

Township of West Lincoln

Expansion of the Community of Smithville

Landowner Meeting



October 24, 2017
Fire Hall Conference Room

Meeting Agenda

- ▶ Welcome and Introductions – Rino Mostacci
- ▶ Background – Brian Treble / Doug Giles
- ▶ Areas of Discussion – Richard Vandezande
 - Master Plan ToR Process
 - Components of Master Plan
 - Timing
 - Landowner Involvements
 - Permissions to Enter (PTEs)
 - Landowner Funding Agreement
 - Document Review
- ▶ Questions & Discussion – All
- ▶ Conclusions & Next Steps – Richard Vandezande

Master Plan ToR Process

Two Parts:

1. Determine Study Area and Target Density

- GSP and Region

Goal: To have level of confidence from Province re:
Need/Size/Target Density/Study Process

2. Develop Master Plan ToR

- Based on Study Area and Existing Urban Boundary of Smithville

Goal: To have ToR completed for releasing Requests for Proposal in early 2018

Subwatershed Study

Will address environmental and stormwater considerations associated with Twenty Mile Creek

Overall Master Secondary Plan / Master Transportation and Servicing Studies

For entire urban expansion area, studies will confirm the ecological system, neighbourhoods, mixed-use areas, employment areas, high level road network, servicing, phasing, and integration with the existing Community of Smithville

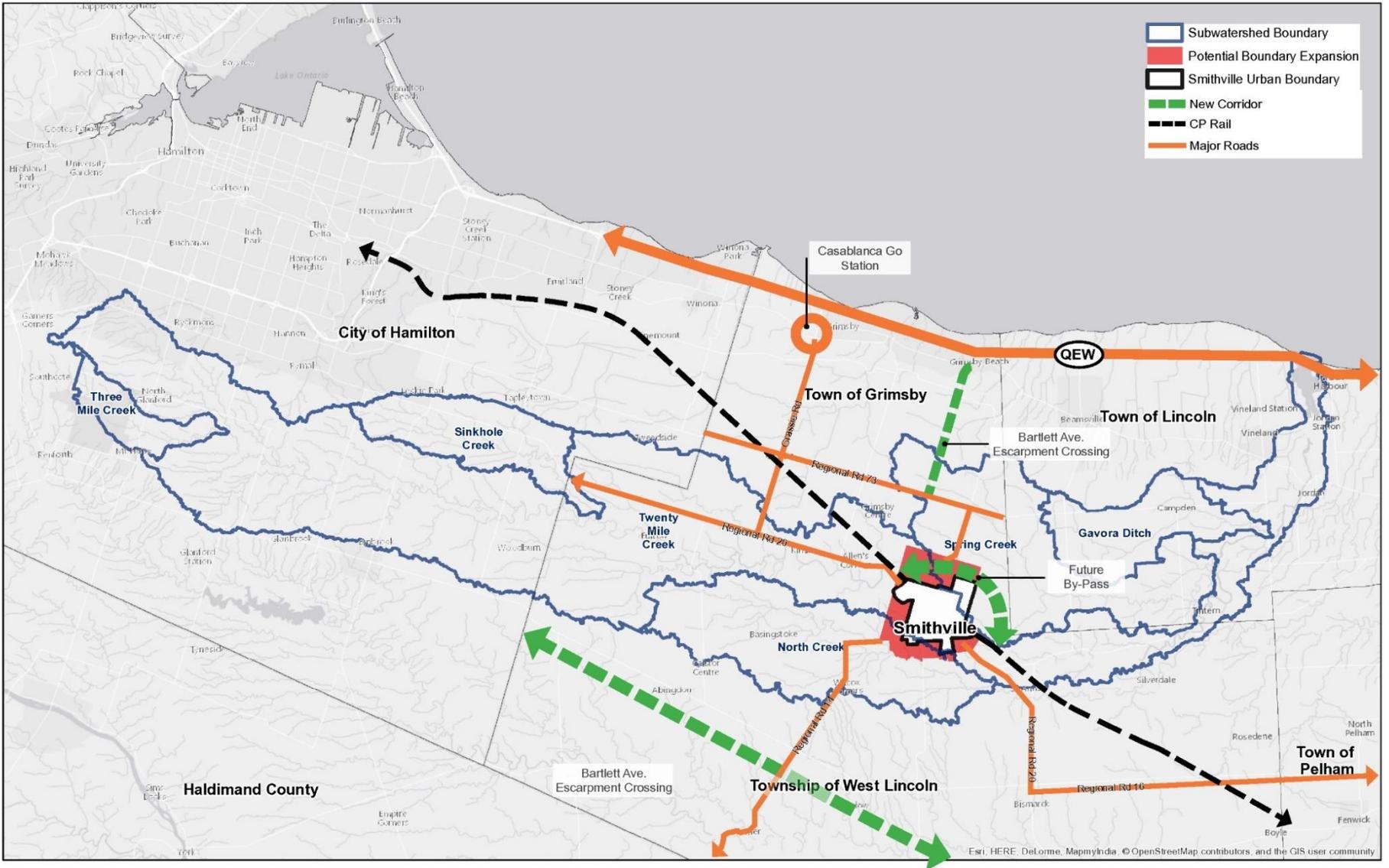
Detailed Secondary Plans or Block Plans – Community Design Plans / Master Environmental Servicing Plan – Transportation Studies

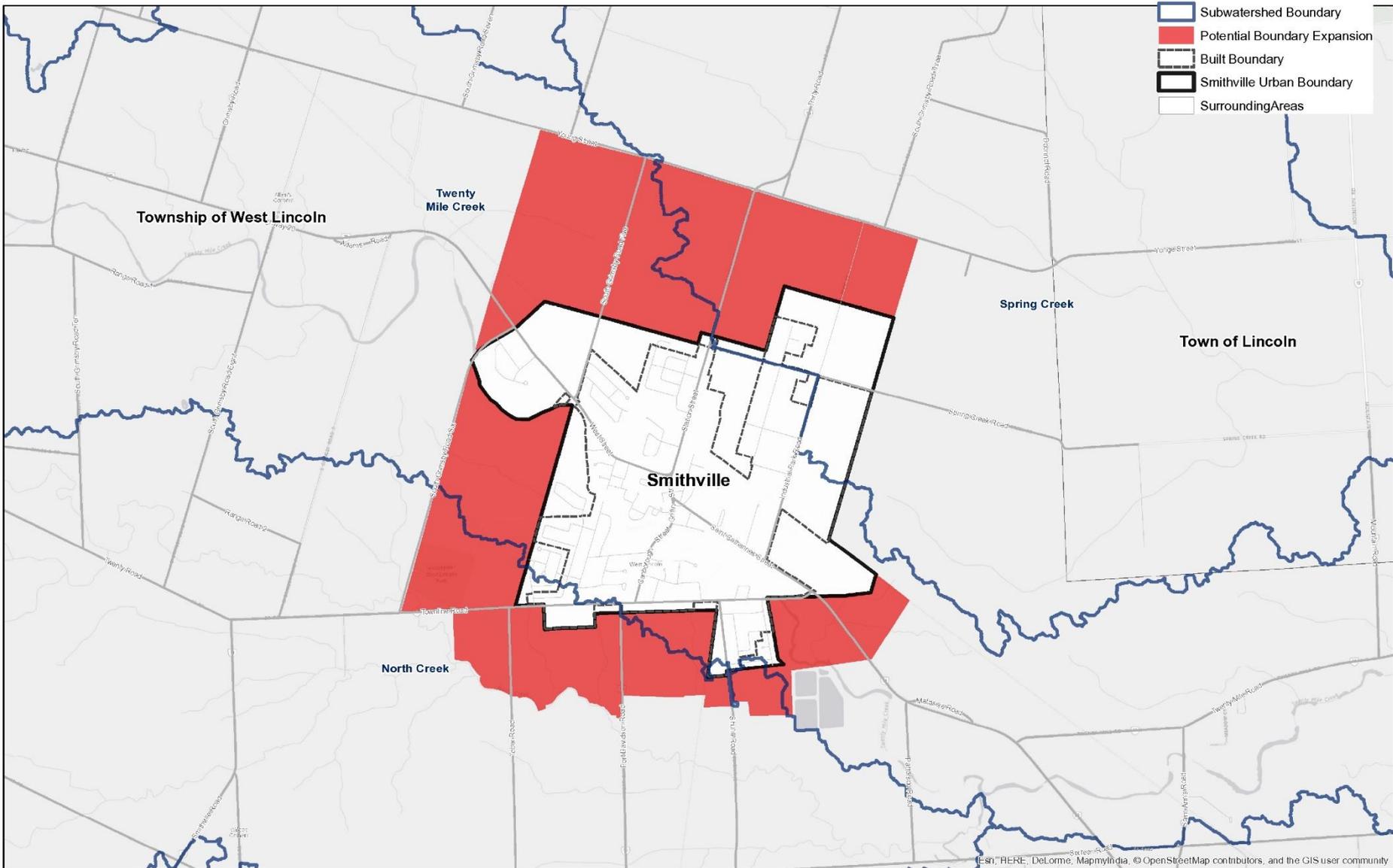
Specific land use policies for smaller areas

Plans of Subdivision/ Site Plans / Building Permits

Creation of lots and buildings

Steps 1 and 2 are concurrent and will include Class EA processes





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Components of Master Plan

1. Subwatershed Study including SWM Master Plan
2. Master Secondary Plan which includes:
 - a. Transportation Master Plan
 - b. Water/Wastewater Servicing Master Plan
 - c. Agricultural Impact Study
 - d. Planning and Urban Design Policies for Expansion Area and its integration with the existing Smithville Urban Area

Other Planning Considerations

- Incorporate Class EA process
- Community Energy Plan
- Fiscal Impact Study
- Administrative Study
- Growth in Smithville's current Urban Boundary
- Regional Approval Process

Timing

Phase 1 – Study Area Delineation/Target Density in Smithville and Expansion Area/ToR Preparation and Request For Proposals

Target Completion – Early 2018

Timing cont'd

Phase 2 – Subwatershed Study/Master Secondary Plan

Three Stages:

1. Background/Characterization Stage – approximately 18 months
 2. Impact Assessment – 6 to 8 months
 3. Management Recommendations / Official Plan policies – 4 to 6 months
- Includes Public Meeting in each Stage

Goal: To meet Planning Act and Environmental Assessment Act requirements.

Timing cont'd

Phase 3 – Block Plan Preparation/Draft Plan of Subdivision Submissions/Rezoning

– Following Approval of Master Secondary Plan

Landowner Involvement

1. Permissions to Enter (PTEs)
 - To allow for Region/Township Staff and Consultants to access the property with Notice

Landowner Involvement Cont'd

2. Landowner Funding Agreement

- Landowners front-ending Study costs
- Funds are credits toward Area Specific Development Charge
- Landowners not responsible for Study aspects/costs that only have Township-wide benefit
- Agreement/Monies in place before Acceptance of Proposal(s)

Landowner Involvement Cont'd

3. Document Review:

- a) PTEs
- b) Landowner Funding Agreement
- c) Master Plan ToR

Involvement in Future Meetings

Next Steps

- Questions and Discussion
- Conclusions and Next Steps

Thank You

West Lincoln
Your Future Naturally

Niagara  Region