



West Lincoln

Your Future Naturally

SMITHVILLE MASTER COMMUNITY PLAN VISIONING PUBLIC INFORMATION CENTER

JANUARY 30, 2020

AGENDA

6:00 pm

Informal Meet and Greet; Display Boards Review - 30 mins

6:30 pm - 7:00 pm

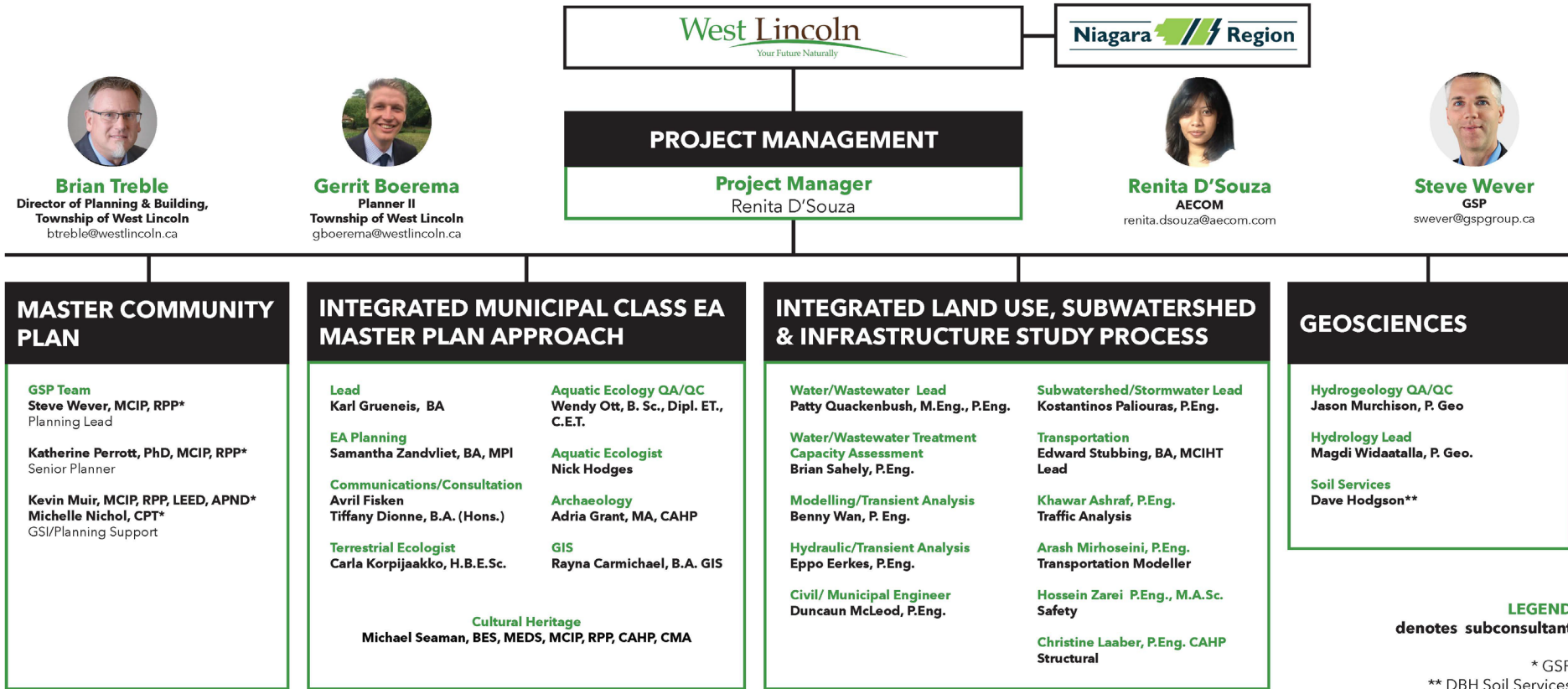
Project Presentation - 30 mins

Break - 15 mins

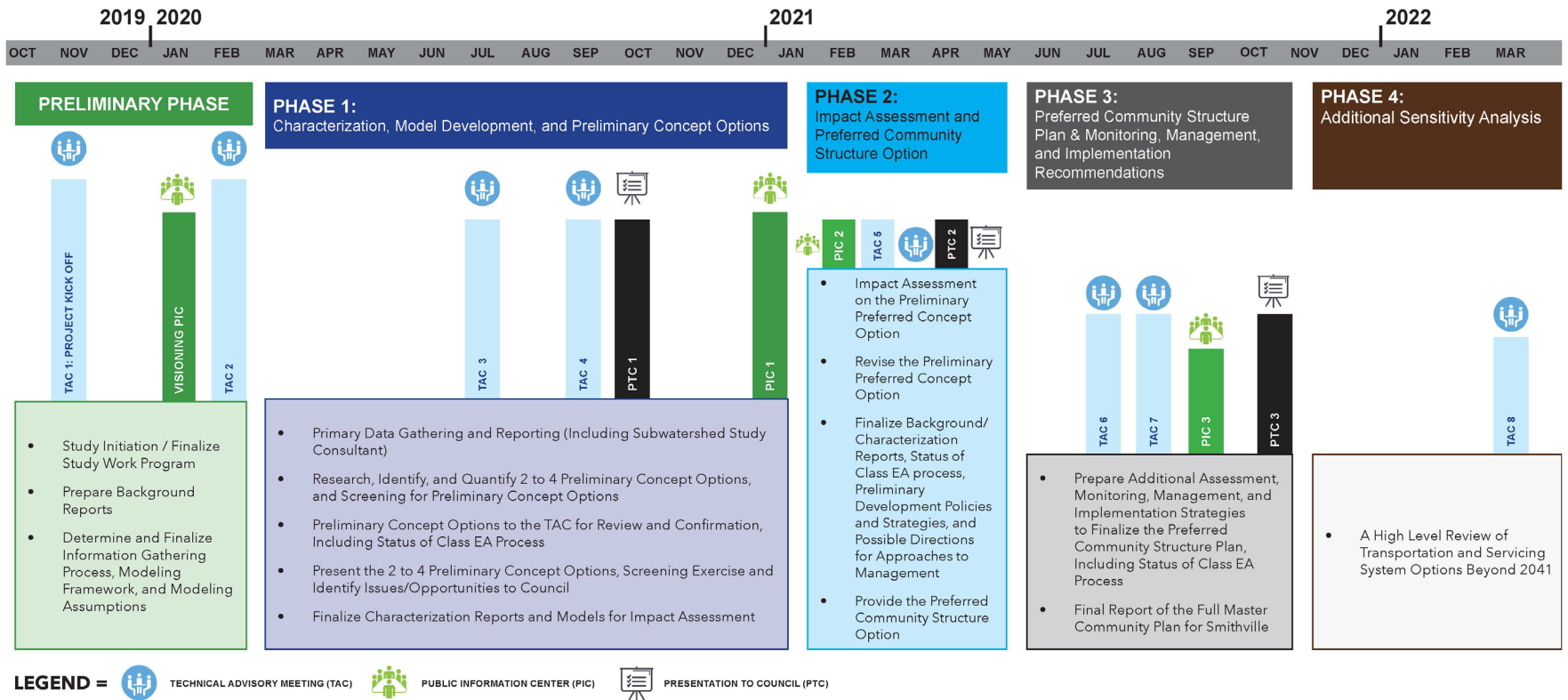
7:15 pm - 8:00 pm

Table Discussion - 45 mins

PROJECT TEAM / KEY CONTACTS



PROJECT SCHEDULE / MILESTONES & PICs



STUDY GOAL / OBJECTIVE

The objective of the Smithville Master Community Plan (MCP) process is to comprehensively plan for **sustainable future growth and expansion in the Smithville urban settlement area.**

The planning process involves related studies that will inform the MCP (Subwatershed Study, Transportation Master Plan, Water and Wastewater Master Servicing Plans, Agricultural Impact Study, and Financial Impact Study).

The Master Community Plan will:

- Work towards the vision of Smithville as a **compact, complete, healthy, and resilient community**
- **Identify the community structure** for Smithville and the **potential expansion lands** to ensure appropriate consideration and integration of development opportunities within Smithville
- Ensure that the **new neighbourhoods and employment areas** in Smithville and potential expansion lands **are developed in a phased and sustainable manner**
- Include land use categories, a road/transit/cycling/trail and servicing network, an open space system and major community facility requirements
- Target an increased density of persons and jobs per hectare for the existing urban area of Smithville and identify an appropriate target density and land use configuration for the expansion lands.



WHAT IS A MASTER COMMUNITY PLAN?

The Township has determined the need to develop a more detailed land use vision and planning policies for Smithville as the primary urban settlement area where most future population and employment growth in the Township is expected to be accommodated.

The Master Community Plan (MCP) will be a policy document accompanied by relevant maps, that will establish the boundary for urban growth and guide the continued development of Smithville as a complete community.

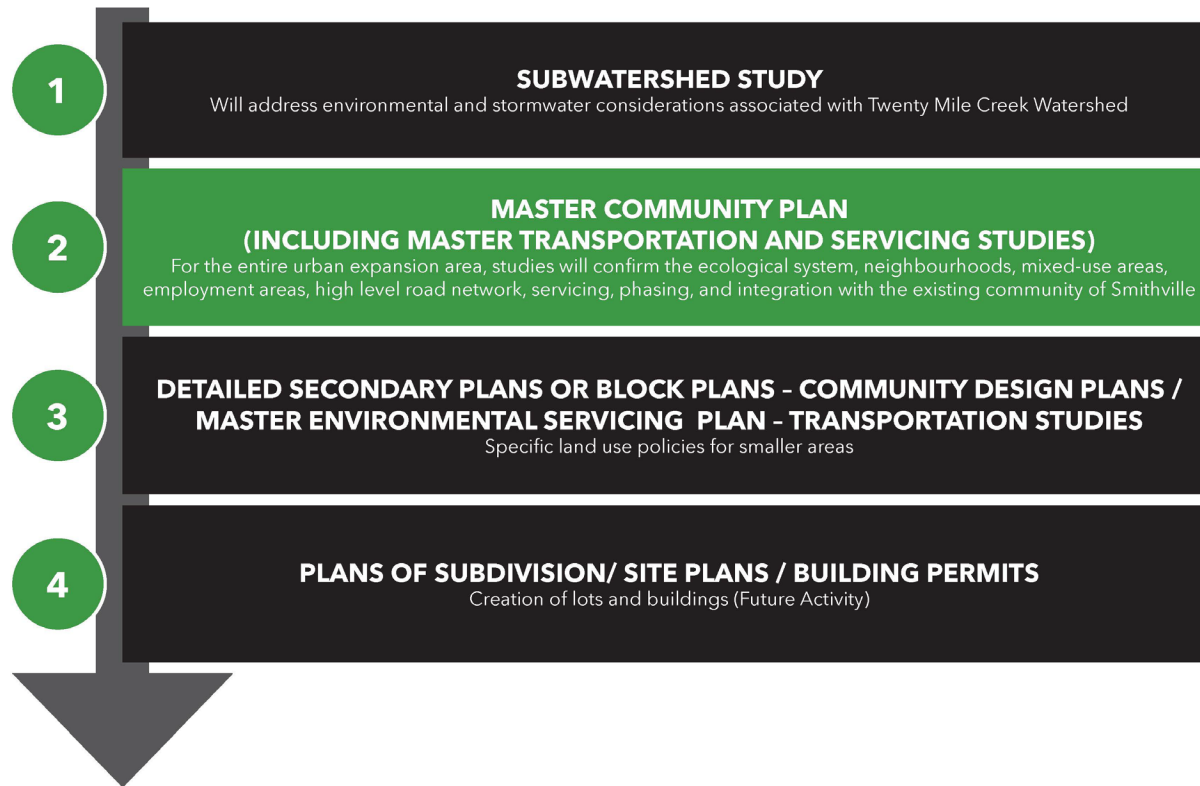
- As an evidence-based Plan, the background research and studies as part of this overarching project will inform the vision and policies of the MCP.
- The Smithville Master Community Plan will align with Provincial policies and laws (including the Planning Act and "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," Niagara Region's Official Plan (currently being reviewed and updated), and the Township of West Lincoln's Official Plan.
- The MCP will be implemented through amendments to the Niagara Region Official Plan and the Township Official Plan.

PLANNING CONTEXT



DEVELOPMENT PROCESS

A number of studies and plans are required before development takes place.



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

INTEGRATED APPROACH / EA PROCESS

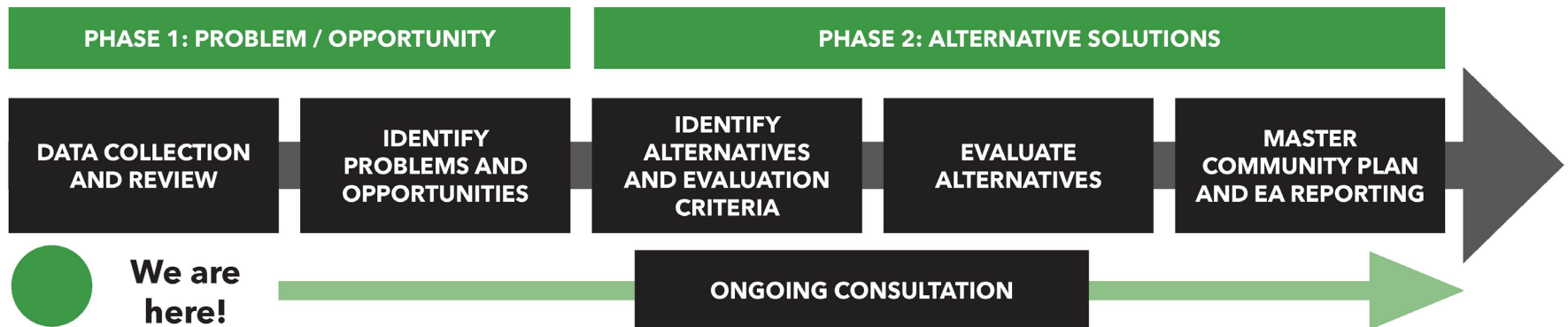
What is an Environmental Assessment (EA)?

An EA is a multi-phased study identifying the potential positive and negative environmental effects of municipal infrastructure projects (e.g. transportation, water, wastewater and stormwater)

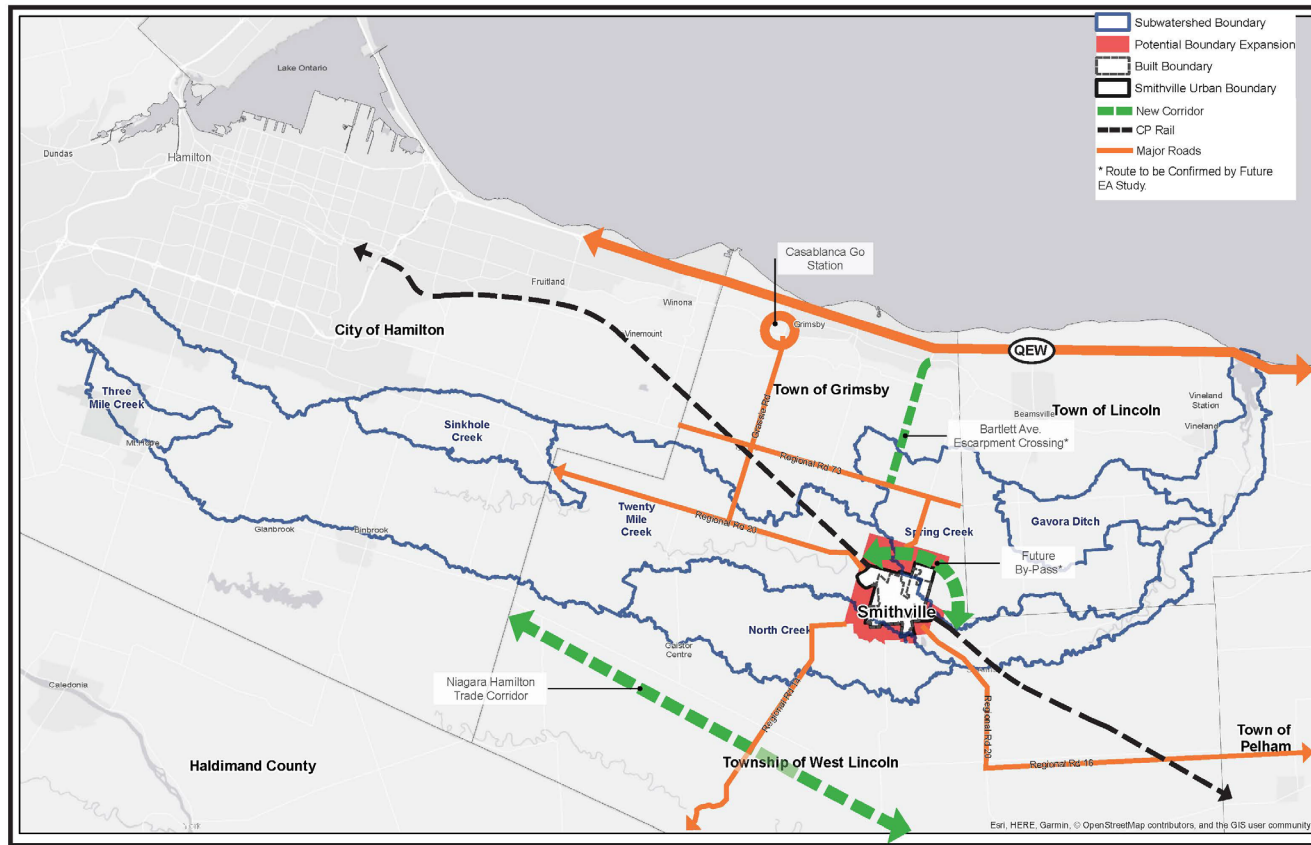
What is an Integrated Approach to the Master Community Plan and Environmental Assessment?

Coordinating the planning and approval processes for future land use and proposed development so that it satisfies the requirements of the Planning Act and the Environmental Assessment Act simultaneously

The “Integrated Approach” is outlined in the Municipal Class EA document (Municipal Engineers Association, October 2000, as amended in 2007, 2011 and 2015) which is an approved process under the Environmental Assessment Act.



SUBWATERSHED STUDY AREA



MULTI PHASE

Phase 1: Subwatershed Characterization and Integration

Phase 2: Impact Assessment

Phase 3: Management/ Implementation & Monitoring Plan

STORMWATER MANAGEMENT MASTER PLAN

For existing Smithville (Infill/Intensification)

PROJECT STUDY AREA

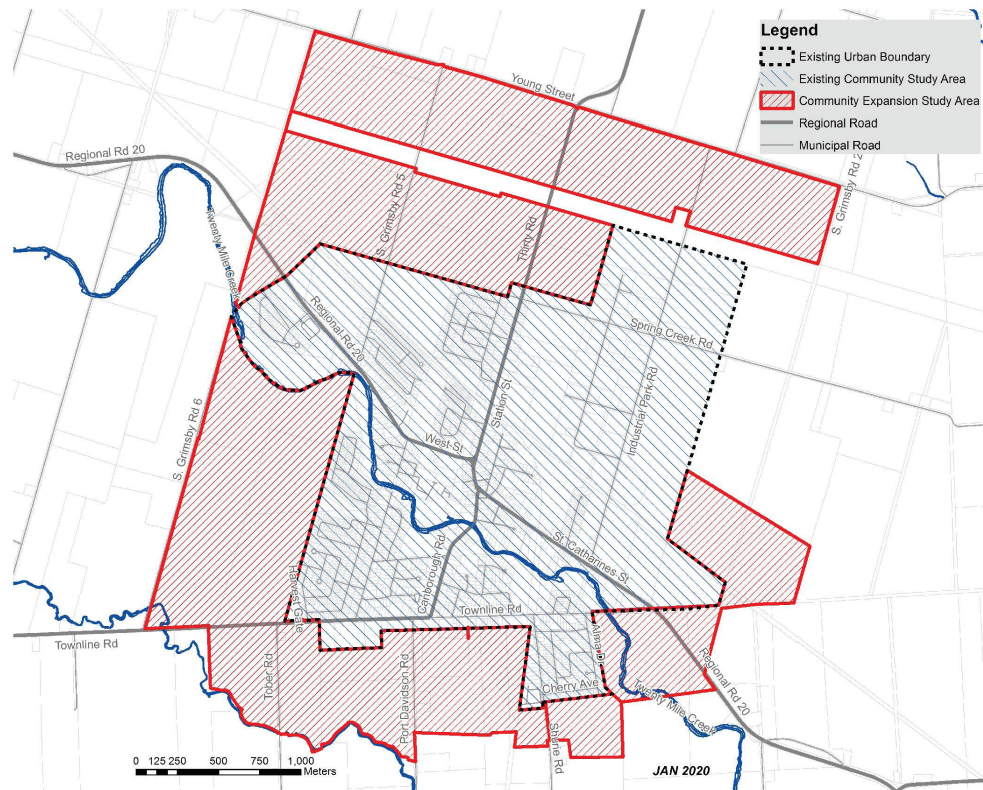
STUDY AREA

Smithville Existing Urban Area - **479 hectares**
 Smithville Development Study Area - **425 hectares**
 (potential expansion lands)

Land in the Study Area will be reviewed for potential future urban expansion and integration with the existing community:


- Subwatershed Study
- Future land use types and densities
- Water/sanitary servicing
- Stormwater management
- Transportation network


The MCP will also review opportunities for future land use changes, intensification and improvements within the existing community to support complete community development.




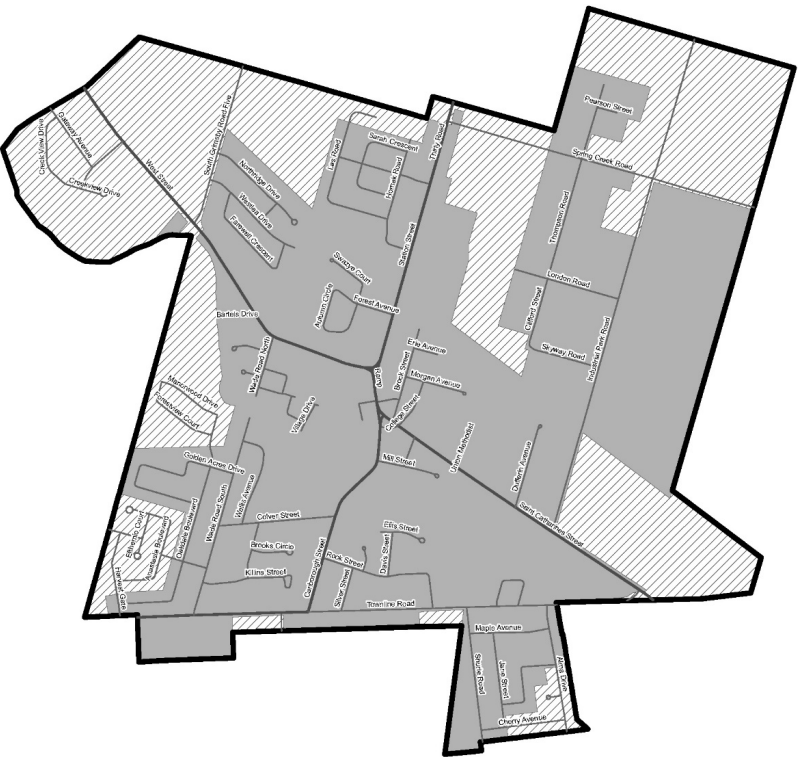
GROWTH FORECAST

Year	Township of West Lincoln		Smithville	
	Population	Employment	Population	Employment
2016	14,670	5,150	6,245	1,975
2041	29,460	9,560	21,000+	6,000+

- 
Built-up Area
 Intensification target:
 15% of new residential units

- 
Greenfield Area
 Density target:
 50 persons and jobs per hectare

- 
Urban Area Boundary



BREAK

Take the next **15 minutes** to review the information panels and/ or speak with a member of the project team.

We will regroup for the discussion session.

Using one word or a short phrase ...

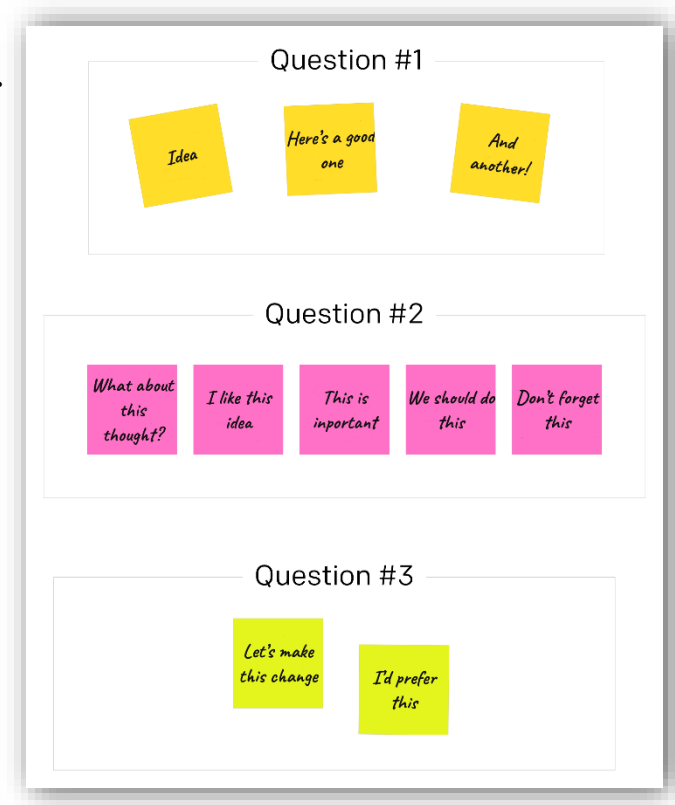
1. How would you describe the **character of Smithville today?**
2. How would you describe the **desired character of Smithville in the future?**

We will have **two rounds of table discussions** (approx. 15 mins each):

- First we will discuss **Smithville TODAY**,
- Then we will discuss **Smithville in the FUTURE**.

Please ...

- **Share** your input, ideas and hopes for Smithville!
- **Use the post-it notes** to capture your thoughts for each question on the flipchart.
- **Change tables** between each round to talk to someone new.



1. What do you **like most** about Smithville today?
2. What aspects of Smithville should be **protected for the future**?
(for example specific natural areas, local landmarks or the character of particular neighbourhoods)
3. What aspects of Smithville should be **enhanced or improved**?
(for example a particular community facility or park, expanded retail or service amenities, or transit services)

1. What are the **most important issues to address** in Smithville over the next 2 decades?
2. What is your **long-term vision** for Smithville?