that the existing farm swale in the northeast corner of the property will be realigned to flow easterly along the rear of Lots 5 and 6 and will converge with the proposed grassed swale at the northeast corner of the site. This realigned swale will be designed to accommodate flows for a 5-year design storm event. The proposed stormwater management plan has been designed in accordance with the MECP guidelines for both quality and quantity controls.

Environmental Noise Study

An Environmental Noise Study was completed by Valcoustics Canada Ltd. that evaluated noise impacts from transportation noise sources associated with Regional Road 12 and 20 and impacts from stationary noise sources in the vicinity of the subject lands on the proposed developed to determine if mitigation measures are required, and if required, the type of mitigations measures. The Environmental Noise Study concluded that Lots 1 and 2 will require the provision for the installation of air conditioning at a later date to meet the applicable transportation noise source guideline limits and that the Ontario Building Code requirements for exterior wall and window construction will be sufficient to meet the MECP guidelines for indoor noise levels for all units in the development. With regards to impacts from nearby stationary noise sources the Environmental Noise Study concluded that the unmitigated noise levels are predicted to meet the MECP noise guidelines and that mitigation is not required for the development, however warning clauses are required to inform owners/occupants of the development of potential for nuisance due to existing noise sources. Typical warning clauses that are registered on title and included in Offers of Purchase and Sale of the lots are as follows:

- a) "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound level may exceed the noise criteria of the Ministry of the Environment, Conservation and Parks and/or the municipality."
- b) "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the

occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Ministry of the Environment, Conservation and Parks and/or the municipality.”

- c) “Purchases/tenants are advised that due to the proximity to commercial/industrial establishments, noise from these facilities may at times be audible.”

Hydrogeological Investigation Report

A Hydrological Investigation Report was completed by Englobe Corp. to evaluate subsurface soil and groundwater conditions with regards to the provision of private sewage servicing and potable water supply. Based on the water quality analysis and results from the well survey, it is recommended that the proposed lots be serviced using cisterns for potable water supply. The Hydrogeological Investigation Report also provides design parameters for private on-site Class IV sewage systems based on a four bedroom home, 370m² in size with 20 fixtures and a peak sewage design flow of 3700l/day for each lot. The study concludes that the lots are sufficiently sized to accommodate private servicing of each of the lots with individual potable water supply using cisterns and individual Class IV sewage systems along with a reserve area for replacement of the sewage system in the event of failure of the system in the future.

Archaeological Assessment

A Stage 1-2 Archaeological Assessment Report by Detritus Consulting Ltd. has been prepared and submitted to the Ministry of Citizenship and Multiculturalism for that portion of the lands subject to the Draft Plan of Subdivision and Zoning By-law Amendment applications. The Stage 1 background research indicated that the subject lands exhibited moderate to high potential for archaeological resources. The Stage 2 field assessment involving a typical pedestrian survey and test pit survey at 5m intervals determined that no archaeological resources were found and recommended that no further archaeological assessment of the lands is warranted.

PROVINCIAL POLICY REQUIREMENTS

Development applications within this area of the Township of West Lincoln are subject to the Ontario *Planning Act* (R.S.O. 1990), 2024 Provincial Planning Statement. An assessment of how the applications satisfy applicable Provincial legislation and policies is provided below. It is noted that the lands and the proposed development applications are not subject to the policies of a Provincial Plan.

PLANNING ACT (R.S.O. 1990)

The *Planning Act* regulates land use planning in the Province of Ontario. The Act prescribes matters of Provincial Interest concerning land use planning and the necessary procedures to be followed when making applications for development.

Section 2 of the *Planning Act* outlines matters of Provincial interest that the Planning Authority must have regard for when considering applications for development. These matters of Provincial interest include:

- a) the protection of ecological systems, including natural areas, features and functions;*
- b) the protection of the agricultural resources of the Province;*
- c) the conservation and management of natural resources and the mineral resource base;*
- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) the supply, efficient use and conservation of energy and water;*
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) the minimization of waste;*
- h) the orderly development of safe and healthy communities;*
 - (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- j) the adequate provision of a full range of housing, including affordable housing;*
- k) the adequate provision of employment opportunities;*
- l) the protection of the financial and economic well-being of the Province and its municipalities;*
- m) the co-ordination of planning activities of public bodies;*

- n) the resolution of planning conflicts involving public and private interests;*
- o) the protection of public health and safety;*
- p) the appropriate location of growth and development;*
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.*

The applications have regard for clauses a), f), h), j), n), p), q) and r) of Section 2 of the *Planning Act*.

- a) the protection of ecological systems, including natural areas, features and functions;
A number of headwater drainage features exist on the subject lands within the agricultural fields, however no natural vegetation communities exist on the lands or adjacent lands. Also, one regulated drainage feature supporting fish habitat has been identified on the northern portion of the lands that flows southward, via a culvert under Regional Road 20 to 20 Mile Creek south of Regional Road 20. An Environmental Impact Study (EIS) has been prepared to evaluate the impacts of development on these drainage features and recommend mitigation measures. The EIS has determined that the drainage features support ephemeral flow present during March and April, however these features do not support permanent fish habitat. The features flow southward through an active agricultural field that are ploughed through. Spring flows are also considered to be minimal and upstream spring fish migration from the creek through an adjacent agricultural field and culvert onto the subject property is not possible. None of the drainage features on the lands are supported by defined beds, banks or sides and as such do not represent regulated watercourses. No wetlands or riparian habitats are associated with the features. They are located in active farm field and are frequently ploughed through, many are ploughed furrows. The drainage features provide no ecological functions and only the hydrological function is to convey surface water flows downstream to aquatic habitats associated with 20 Mile Creek located a considerable distance (420 m) downstream of the property. The EIS concludes that with the implementation of the recommended natural enhancement design for grass swales for the control of surface water, the proposed plan of subdivision is in

conformity with the natural heritage development policies of the Township of West Lincoln, Niagara Region and the NPCA.

- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The subject lands will be serviced an internal public roadway providing direct access to each of the lots. Each lot will be serviced individually by private on-site septic sewage system and water supply. The development will also be serviced by a proposed stormwater management system that will control and convey storm flows to an existing outlet at an appropriate rate of flow. The Stormwater Management Report that was prepared provides the design considerations to support the stormwater management facility. The lands will be serviced by Region of Nagara waster management services.

- h) the orderly development of safe and healthy communities;

The proposed development represents an orderly and safe development within an existing hamlet or rural settlement boundary. Residential development is encouraged to locate hamlets. The development will be appropriately serviced with a public roadway and private on-site sewage and water services to ensure a safe and healthy community. The proposed development of six (6) rural residential lots is compatible with the surrounding rural uses and will support the development of new housing units.

- j) the adequate provision of a full range of housing, including affordable housing;

The development proposal will integrate six (6) new rural residential dwellings within an approved hamlet boundary into the municipal housing supply. While different from urban housing, the proposed six (6) rural residential dwellings will contribute to the provision of a full range of housing. The proposed dwellings are intended to be sold at market value and will likely not meet the definition of affordable housing.

- n) the resolution of planning conflicts involving public and private interests;

The proposed development is appropriately located within a defined hamlet boundary. Rural residential development is encouraged to located within hamlet boundaries, thereby protecting the broader public interest associated with the protection of prime agricultural lands for agricultural uses.

- p) the appropriate location of growth and development;

The subject lands are an appropriate location for growth and development being located within a rural settlement or hamlet area. Rural settlement areas have been established as suitable locations that are planned to be the focus of rural growth and development. The proposed lots within the subdivision will be accessed by an internal public street which is

accessed via a Regional Road that is capable of accommodating the traffic from this small development. The development proposal is compatible with adjacent rural residential and rural commercial uses that abut the site. No adverse land use impacts are anticipated from the proposed development onto adjacent land uses.

- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The subdivision has been designed to provide for sustainable development on private services. A minimum lot size of 0.4ha is proposed which meets the minimum lot size requirements for lots on private septic systems. Although fixed route public transit service is not available to West Lincoln, the broader community is serviced by microtransit that provides direct service to locations in Grimsby, Pelham, Lincoln and Wainfleet and to a direct access point in St. Catharines, Welland and Port Colborne.

- r) the promotion of built form that,

- a. is well-designed,
- b. encourages a sense of place, and
- c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed subdivision is well designed with lots at an appropriate size to accommodate a single detached dwelling, private on-site sewage disposal systems and a spare area, private water supply as well as amenity space for the residents. The proposed development will provide for six (6) new rural residential lots for rural residential uses in an existing hamlet allowing for it to be appropriately built out and provide for a sense of place for Regional Road 12 Hamlet (Allen's Corners).

Section 34 – Zoning By-laws and Amendments

Applications for Zoning By-law Amendments are considered under Section 34 of the *Planning Act*. Amendments are permitted to municipal zoning by-laws subject to the provision of prescribed information. The Zoning By-law Amendment application has been filed with the required fee and supporting materials requested through pre-consultation.

Section 51 – Draft Plan of Subdivision

Applications to subdivide land are governed under Section 51 of the *Planning Act* and in particular must have regard for the matters under Section 51(24) of the *Planning Act*.

Section 51 (24) the *Planning Act* prescribes that “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,” items a) to m). An overview of how each item is addressed is provide below.

a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;*

As noted above, the applications satisfy clauses a), f), h), j), l), n), p), q), and r) of Section 2 of the *Planning Act*.

b) *whether the proposed subdivision is premature or in the public interest;*

The proposed subdivision is within the hamlet area of Regional Road 12 Hamlet (Allen’s Corners), an area that is planned for new rural residential development and the development is consistent with PPS (described below) and in conformity with the Regional and Township Official Plan and therefore it is considered to be within the public interest. The proposed subdivision is also not considered premature as there are no significant constraints to the development that are needed to be addressed in advance of the development.

c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The subject lands conform with both the Region of Niagara and Township Official Plan and the proposal is compatible with the surrounding land uses, contributing to the development of an approved hamlet settlement area. The proposed development represents the overall vision for development in the hamlet settlement area. A more detailed review of the Regional and Township Official Plan conformity is provided further on in this report.

d) *the suitability of the land for the purposes for which it is to be subdivided;*

The lands are suitable for development, are generally flat sloping to the south and do not exhibit any physical constraints that would impede or encumber the development of the lands as proposed. The lands are located in area that is planned for rural residential development being located within a hamlet settlement area and no land use conflicts are anticipated from the proposed development. The lands are appropriate for private on-site sewage and potable water supply and have good access to the existing road networks. The lands are suitable for development for the intended rural residential subdivision.

(d.1) *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

While the applications do not include affordable housing as defined by the Province of Ontario, the proposed development contributes to the availability of housing.

d) 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;

The proposed internal road network will consist of one public roadways with an 18m cross-sections accessed via Regional Road 12 (Grimsby Road). The proposed development consisting of only six (6) rural residential lots is not considered to be significant and will have minimal impact on the capacity of the road system to accommodate traffic from this development. No improvements or road widening is required to the existing road system serving the area. The proposed 18m road cross-section for the proposed new internal street is adequate given the short length of roadway that is proposed and limited number of driveway entrances proposed and will be appropriately designed with a rural cross-section typical for the area.

e) the dimensions and shapes of the proposed lots;

The applications propose the creation of generally rectangular shaped lots which form a lotting pattern that is consistent with the surrounding area. Although the proposed lots will be larger in area than the abutting rural residential lots, they each have been appropriately sized to accommodate individual private on-site sewage disposal system and water supply. The proposed lot dimensions and shapes are shown on the Draft Plan and are appropriate for the proposed development and will contribute towards creating a stable neighbourhood.

f) 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;

There are no restrictions on the lands to be subdivided and no restrictions on any adjoining lands to the proposed development that could impact on the proposed development as is evident from the Scoped Environmental Impact Study, the Environmental Noise Study, Stage 1-2 Archaeological Study or the Hydrogeological Investigation Report. The Hydrogeological Investigation Report recommended that the potable water supply be provided by cisterns vs. private wells which is typical for the area and does not pose a restriction.

g) conservation of natural resources and flood control;

There are no natural resources on the subject lands in accordance with the findings of the scoped Environmental Impact Study. An appropriate stormwater management design and plan will be implemented to manage surface water flows discharging from the proposed development to ensure that there is no flooding on adjacent lands or within the proposed development. The subject lands are not located within the floodplain of 20 Mile Creek.

h) the adequacy of utilities and municipal services;

The lands will be service with local utilities that are located in the area. As the lands are not located within an urban settlement area, the lands will not be serviced by municipal water and sanitary sewer services, but rather will be serviced by private individual water and sanitary sewage systems. The proposed development will be serviced by a new municipal roadway that will be designed to accommodate the traffic generated from the proposed development. Improvements to the existing surrounding road network are not required to service the proposed development.

i) the adequacy of school sites;

The proposed development consists of six (6) rural residential lots and the existing schools servicing the area are adequate to accommodate students from the proposed development. No new school sites are required to service the proposed development.

j) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The proposed subdivision will result in the conveyance of two 0.3m reserves along the frontage of Regional Road 12 to the Region of Niagara to restrict direct access to the Regional Road. In addition, the proposed stormwater management block consisting of 0.14 ha in area will be conveyed to the Township of West Lincoln.

k) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The design and layout of the subdivision provides for opportunities for the efficient use and conservation of energy. The proposed dwellings can be oriented to take advantage of passive solar energy providing for the conservation of energy and the length of the internal roadway will be as short as possible minimizing travel to the individual lots thereby optimizing the use of energy. The proposed housing units will also meet the energy efficient design requirements of the Ontario Building Code.

l) 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).

The proposed development is subject to Draft Plan of Subdivision approval which ensures that all matters affecting the approval authority and commenting agencies are adequately addressed prior to the commencement of development and that the subdivision will be

designed in accordance with the appropriate design standards. The proposed land uses include single detached dwellings which are exempt from site plan control.

2024 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement (PPS), 2024, is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Growth; Growth Plan for the Greater Golden Horseshoe, 2019 and builds on the housing supportive policies from these previous documents.

The PPS provides municipalities with the policy tools and flexibility to build more homes, enabling them to;

- plan for and support development, and increase the housing supply across the province
- align development with infrastructure to build a strong and competitive economy that is investment-ready
- foster long-term viability of rural areas
- protect agricultural lands, the environment, public health and safety

The PPS sets the policy foundation for guiding development and land use province-wide, helping to achieve the provincial goal of meeting the needs associated with population growth while enhancing the quality of life for all Ontarians. Decisions related to planning matters are to be consistent with the PPS.

Planning for People and Homes (PPS 2.1)

The PPS provides that planning authorities shall base population and employment growth forecasts on projections published by the Ministry of Finance and may modify as appropriate. Also planning authorities can continue to use population and employment forecasts previously issued by the Province for the purpose of land use planning. Section 2.1.4 directs that planning authorities shall maintain the ability to accommodate residential growth for a minimum of a 15 years through lands that are designated and available for residential development and land with servicing capacity to provide a minimum of 3-year supply of residential units that are zoned, including units in draft approved and registered plans. Further the PPS requires that planning authorities support the achievement of complete communities by;

- accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities, and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;

- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, ability, and incomes, including equity-deserving groups.

The proposed plan of subdivision is within an area that is designated to accommodate rural residential growth. The proposed residential plan of subdivision helps contribute to the 15 year land supply for housing and the achievement of a complete community by providing limited rural residential housing opportunities in an area that is planned for such uses that can be supported by the broader community. The subdivision will be designed to ensure people can navigate safely within the development and the housing choice provided is targeted towards improving quality of life for the rural residential residents that it will serve.

Housing (PPS 2.2)

The PPS provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents.

The proposed plan of subdivision contributes to providing range of housing options and density that differ from the traditional urban residential subdivision by meeting the housing needs of the rural residential community and contributing to building out the Regional Road 12 Hamlet (Allen's Corners).

Rural Areas in Municipalities (PPS 2.5)

The PPS provides that rural settlement areas will be the focus of growth and development and their vitality and regeneration shall be promoted. Further the PPS provides that when directing growth to rural settlement areas, planning authorities shall consider the locally appropriate rural characteristics, scale of development and appropriate service levels.

The proposed subdivision of six (6) rural residential lots will contribute to the vitality of the Regional Road 12 Hamlet (Allen's Corners) by contributing to the build out of this hamlet. While the proposed lots are larger than the existing rural residential lots abutting the lots, they are at an appropriate size and scale with regards to the provision of individual private on-site sewage and water systems for each lot without adversely impacting on adjacent land uses. The Hydrogeological Investigation Report that was completed for the proposed subdivision recommends that the proposed residential lots use cisterns for potable water supply versus private wells and that the lots sizes 0.4 ha – 0.56 ha is sufficient to provide for an appropriately sized private sewage disposal system (tank and leaching bed) and replacement area. Therefore, the proposed subdivision plan and zoning by-law amendment provides for a suitable scale of

development that is appropriate to the local rural characteristics of the area and for the service levels for rural residential lots.

General Policies for Infrastructure and Public Service Facilities (PPS 3.1)

Infrastructure and public service facilities are to be provided in an efficient manner while accommodating projected needs and the planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) leverage the capacity of development proponents, where appropriate; and
- c) are available to meet current and projected needs.

The infrastructure provided to service the proposed subdivision include one new public street accessing via Regional Road 12 and a stormwater management facility. The proposed public street is appropriate and will provide direct access to each of the six (6) residential lots. No individual site access from Regional Road 12 is proposed and no road widening along Regional Road 12 is required to accommodate the proposed development. The proposed stormwater management facility has also been appropriately sized and designed as a dry facility to provide suitable quantity controls and the grassed roadside swales will provide appropriate quality controls to Normal Protections in accordance with MECP guidelines. It is anticipated that conditions of subdivision approval will be required to ensure that the infrastructure needed to service the development are appropriately designed to municipal standards and to meet the needs of the development, and appropriate securities are provided for the infrastructure works.

Transportation Systems (PPS 3.2)

The policies of the PPS provide that transportation systems provided should be safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs and support zero and low-emission vehicles. An efficient use of existing and planned infrastructure, including the use of transportation demand management strategies should be considered, where feasible. Further, as part of a multi-modal transportation system, connectivity within and among systems should be planned, maintained and improved, including connections which cross jurisdictional boundaries.

The proposed 18.0m street within the plan of subdivision will be designed to municipal standards to provide for the safe movement of people and goods within the development. The proposed street connects with Regional Road 12 which is an arterial road under the jurisdiction

of the Region of Niagara that connects West Lincoln to the Town of Grimsby to the north and intersects with Regional Road 20 to the south which provides access to Smithville, Pelham and Niagara Falls to the east and Hamilton to the west. The development will have good transportation connectivity to areas within West Lincoln as well as beyond to other jurisdictions.

Transportation and Infrastructure Corridors (PPS 3.3)

The PPS provides that planning authorities shall plan for and protect corridors and rights-of-ways for infrastructure of all types to meet current and projected needs. Major goods movement facilities and corridors are to be protected for the long term. Also, planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities. The colocation of linear infrastructure should be promoted where appropriate.

Regional Road 12 is the arterial transportation corridor. No road widenings were identified as being required to accommodate development in this area. The proposed subdivision of six (6) rural residential lots is at a scale that it is considered to be compatible with and supports the arterial function of this roadway. No negative impacts or adverse effects are anticipated from this development.

Land Use Compatibility (PPS 3.5)

The policies in this section provide for that major facilities and sensitive land uses are to be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminant, minimize risk to public health and safety and to ensure the long-term operational and economic vitality of major facilities.

The proposed residential development is a sensitive land use and is in proximity to transportation noise impacts from Regional Road 12 and Regional Road 20 and stationary noise sources from nearby rural commercial and industrial uses that have the potential to provide impacts on the development. An Environmental Noise Study was undertaken that has determined that Lots 1 and 2 require the provision for the installation of air conditioning at a later date which typically takes the form of a ducted ventilation system suitably sized to accommodate the addition of central air conditioning. This is a standard requirement that is not onerous to undertake and can be made a condition of subdivision approval. Further the

Environmental Noise Study determined that the interior noise level guidelines can be met and accordingly, no special exterior wall or window construction or architectural requirements over and above the Ontario Building Code requirements are necessary to mitigate against indoor noise level requirements. Finally, daytime sound levels in the rear yards are also predicted to meet the design objectives of the MECP guidelines therefore sound barriers are not required for the proposed development. As such, the proposed development is considered to be compatible with the surrounding nearby lands uses and does not require mitigation measures to address potential impacts, and also is not adversely impacted by the transportation noise impacts.

Sewage, Water and Stormwater (PPS 3.6)

The policies in this section of the PPS address the requirements for planning for sewage and water services. Municipal sewage and municipal water services are the preferred form of servicing within settlement areas and where municipal services or private communal services for sewage and water services are not available, planned or feasible then private individual on-site private water and sewage services may be used provided the site conditions are suitable for the long-term provision of such services with no negative impacts.

The PPS also provides that planning for stormwater management is to integrated with planning for sewage and water services to ensure systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle. Further, planning for stormwater management is to minimize or where possible, prevent or reduce increases in stormwater volumes and contaminant loads; minimize erosion and changes in water balance, mitigate risks to human health, safety and the environment; maximize the extent and function of vegetative and pervious surfaces; promote best practices including stormwater attenuation and re-use, water conservation and efficiency and low impact development; and align plans that consider cumulative impacts of stormwater from development on a watershed scale.

Municipal services and communal services are not available to the subject lands therefore it is appropriate that private individual on-site sewage and water systems be utilized to service this development. A Hydrological Investigation Report was undertaken by Eneglobe Corp. that recommended that the residential lots be serviced using cisterns for potable water supply and recommended design parameters for individual Class IV sewage systems (tank and leaching bed) to service each of the residential lots. The Report concluded that the lots are an appropriate size to safely accommodate these private water and septic systems as well as provide for a spare area for the private septic system.

A Stormwater Management Report was also prepared by Upper Canada Consultants that recommended a stormwater management facility in accordance with the Stormwater

Management Planning and Design Manual of the MECP. A dry stormwater management facility is proposed to provide the necessary quality controls to restrict peak stormwater flows to allowable levels prior to discharging from the site into a tributary of 20 Mile Creek. Further grassed roadside swales will provide the necessary water quality enhancements in accordance with the MECP Stormwater Management Planning and Design Manual criteria.

Waste Management (PPS 3.7)

The PPS provides that waste management systems need to be planned for and provided that are of an appropriate size, type and location to accommodate present and future requirements, and facilitated integrated waste management.

Waste management planning is a responsibility of the Region of Niagara. The subdivision has been designed in consideration of the Region of Niagara's requirements to accommodate waste pick-up vehicles. The Niagara Road 12 landfill site operated by the Region of Niagara services residents and businesses in the West Lincoln and offers residential and commercial waste disposal, household hazardous waste disposal, reusable clothing and goods drop off, tires disposal, electronics recycling, fats, oils and grease disposal and disposal of oversized items. No issues regarding waste management capacity have been identified.

Public Spaces, Recreation, Parks, Trails and Open Space (PPS 3.9)

Healthy, active, and inclusive communities are to be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The proposed subdivision plan has been designed and laid out with safety in mind. The public street will be designed in accordance with municipal standards for a rural roadway ensuring the safe movement of people and vehicles. It is acknowledged that the proposed development is located within a hamlet in an area that is not planned to for parks, trails or open spaces. The individual lots are appropriately sized to accommodate private outdoor amenity space for each lot. The layout of the subdivision provides for housing units facing housing units which foster

social interactions amongst neighbours. There are no natural or protected areas associated with the subject lands.

Natural Heritage (PPS 4.1)

The PPS provides that natural features and areas are to be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or where possible, improved, recognizing linkages between and among natural features and areas, surface water features and ground water features. Natural heritage systems are to be identified recognizing they will vary in size and form. Specifically, development and site alteration are not permitted in significant wetlands and significant coastal wetlands. Development and site alteration are also not permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and other coastal wetlands unless it is demonstrated that there will be no negative impact on natural features or their ecological function. Also, development and site alteration are not permitted in fish habitat, and habitat of endangered and threatened species except in accordance with provincial and federal requirements. Further, development and site alteration shall not be permitted on adjacent lands of natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impact on the natural features or on their ecological functions. The only exception to the above is that nothing is intended to limit the ability of agricultural uses to continue.

Regarding the subject lands no natural heritage features or areas were identified on the subject lands or on adjacent lands that require protection or provide constraints with regards to development.

Water (PPS 4.2)

Regarding water resources, planning authorities are to protect, improve and restore the quality and quantity of water by using the watershed as ecologically meaningful scale for integrated and long-term planning; minimizing potential negative impacts, including cross jurisdictional watershed impacts; identifying water resources; implementing necessary restrictions on development and site alteration to protect drinking water supplies and designated vulnerable areas and protect, improve or restore vulnerable surface and ground water and their hydrologic function; planning for efficient and sustainable use of water resources through water conservation and sustaining water quality; and ensuring consideration of environmental lake capacity where applicable. Development and site alteration shall be restricted near sensitive water features and sensitive ground water features such that these features will be protected, improved or restored, which may require mitigative measures and/or alternative development

approaches. Municipalities are also encouraged to undertake watershed planning and collaborate with applicable conservation authorities.

With respect to the proposed development the lands are located in the 20 Mile Creek watershed. There are farm swales on the lands that have been ploughed through and outlet to a tributary of 20 Mile Creek. The NPCA has identified one of the farm swales (headwater drainage feature) as a regulated watercourse. However, the Scoped Environmental Impact Study determined that this headwater drainage feature does not represent a regulated watercourse as defined by the *Ontario Regulation 41/24*, therefore no permit is required for the alteration of this watercourse. The proposed development is not anticipated to have any adverse impacts on with regards to water quantity or quality and the proposed stormwater management will be designed and constructed to provide the appropriate protections and enhancements with regards to water quality and quantity leaving the site in accordance with the MECP design criteria. The northeast corner of the headwater feature in the rear of Lots of 5 and 6 will be redirected to flow easterly along the rear lot line of Lots 5 and 6 and will converge with the proposed on-site ditch on Lot 5. The redirected portion of this feature will be designed to accommodate the 5-year design storm flows. The alteration of this feature does not require permit approval from the NPCA.

Cultural Heritage and Archaeology (PPS 4.6)

The PPS provides that protected heritage properties shall be conserved and development on adjacent lands shall not be permitted unless the heritage attributes of the protected heritage property will be conserved. Also, planning authorities shall not permit development or site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Planning authorities are also encouraged to develop and implement archaeological management plans and proactive strategies for conserving significant built heritage resources and cultural heritage landscaped. Finally, Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

The subject lands are not considered to be a protected heritage property and do not contain built heritage resources or cultural heritage landscape features. The lands are located within an area considered to have archaeological potential, however. A Stage 1-2 Archaeological Assessment Report was completed in December 2024 and no archaeological resources were identified, therefore, no further archaeological assessment of the area was recommended.

General Policies for Implementation and Interpretation (PPS 6.1)

This section of the PPS requires that in order to protect provincial interests, planning authorities keep their Official Plans and Zoning By-laws up to date with the Provincial Planning Statement and where a planning authority decides on a planning matter before their official plan has been updated to be consistent with the PPS, it must still make a decision that is consistent with the PPS. In addition, wherever possible and practical approvals under the *Planning Act* and other legislation or regulation, i.e. *Environmental Assessment Act*, should be integrated provided the intent of both processes are met. Municipalities are also encouraged to monitor and report on implementation of the policies in their official plans and density targets represent minimum standards and municipalities are encouraged to go beyond these minimum targets.

The subject applications are consistent with the policies of the PPS and it is noted that the proposed Draft Plan of Subdivision and Zoning By-law amendment applications as proposed are to permit the development of six (6) lots for rural residential purposes consistent with what is contemplated in the Township Official Plan.

Coordination (PPS 6.2)

This section of the PPS provides for a coordinated, integrated and comprehensive approach when dealing with planning matters with lower and upper tier municipalities, other orders of government, agencies, boards and housing Service Managers. Planning authorities are to engage early with Indigenous communities and the public and stakeholders; collaborate with school boards and publicly assisted post secondary institutions; and coordinate emergency management and other economic, environmental and social planning considerations. Further, planning authorities shall:

- a) identify and allocate population, housing and employment projections;
- b) identify areas where growth and development will be focused, including strategic growth areas, and establish any applicable minimum density targets;
- c) identify minimum density targets for growth and development taking place in new or expanded settlement areas, where applicable; and
- d) provide policy direction on matters that cross municipal boundaries.

Through the review and circulation of the proposed applications to the Region, NPCA, school boards and other agencies and municipal departments there will be coordination between the lower and upper tier municipality, NPCA, school boards and other departments and agencies. Further through pre-consultation provided another opportunity for early consultation and finally through the application review process there will further opportunity for consultation and coordination of these specific development applications.

Based on the above review of the PPS, the proposed Draft Plan of Subdivision and Zoning by-law amendment applications are consistent with the policy guidance and direction of the PPS.

NIAGARA OFFICIAL PLAN (2022)

The subject lands are identified as being with a Rural Settlement on Schedule F – Agricultural Land Base of the 2022 Niagara Official Plan (NOP)



Figure 2 - Schedule F of the 2022 NOP

Policy 2.2.3.2 states that rural settlements shall be the focus of development outside of urban area boundaries. Further the NOP encourages residential infill development in rural settlements that builds on the rural character of the surrounding area; adequate amenities be planned to serve the needs of the rural residents, businesses and nearby agricultural community; inclusion of active transportation infrastructure be considered; the natural environment system is protected and consideration be given to reduced energy consumption, greenhouse gas emissions, improved air quality and increased resilience to climate change. Further, the NOP requires that rural settlement areas be serviced by individual on-site water and sewage systems provided site conditions are suitable for the long-term provision of such services in accordance with Policy 5.2.3.

The proposed development is located within the hamlet boundary of Regional Road 12 Hamlet (Allen's Corners). The proposed rural residential lots, while larger than existing rural residential lots in the area are similar in character and each will provide for one single detached dwelling. The larger lots size is required to safely accommodate the individual private on-site sewage system and water supply systems that are necessary to service the individual lots. The lands are not located within, or impacted, by the Regional natural environment system or provincial natural heritage system. The hamlet contains existing amenities and services that serve the residents as well as the surrounding agricultural community including a gas station, convenience retail and auto repair service along with local serving businesses and employment opportunities. The development of six (6) rural residential lots does not meet the threshold for the provision of active transportation opportunities and it is noted that Regional Road 12 and 20 in this area is not on Regional strategic cycling network in this area. Overall the orientation and size of the lots will allow for the siting of the dwellings to take advantage of passive solar opportunities to minimize energy consumption and greenhouse gas consumptions. The dwellings will also be required to meet the energy efficiency requirements as determined by the Ontario Building Code. Further the provision of the stormwater management facility along with the size of the lots will aid in increased resilience to climate change.

Based on the review of the Region of Niagara Official Plan, the proposed Draft Plan of Subdivision and Zoning By-law amendment applications are considered to conform with the Official Plan.

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

The subject lands are designated as Hamlet Settlement Area, specifically Regional Road 12 Hamlet on Schedule B-3 within the Township of West Lincoln Official Plan, as shown in **Figure 3** below and are not included in the Natural Heritage System designation.

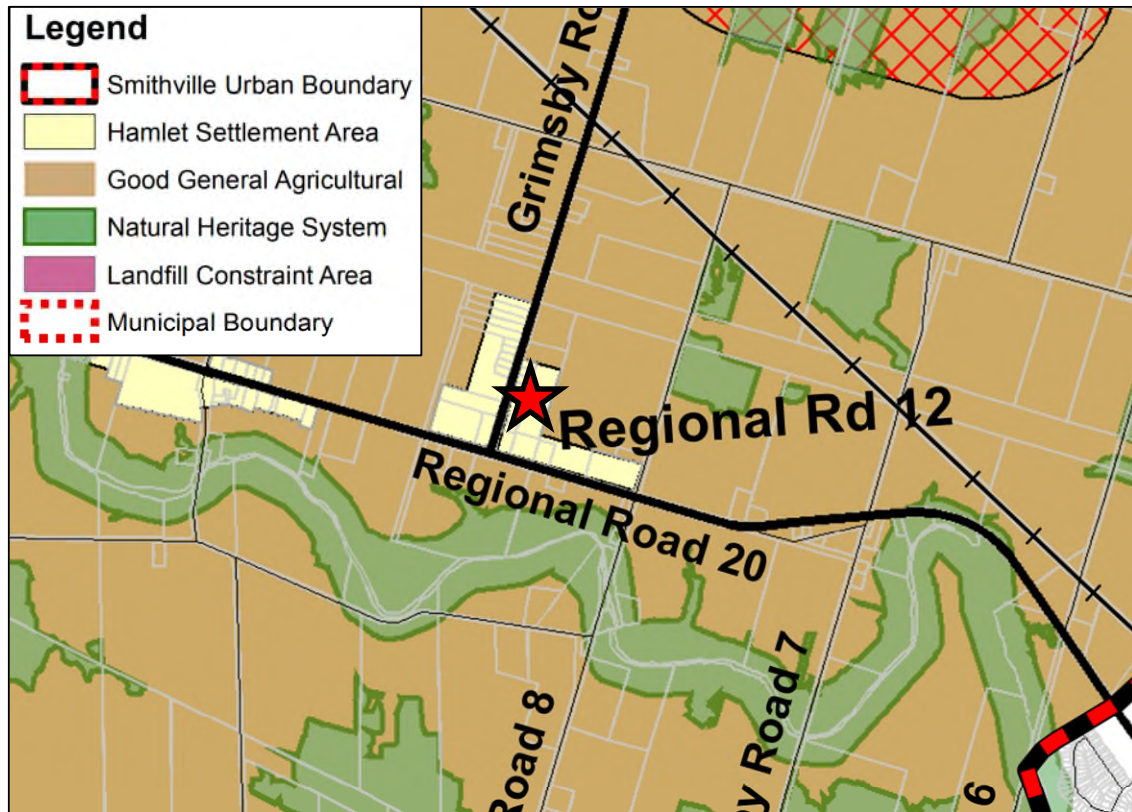


Figure 3 - Schedule A1 of Lincoln Official Plan (Cropped)

The limitations of the hamlet settlement area boundary are further detailed on Schedule D-3 (Hamlet Boundaries) of the Official Plan, as shown in **Figure 4**, below.

REGIONAL ROAD 12

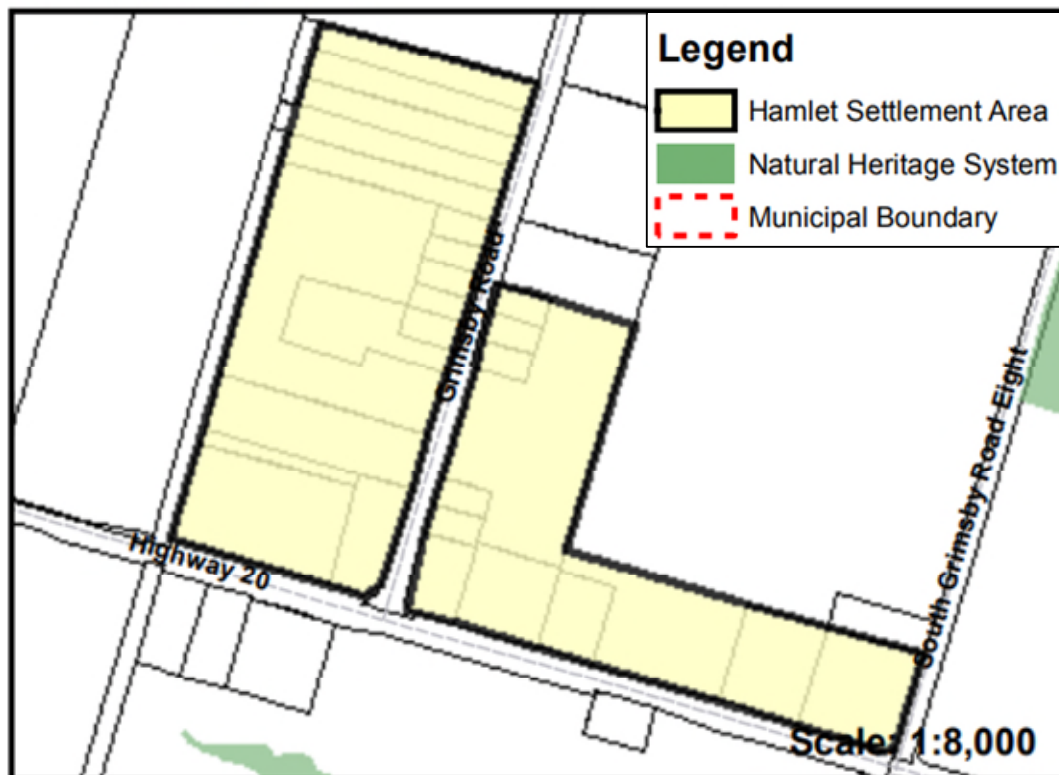


Figure 4 - Schedule D-3 - Hamlet Boundaries - Regional Road 12 Hamlet

The proposed subdivision is wholly contained within the hamlet settlement area boundary. While a portion of the lands extend beyond the hamlet boundary (the remnant lands), the Draft Plan of Subdivision and Zoning By-law Amendment applications only affect those lands that are within the hamlet boundary.

The objective of the hamlet settlement area designation is to recognize and encourage further development within the defined hamlet boundaries in order to provide residential accommodation and service function to the broader agricultural and rural community, provide compatibility between competing uses and to provide an alternate place for residential uses outside of the Smithville urban area and the agricultural area.

Policy 7.2.3 of the Township Official Plan provides priority for the protection of residential uses over other uses, especially in the case of neighbouring uses. New development to create multiple lots will be by plan of subdivision and residential development shall be low density with each lot sufficient in size to provide potable water and an adequate area for septic disposal. Further Policy 7.2.3 (k) states that development within hamlet settlement areas will not be required to comply with the Minimum Distance Separation (MDS) requirements. Policy 7.3 indicates that municipal sanitary sewer services are not anticipated to be provided to hamlet settlement areas and communal servicing systems are also not permitted, therefore

development in the hamlet settlement areas are to be serviced by individual water and sewage (septic) disposal systems.

The Township Official Plan also identified a watercourse on the subject lands as fish habitat and the policies of the Plan permit alteration if there is not net loss of the productive capacity of the fish habitat. The Scoped EIS that was completed assessed this feature and confirmed that this feature is a ploughed swale that conveys ephemeral surface flows and is not considered either as permanent fish habitat or seasonal fish habitat, that it provides no ecological function and there is no riparian habitat associated with this swale. As this swale is not considered to be fish habitat, it can be altered.

The proposed Draft Plan of Subdivision and Zoning By-law amendment applications to provide for low density residential development of six (6) rural residential lots on a public roadway within the hamlet settlement area boundary conform to the policies of the Township Official Plan and will provide for development that in keeping with the character of the hamlet and is compatible with the surrounding land uses. While a poultry operation is located to the north of the subject lands, development within the settlement area boundary is exempt from meeting the MDS requirements. It is noted that rural residential uses do exist in the area including immediately opposite the poultry operation and are closer to the poultry operation than the proposed lots would be. Residential development is encouraged within hamlet boundaries and the proposed development will not impact on any natural heritage features or fish habitat, can be safely serviced with individual on-site sewage and water supply systems and is compatible with surrounding and nearby land uses.

TOWNSHIP OF WEST LINCOLN ZONING BY-LAW (By-law No. 2017-70)

Map B4 of Schedule A of Township of West Lincoln Zoning By-law 2017-70 zones the subject lands as Development (D) Zone as shown in **Figure 5**, below.



Figure 5 – Zoning By-law 2017-70 (Online GIS Zone Viewer)

The portion of the subject lands within the Hamlet Boundary and related to the Draft Plan application are currently Zoned as Development (D) Zone. This Zone acts similar to a holding zone and requires applications to be filed to establish new land uses. This process provides and opportunity for the Township to consider the form and scale of proposed development through the lens of applicable policies.

The balance of the legal property outside of the hamlet boundary limit will remain zoned as Agriculture (A) Zone.

The Zone category that is applicable to most residential development within Hamlets is the Rural Residential (RuR) Zone. This zone is therefore proposed to be used as the base for the proposed subdivision lands.

To facilitate the proposed subdivision layout, site-specific provisions are required to modify the minimum lot frontage requirement of 45m to 18m for four (4) of the six (6) lots. A summary chart of the Rural Residential (RuR) Zone provisions are provided in the chart below along with

the area for the requested change. While a reduction to the minimum lot frontage is being requested, it can be supported in this instance as there remains adequate frontage on each of the lots for access and the placement or siting of a dwelling and accessory structure without adversely impacting the functionality of each lot or adjacent lots. Further each lot meets the minimum lot area required and two (2) of the lots exceed the minimum lot area requirement.

The stormwater management facility is proposed to be placed in the Open Space (OS) Zone which is the most appropriate zone category for this use.

Table 1: Zoning Compliance Table – Rural Residential

Section	Required	Proposed
7.2 Permitted Uses	Principal Uses Single Detached Dwelling Accessory Uses	 No Change No Change
7.3 Regulations	Required	Proposed
Minimum Lot Area	0.4 hectares	No Change
Minimum Lot Frontage	45 Metres	18.0m
Minimum Front Yard	15 metres	No Change
Minimum Exterior Side Yard	9 metres	No Change
Minimum Interior Side Yard	3 metres	No Change
Minimum Rear Yard	15 metres	No Change
Maximum Lot Coverage	20%	No Change
Maximum Height	10 Metres	No Change
Minimum Landscaped Open Space	35%	No Change

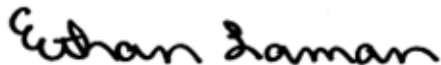
PLANNING POSITION

Applications for Draft Plan of Subdivision and Zoning By-law Amendment have been submitted to permit the development of a six (6) lot rural residential subdivision and the creation of an internal public roadway (Joshua Court) within the hamlet boundary of Regional Road 12 (Allen's Corners) hamlet.

The proposed development is within an established hamlet with access to the proposed lots from a new 18.0m public roadway designed and constructed to appropriate standards that is accessed via a Regional arterial road. The development is compatible with the surrounding land uses and no adverse impacts are anticipated from the proposed development on surrounding land uses and similarly the surrounding land uses are not anticipated to pose land use conflicts on the proposed development. The development will also be serviced by a stormwater management facility that will be designed and constructed to ensure that storm flows from the site to an existing tributary of 20 Mile Creek will be adequately and appropriately controlled from both a quantity and quality perspective. Finally, the proposed lots will be appropriately sized to safely provide private individual on-site sewage and water supply systems and to have suitable outdoor amenity area for each lot.

Based on the analysis provided within this report the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the 2024 Provincial Policy Statement and conforms to the Regional Niagara Official Plan and conforms to and supported by Township of West Lincoln Official Plan. It is my professional opinion that the submitted applications are representative of good planning, in the public interest and should be supported by the municipality.

Respectfully Submitted,

A handwritten signature in black ink that reads "Ethan Laman". The signature is fluid and cursive, with the first name "Ethan" and last name "Laman" clearly distinguishable.

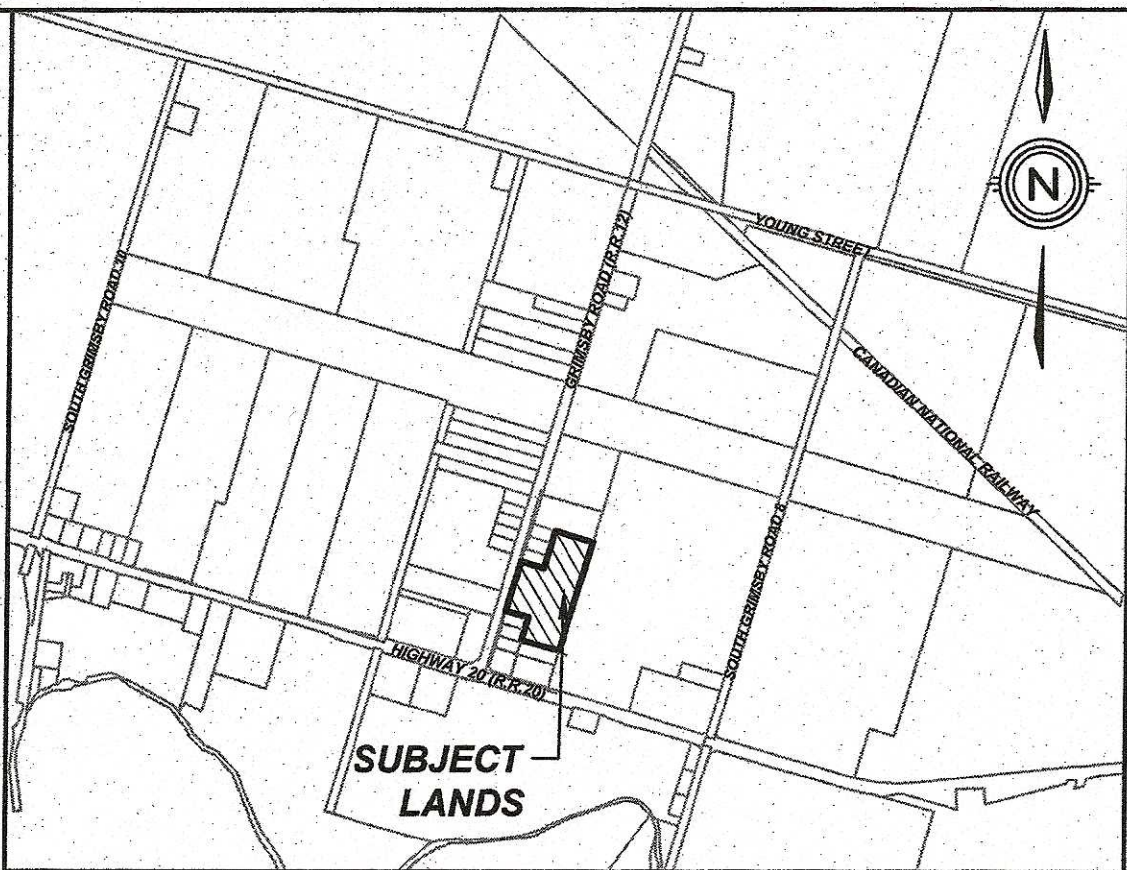
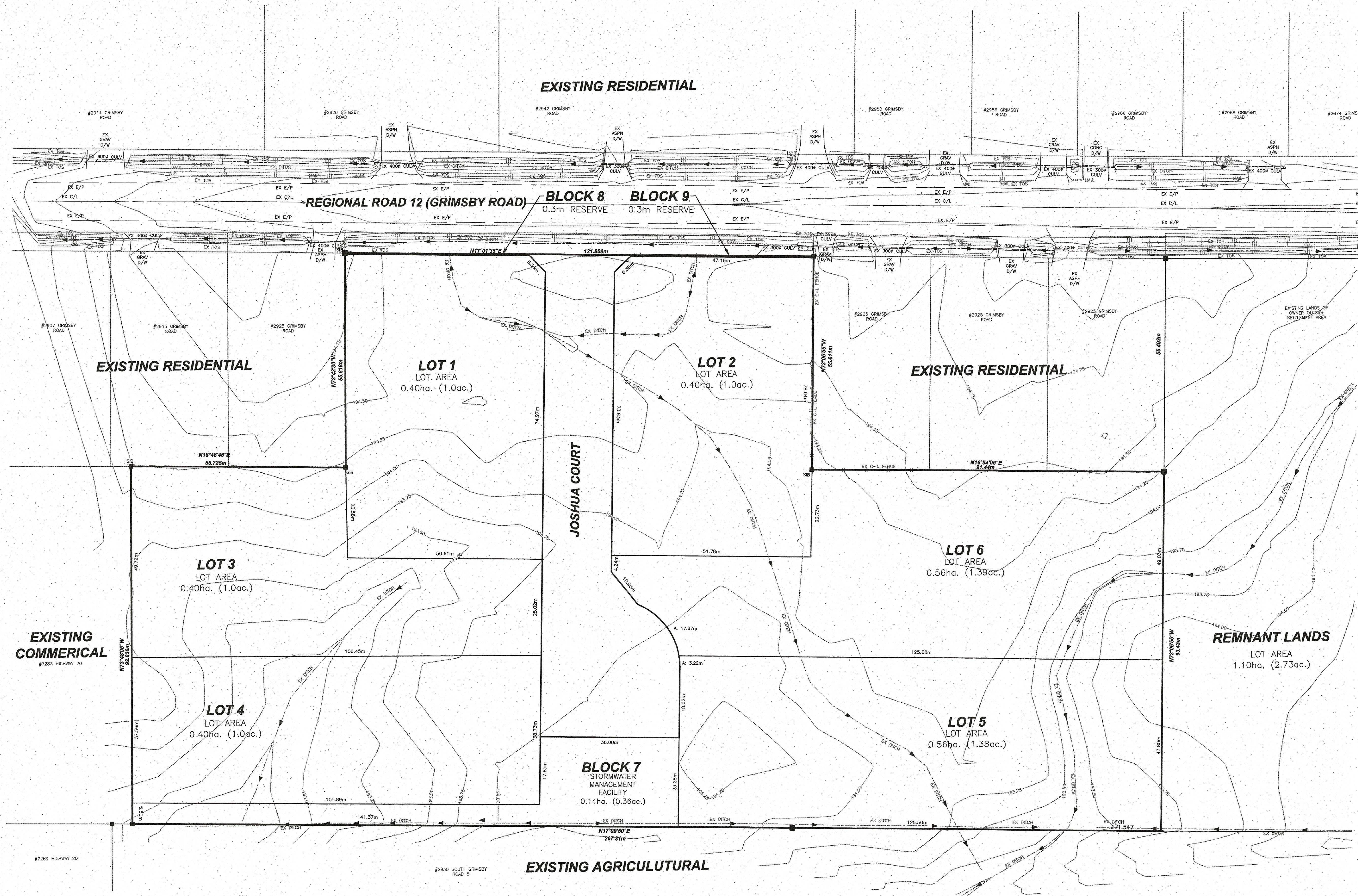
Ethan Laman, BURPL., MCIP, RPP
Senior Planner
Upper Canada Consultants

Appendix I
Draft Plan of Subdivision



JOSHUA COURT

TOWNSHIP OF WEST LINCOLN



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART LOT 17, CONCESSION 8,
GEOGRAPHIC TOWNSHIP OF SOUTH
GRIMSBY,
TOWNSHIP OF WEST LINCOLN

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF WEST LINCOLN
FOR APPROVAL.

RVL CONTRACTING DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

ROY KIRKUP Sept 16, 2024 DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- | | | |
|----------------|-------------------|---------------|
| a) SEE PLAN | e) SEE PLAN | i) SILTY CLAY |
| b) SEE PLAN | f) SEE PLAN | j) SEE PLAN |
| c) SEE PLAN | g) SEE PLAN | k) PRIVATE |
| d) RESIDENTIAL | h) WATER CISTERNS | l) SEE PLAN |

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-6	6	2.72	85.80
STORMWATER MGMT FACILITY	BLOCK 7		0.14	4.42
0.3m RESERVE	BLOCK 8-9		0.01	0.32
ROADWAY			0.30	9.46
TOTAL		6	3.17	100.00

DEVELOPABLE AREA = 3.16ha (EXCLUDES 0.3m RESERVE)
DEVELOPABLE DENSITY = 1.90 units/ha

#	ISSUED FOR APPROVAL	REVISION	DATE	INIT
0				AS



DRAWING TITLE DRAFT PLAN OF SUBDIVISION	DRAFTING	Z.C. AS
	DATE	SEPTEMBER 18, 2024
	PRINTED	SEPTEMBER 18, 2024
	SCALE	1:500
	DWG No. 19126-DP	REV 0

Appendix II
Draft Zoning By-law Amendment



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2025- XX

**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 is empowered to enact this By-Law by virtue of the provisions of Section 34 of the Planning Act, 1990, as amended;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
HEREBY ENACTS AS FOLLOWS:**

1. That Map 'B4', is hereby amended by changing the zoning on the lands described legally as Part of Lot 17, Concession 8, Geographic Township of South Grimsby, in the Township of West Lincoln, Regional Municipality of Niagara, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law as follows:
 - Part 1 – From Development (D) Zone to Rural Residential Site-specific (RuR-XX) Zone
 - Part 2 – From Development (D) Zone to Open Space (OS) Zone
 - Part 3 – Remains Agricultural (A) Zone
2. That Part 13 of Zoning By-Law 2017- 70, as amended, is hereby amended by adding the following:

RuR-XX

Permitted Uses:
As per the parent zone.

Special Regulations:

 - a) Minimum lot frontage – 18.0 meters
3. That all other provisions of By-law 2017-70 continue to apply; and,
4. 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 XX DAY OF X,
2025.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

draft

Appendix III
Pre-consultation Meeting Notes



Pre-consultation Meeting Form

Persons intending to make an application for a proposed development are required to consult with planning staff prior to submitting an application. A pre-consultation meeting will identify what is required to be submitted for a complete application and will provide the opportunity to discuss:

- the nature of the application;
- development and planning issues;
- fees;
- the need for information and/or reports to be submitted with the application;
- the planning approval process;
- other matters, as determined.

Individuals who make written submissions with respect to a Planning Act application should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

Pre-Consultation Meeting Date: Thursday April 4, 2024

Site Address: Regional Road 12 (Grimsby Road) Approximate Land Area (metric): 3.13 ha

Site Legal Description: South Grimsby Concession 8, Part Lots 16 & 17

Owner Contact Information:

Name of Owner: RVL Contracting (Rick Leeuwen)
Phone Number: 905-651-3624 Email: christina@rvlhomes.ca
Principal Contact: Ethan Laman (UCC)
Phone Number: 905-688-9400 ext. 505 Email: ethan@ucc.com

Application Type:

- ☐ Official Plan Amendment (OPA)
- ☒ Zoning Bylaw Amendment (ZBA)
- ☐ Combined OPA/ZBA
- ☐ Consent – Severance to Create New Lot ☐ Boundary Adjustment ☐ Consent- Easement ☐
- ☐ Minor Variance
- ☐ Development Agreement
- ☐ Site Plan
- ☒ Draft Plan of Subdivision
- ☐ Draft Plan of Condominium | Standard ☐ Vacant Land ☐ Common Element ☐
- ☐ Other

Local Municipal Contact: Susan Smyth Phone: 905-957-3346 x 5133 Email: ssmyth@westlincoln.ca

1. Brief description of proposed development: Proposed subdivision with 6 single lots on private services on 18 metre ROW
2. Check All Applicable: Brownfield ☐ Greenfield ☐ Built-up ☒ Greenbelt ☐ Local CIP Area ☐
3. Development Charges: Regional By-law 62-2012 ☒ Local By-law 2009-63 ☒
4. Existing Regional Policy Plan Designation: Rural Settlement
- Conformity with Regional Policy Plan land use designations and policies? : Yes ☒ No ☐
- If 'No', what is the nature of the amendment needed?
5. Existing Local Official Plan Designation: Hamlet Settlement Area (Grimsby Centre)
- Conformity with Official Plan land use designations and policies? : Yes ☒ No ☐

If 'No', what is the nature of the amendment needed? _____

6. Existing Zoning: Development – D

Conformity with existing zoning? **Yes** ☐ **No** ☒

If 'No', what is the proposed zoning? Change D to Rural Residential – RUR with site specific provisions for reduced lot frontage

7. Urban Design Guideline Applicable? **Yes** ☐ **No** ☒

8. Is Site Plan approval required? **Yes** ☐ **No** ☒

9. Open House Required? **Yes** ☐ **No** ☒

10. Fees Required at time of Submission of the Application

Application	Township Planning Department	Region of Niagara	Niagara Peninsula Conservation Authority	Other Fees
Regional Policy Plan Amendment				
Local Official Plan Amendment				
Local Zoning By-law Amendment	Preliminary Submission: \$3,370.00 Formal Submission: \$6,742.00 TOTAL: \$10,112	\$1,440		
Minor Variance				
Plan of Subdivision	Preliminary Submission: \$7,490.00 Formal Submission: \$14,980.00 TOTAL: \$22,470	\$5,691 + \$1,915 per ha		
Plan of Condominium				
Consent				
Site Plan Approval				
Development Agreement				
Other –Parkland Dedication				
Other		Hydro Geological (\$1,325) EIS Terms of Reference (\$535) Major EIS (\$2,700) or Minor EIS (\$1,350)		
Final Certification				
Pre-con fee deposit	\$500.00*			
TOTAL	\$32,082.00 (\$500 deducted)		To be provided	

- Notes on Fees:
- Notwithstanding the fees noted above, all fees are payable based upon the rate in the fee schedule by-law in effect on the date the application is received.
 - Further fees may be required at a later date as per the fee schedule by-law.
 - Separate cheques shall be made payable to the appropriate agency.
 - In addition to all application fees set out above, the applicant shall pay to the Township prior to final approval, all peer review fees, engineering review costs and legal fees incurred by the Township in reviewing the application.
 - *\$500 to be taken off of one application fee if applied for within one year of the date of the pre-consultation meeting.

11. Additional Agencies to be contacted:

Hydro ☐ Pipelines ☐ Other ☐

12. Additional Comments:

TOWNSHIP PLANNING

Subject lands are located on the east side of Grimsby Road (Regional Road 12) north of Highway 20 in the hamlet settlement area of Grimsby Centre.

The lands are designated as ‘Hamlet Settlement’ which permits the proposed six single detached dwelling lots that will be on private services and an 18 metre ROW.

The lands are zoned as ‘Development – D’ and is intended to be redeveloped for low density residential uses and changed to Rural Residential – RUR zone with reduced lot frontages.

Planning Staff considers the proposed subdivision to meet the general intent of infill residential within the delineated hamlet settlement boundaries of Grimsby Centre and the reduced lot frontages for Lots 3-6 are not considered to create undesirable conditions just as long as the lot area remains to be no less than the required 0.4 hectares (1 acre) in size to accommodate the private septic system.

The proposal will require a Planning Justification Report to be prepared by a professional planner to address the policies related to land use compatibility with its proximity to livestock operations (MDS I) and D6 guidelines for the noise related potential impacts to the adjacent commercial/industrial uses.

The proposed stormwater management block should be reconsidered and potentially require revisions to the lot configuration.

UCC confirmed that the subject lands has received Lands Title Absolute (LTA) after dealing with ministry and adjacent land owner claims. The Archaeological work will commence in the Spring and Beacon Environmental consultants confirms that there is no headwater feature and will have further discussions with NPCA and the Region.



REGION OF NIAGARA

Refer to Region comments provided separately.

NPCA

Refer to NPCA comments provided separately.

TOWNSHIP PUBLIC WORKS

The stormwater management block is not recommended and will require an alternative approach to deal with road drainage and storage.

TOWNSHIP BUILDING

No comments at this time.

13. Site Visit: Region has suggested a site visit can be arranged to confirm requirements for the Terms of Reference for an EIS.

14. Incentive Programs: Not applicable.

15. Required Information and Studies to be submitted with the Application(s). Studies identified with an asterisk* will likely require a peer review at the cost of the developer.


Local	Region	NPCA	Reports, Studies, Plans (See Notes for additional details)	No. of Copies		Notes
				Digital	Paper	PROVIDE 2 COPIES OF EACH REPORT
X	X		Planning Justification Report	X	X	
X	X		Conceptual Site Plan showing building envelope	X	X	
X			Survey Sketch / Draft Subdivision Plan	X	X	
			Draft Regional Policy Plan Amendment			
			Draft Local Official Plan Amendment			
X	X		Draft Zoning By-law Amendment	X	X	
			Land Use/Market Needs*			
			Urban Design / Landscape Plans			
	X		Archaeology Assessment	X	X	
			Cultural Heritage Impact Assessment*			
	X	X	Environmental Impact Study			Terms of Reference for EIS
			Environmental Planning Study/ Sub-Watershed Study			
			Tree Inventory Preservation Plan			
			Floodplain and Hazard Lands Boundary Plan			
			Geotechnical			
			Environmental Site Assessment			
X	X		Air Quality/Noise & Vibration Study			
			Agricultural Impact Assessment			
			Farm Operation and Ownership			
X			Minimum Distance Separation I & II			MDS I
			Mineral Aggregate Resources			
			Municipal Servicing Study			
			Phasing Plan			
			Sensitive Land Use Report			
			Slope Stability Report			
X	X		Stormwater Management Plan	X	X	
			Transportation Impact Study/Parking Impact Analysis			
X	X		Hydrogeological Study and Private Servicing Plans*	X	X	
			Soil report			
			Financial Impact Assessment*			
			Shadow Analysis			
			Risk Management Study			
			Gas Well Study/Gas Migration Study			
			Wind Study*			
X			Cistern for Fire Purposes under OBC	X	X	
			Other*			

Notes:

1. The purpose of this document is to identify the information required to commence processing and evaluating an application as set out in the Planning Act. This pre-consultation process is designed to proceed based on the mutual agreement of the parties as shown by the signatures below.
2. Pre-consultation does not imply or suggest any decision whatsoever on behalf of staff or the municipality to either support or refuse the application.
3. The applicant should be aware that the information provided is accurate as of the date of the pre-consultation meeting. Should an application not be submitted in the near future, and should other policies, by-laws or procedures be approved by the Province, Municipality, Region or other agencies prior to the submission of a formal application, the applicant will be subject to any new policies, by-laws or procedures that are in effect at the time of the submission of a formal application. If an application is not submitted within 1 year, it is advisable that the applicant confirm with the municipality the directives of the original pre-consultation meeting.

- 4. Any application submitted without the information identified in this Pre-consultation Document will be deemed incomplete and not processed. Alternately, staff may recommend refusal of the application based upon insufficient information to properly evaluate the application.
- 5. The applicant acknowledges that the Municipality and Region considers the application forms and all supporting materials including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents and hereby confirms that the consent of the authors of all supporting reports have been obtained, to permit the Municipality and Region to release the application and any supporting materials either for its own use in processing the application, or at the request of a third party, without further notification to, or permission from, the applicant.
- 6. It is hereby understood that during the review of the application additional studies or information may be required as a result of issues arising during the processing of the application or the review of the submitted studies.
- 7. If the Municipality or Region does not have sufficient expertise to review and determine that a study is acceptable, the Municipality may require a peer review. The cost of the peer review shall be paid for by the applicant. The Terms of Reference for a peer review is determined by the Municipality or Region.
- 8. Some studies may require NPCA review and clearance/approval. In this instance, the NPCA review fee shall be paid by the applicant.
- 9. All plans and statistics must be submitted in metric.
- 10. It is hereby understood that during the review of the application additional applications, studies or information may be required as a result of issues arising during the processing of the application.
- 11. There may also be financial requirements arising from the application, including, but not limited to, parkland dedication, development charges, payment of outstanding property taxes, deferred local improvement charges, cost for lifting 0.3 metres reserves, and reimbursement for road widening acquisition or road improvements.
- 12. Engineering review done in association with an application will be billed to the applicant.

Signatures: Signatures: (To be filled out following the pre-con meeting – who was in attendance)

<u>Susan Smyth</u> Township Planning Staff	 Township Planning Staff (signature)	<u>April 4, 2024</u> Date
<u>Township Public Works Staff</u>	<u>Township Public Works (signature)</u>	<u>Date</u>
<u>Township Building Staff</u>	<u>Township CBO (signature)</u>	<u>Date</u>
<u>Regional Staff</u>	<u>Regional Staff (signature)</u>	<u>Date</u>
<u>Regional Staff</u>	<u>Regional Staff (signature)</u>	<u>Date</u>
<u>NPCA Staff</u>	<u>Conservation Staff (signature)</u>	<u>Date</u>
<u>Agent</u>	<u>Agent (signature)</u>	<u>Date</u>
<u>Owner</u>	<u>Owner (signature)</u>	<u>Date</u>

Susan Smyth

From: Jennifer Bernard
Sent: April 4, 2024 4:02 PM
To: Susan Smyth
Subject: RVL Pre-Consultation Meeting - Joshua Crt

Hi Susan,

I looked through my old pre-consultation meeting notes and I don't have any copies of the Draft Plan of Subdivision being brought in at the January 16, 2020 meeting so I can't confirm if that storm pond location had been discussed previously, I don't remember it anyway. I found a note we would accept the 18m so that was probably due to the lot sizing. Wish I had remembered they were in previously, oh well, here are my comments for the pre-con form:

As per previous discussions, due to the required lot sizing and in consideration of this being a rural road without servicing, Public Works will accept an 18m ROW, drawing to show the radius of the cul-de-sac is sufficient for the turning radius of garbage trucks and snow plows. The fire cistern is to be located within the ROW.

Staff would like to see alternatives for stormwater management on the site, the operations and maintenance costs of a stormwater management pond have become more significant in recent years with new soil legislation and this is a considerable undertaking for 6 lots. It is also uncertain this would be a secured outlet for future access. The grading plan indicates the proposed pond is solely to drain the road so there may be other viable options.

Site Plan application submission to include: Stormwater Management Report (Niagara Region is the peer reviewer for the Township, the proponent will pay the Region's review fee), street lighting plan, grading plan, erosion & sediment control plan, landscape plan, geotechnical report.

We should let Connor at the Region know we would like their peer review services for the stormwater management report and to provide their fee for the pre-con form. Susan Dunsmore confirmed the Region can offer that service to us if the proponent pays their fee and we just need to note it at pre-con. I forgot because my exchange didn't go well, sorry.

Thanks!
Jenn

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.

Jennifer Bernard, C.E.T.

West Lincoln
Respecting our Roots - Realizing our Future

**Coordinator, Engineering
Services**

Tel: 905-957-3346 ext 6732
Email: jbernard@westlincoln.ca
Web: www.westlincoln.ca



Niagara Region – Development Services Division

Pre-Consultation Notes

Joshua Court, West Lincoln

April 4, 2024

Local Planning Staff: Connor Wilson (Region), Susan Smyth (Township); Jennifer Bernard (Township); Craig Rohe (Upper Canada Consultants); Ethan Laman;

Proposal Description: This meeting is for a proposed zoning by-law to permit a mixed use with apartment unit above the commercial ground floor units.

Applicant/Owner: Craig Rohe (Upper Canada Consultants)

Application Type:

- Zoning By-law Amendment
- Draft Plan of Subdivision

Site Designation:

Provincial Policy Statement (PPS)- Settlement Area

Provincial Growth Plan- Prime Agricultural Area

Regional Official Plan (NOP)- Prime Agricultural Area

Planning Comments

- Rural Settlements are to be the focus of development outside of urban area boundaries, with a limited amount of development occurring in order to achieve the forecasts as set out in Table 2-1 of the NOP.
- Developments in rural settlements are to be planned to encourage residential infill development that builds on the rural character and characteristics of the surrounding area; ensure there is adequate amenities to serve the needs of rural residents, area businesses and surrounding nearby agricultural community, consider the inclusion of active transportation infrastructure, protect the Region's natural environment system, and encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions and increased resilience to climate change.
- Furthermore, rural settlements are to be serviced by sustainable private water and wastewater systems.
- Regional staff require a Planning Justification Report, prepared by a Registered Professional Planner to support the proposal.

Archaeological Potential

- The PPS and NOP Provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically section 2.6.2 of the PPS and Policy 6.4.2.1 of the NOP state that development and site alteration is not permitted on lands containing archaeological resources or areas of archaeological potential, unless archaeological assessment and requirements from the aforementioned policies have been met.

Niagara Region – Development Services Division

Pre-Consultation Notes

Joshua Court, West Lincoln

April 4, 2024

- The subject lands are mapped within an area of archaeological potential on Schedule K of the NOP. Policy 6.4.2.6 of the NOP requires the submission of a Stage 1 Archaeological Assessment (at minimum) by a licensed archaeologist for any development and/or site alteration within an area of archaeological potential. The archaeological assessment(s) must be submitted to the Ministry Citizenship and Multiculturalism with a copy of their acknowledgement of the report(s) shared to the Niagara Region.

Land Use Compatibility

- The subject lands are in proximity to several existing industrial sources. Specifically, an identified industrial use located to the west of the property (Erie Powder Coatings), 2914 Regional Road 12, and the various commercial uses located within the area.
- An Air Quality and Land Use Compatibility Study, and a Noise Impact Study is required with the submission of Applications. The Land Use Compatibility Study will need to address the Province's D-6 Guidelines, while the Noise Impact Study shall be completed in accordance with the Province's NPC-300 Guidelines.
- Through previous correspondence with the applicant, the Region is satisfied if the D-6 Guidelines are addressed through the Planning Report. It's noted that the Erie Powder Coatings industrial use had gone through the ECA process previously.

Environmental

- The subject property is impacted by the Region's Natural Environment System (NES), consisting of two or more Permanent or Intermittent Streams, which are considered Key Hydrologic Features (KHF's) outside of Settlement Areas. These were identified through previous applications as Important Fish Habitat, so they are also considered Key Natural Heritage Features (KNHF's).
- NOP policies 3.1.9.2 and 3.1.9.8.1 require that a minimum 30 metre Vegetation Protection Zone (VPZ) buffer be established as natural self-sustaining vegetation, adjacent to all permanent/intermittent streams, KHF's or KNHF's. Development or site alteration is generally not permitted within a KNHF/KHF or its VPZ. The EIS must demonstrate that there will be no significant negative impact on the features or their ecological function.
- A Terms of Reference for an EIS shall be prepared consistent with NOP policy 3.1.33.4. The EIS shall confirm the extent of mapped features, screen for additional natural heritage features and areas/KHF's, implement VPZ requirements, and screen the property for supporting features and areas, enhancement areas, and linkages.
- Staff are happy to visit the site to confirm our requirements.

Niagara Region – Development Services Division

Pre-Consultation Notes

Joshua Court, West Lincoln

April 4, 2024

Road Widening

This property has frontage along Regional Road #12 (Grimsby Road) At this the location, the ROP width for the Regional Road #12 is 26.2m. The ROW width for RR12 meets the ROP Schedule M requirement of 26.2m at that location. No widening required.

Regional Permit Requirements

- Existing driveways are to be closed and reinstated if they are not being used as the entrance to the development. Engineering drawings for all the work within the Regional right of way is to be submitted for review and approval.
- Require Regional Construction Encroachment and Entrance Permit prior to any construction within Regional Road Allowance.
- Regional Sign Permit Required for any signs within 20-metre of the centreline of the Regional Road
- Permit link: <https://www.niagararegion.ca/living/roads/permits/default.aspx>
- Restoration is to be to Regional standards :
<https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

Servicing

- Site is on a HVA – the Region will require a Hydro Geological Study

Stormwater Management

- The storm system and stormwater management facility will be subject to the Township staff review and approval to ensure the local infrastructure requirements (both water quality and quantity) to be adequately addressed.

Waste Collection (Low Density Residential)

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit (bi-weekly)
- Curbside collection only
- engineering plans will need to be submitted for review and approval to ensure the turnaround at the end of the proposed road is in accordance with the current policy.

Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Niagara Region – Development Services Division

Pre-Consultation Notes

Joshua Court, West Lincoln

April 4, 2024

Required Studies

- Planning Justification Report (Land Use Compatibility to be addressed)
- Stage 1 Archaeological Assessment (minimum); Ministry's letter of Acknowledgement as condition of approval
- Noise Impact Study
- Hydrogeological Study
- EIS Terms of Reference
- Minor / Major EIS Review

Required Fees

The Region's 2024 Fee Schedule is available at:

https://www.niagararegion.ca/business/fpr/forms_fees.aspx

Development Application Review Type	Fee Amount
Draft Plan of Subdivision	\$5,691 + \$1,915 (per hectare)
Zoning By-law Amendment	\$1,440
Hydro Geological Study Review	\$1,325
EIS Terms of Reference	\$535
Major EIS Review (if more than one species / feature is identified through the EIS)	\$2,700
Minor EIS Review (if only one feature is identified)	\$1,350

Notes:

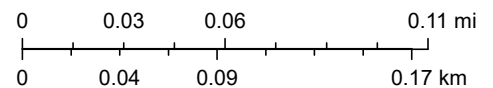
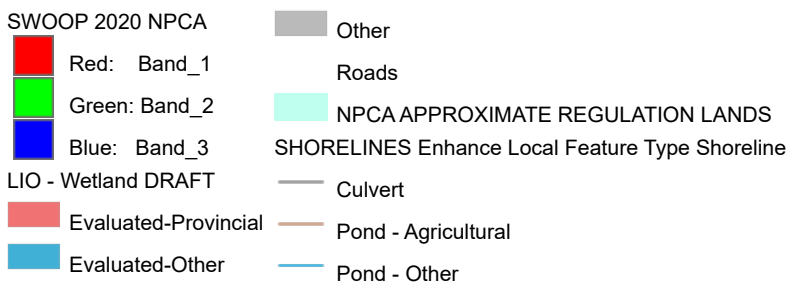
- Township concerns on stormwater management.
- Applicant will address D-6 Guidelines in the Planning Report, noise report will still be undertaken
- Alternatives to be discussed due to the 18 m width where the township requires 20 m.
- Applicant will be circulating a headwater drainage assessment to address the watercourse environmental concern. Further discussion between the Applicant and the Region will be undertaken to determine if additional work is required.
- Applicant stated the Hydrogeological Study is underway

Regulated Land Map - 7283 RR 20



4/25/2024, 11:45:30 AM

1:4,514



NPCA, 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

Web AppBuilder for ArcGIS

City of Hamilton, City of Welland, Haldimand County, Niagara Region, Regional Municipality of Niagara, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS,