

DATE: July 18, 2022

REPORT NO: PD-72-2022

SUBJECT: **Recommendation Report – Official Plan Amendment No. 62 – 2051 Growth Forecasts and Targets, Mapping of Smithville Urban Boundary Expansion Lands and Boundary Adjustments in Hamlets of Abingdon, Caistorville, Fulton, Bismark and Wellandport**

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- The Township of West Lincoln Master Community Plan consultants (Aecom/GSP and Wood) have been working hard on the Natural Heritage System mapping, the urban systems planning and Master Servicing Plans for Smithville. This has resulted in a proposed urban boundary expansion as previously shown in the Draft Official Plan Amendment No. 62.
- Four Public Information Centers have been held (January 2020, February 2021, October 2021 and April 2022) and a formal Public Meeting was held on April 27, 2022. A further formal Public Meeting was held on June 27, 2022, for the related Official Plan Amendment No. 63 which focuses on policy and mapping for the development of the new urban lands.
- A virtual open house was also held on the PlanSmithville.ca website from April 13 to April 20, 2022.
- On October 12, 2021 staff presented Planning Report PD-115-2021 entitled 'Recommendation Report, Proposed Smithville Urban Boundary for Growth to 2051 to be included in New Regional Official Plan' which endorsed the inclusion of the majority of the Smithville Urban Expansion Study Area in the new Regional Official Plan and the inclusion of a proposed new Escarpment crossing transportation connection.
- Council also directed staff and the study team to proceed on the development of a corresponding Official Plan Amendment to bring a portion of the study area lands into the urban boundary and set land use plans and policies for the urban area of Smithville.
- Draft Official Plan Amendment No. 62 was presented to the public at a formal public meeting on April 27, 2022. This amendment will bring a portion of the study area (540 hectares in area) into the urban boundary of Smithville and adjusts five hamlet boundaries as well.

OVERVIEW CONTINUED:

- A technical report was prepared in accordance of the second public meeting notice for June 27, 2022 and included public and agency comments as they relate to the extensive policy and mapping of OPA 63. OPA 63 includes the proposed land use designations and policies and represents a detailed and extensive amendment.
- Planning Staff are now presenting a recommendation report on OPA 62. Staff further propose that a recommendation report on OPA 63 be prepared for presentation at the August 11, 2022 Committee/Council Meeting once all agency and public comments have been received now that the Region has adopted their new Official Plan. OPA 62 and 63 will ultimately require Regional approval.

RECOMMENDATION:

1. That, Recommendation Report PD-72-2022, regarding “Official Plan Amendment No. 62 – 2051 Growth Forecasts and Targets, Mapping of Smithville Urban Boundary Expansion Lands and Boundary Adjustments in Hamlets of Abingdon, Caistorville, Fulton, Bismark and Wellandport”, dated July 18th, 2022, be RECEIVED; and,
2. That, Official Plan Amendment No. 62 be adopted and corresponding implementation bylaws be APPROVED and passed; and,
3. That, as per the Planning Act, no further public meeting is required; and,
4. That, Staff be authorized to circulate the Notice of Adoption for Official Plan Amendment No. 62 to the required agencies and the public and to submit a copy of Official Plan Amendment No. 62 to the Region for approval, along with the required information record, with full force and effect occurring once Official Plan Amendment No. 62 has been approved by the Region.

ALIGNMENT TO STRATEGIC PLAN:

Theme ##3

- Strategic, Responsible Growth - West Lincoln will grow strategically and responsibly – welcoming new residents and businesses and respecting the heritage and rural character that people value.

BACKGROUND:

The Master Community Plan work in West Lincoln officially began in late October of 2019 with the passing of the Authorizing By-law 2019-96 and By-law 2019-97 and with the signing of contracts to hire Aecom and Wood to undertake the Master Community Plan work, Urban Structure work, and Natural Heritage system assessment work. All of this work in turn has been fed into the Regional Municipal Comprehensive Review, which is part of the new Regional Official Plan project. In order to do so, and to ensure compliance with the Planning Act and the Environmental Assessment Act, Public Information Centres (PICs) have also been held as required. To date, four PIC’s have now occurred, on January 30, 2020 (PIC 0), February 11th, 2021 (PIC 1), October 6th, 2021(PIC 2) and a combined PIC and statutory public meeting was held on, April 27, 2022 for OPA 62. A virtual Public Open House was held from April 13 to 20, 2022. The statutory public meeting on OPA 63 was held on June 27, 2022.

Additionally, the Township in 2021 retained MHBC Planning to complete a review of the Township’s rural settlement areas to see if there were any opportunities for limited growth, rounding out of boundaries and locating a rural employment park. This study work is also being implemented through Official Plan Amendment No. 62 as it relates to changes to a number of Township Rural Settlement Areas.

Official Plan Amendment No. 62 was drafted and circulated for review to the public and applicable agencies, prior to the Public Meeting and PIC on April 27, 2022, in accordance with the Planning Act. OPA 62 has been revised and finalized in consideration of the input received, and is now ready for Council adoption.

Official Plan Amendment No. 63 has also been drafted and was circulated for review in advance of the June 27, 2022 Public Meeting. OPA 63 includes land use designation mapping and policy for complimentary growth of the entire Community of Smithville. The consulting team is in the process of reviewing comments received to date and finalizing OPA 63. The final version of OPA 63 will be presented to Council on August 11, 2022.

Notices were circulated over a period of a number of weeks which included four newspaper notices, direct mailing to residents (nearly 1000 households) within the study area and within 120 metres of the study area, and through email based on the study contact list.

CURRENT SITUATION:

On August 11, 2021, Regional Planning Committee endorsed Regional staff report PDS-033-2021 entitled “Niagara Official Plan: Land Needs Assessment and Settlement Area Boundary Review Update”. The proposed growth targets for each lower tier municipality were provided in PDS-033-2021. For West Lincoln, they were as follows:

West Lincoln	2021	2051
Population	16,370	38,370
Households	5,330	14,060
Employment	4,460	10,480

It should be noted that population and employment growth in Smithville over the next 30 years is projected to be gradual and sustained and as a result, the urban growth area will increase in a phased approach with agriculture and natural heritage uses continuing in other parts of the proposed boundary until the lands are needed for urban purposes. Growth will need to be tied to the availability of Municipal services from the Region and the Township. Environmental protection of natural heritage areas is a key component of new growth and development.

Over this same time period the Region of Niagara is projected to grow from a 491,120 population (2021) to 694,000 (2051), representing a 40% increase in growth while West Lincoln’s population is projected to more than double in 30 years.

These allocations are generally consistent with the work that the Township's Consultants have been working towards, notwithstanding the fact that the target growth was originally being planned to 2041, but was extended by the Province to 2051 on August 28, 2020 through Amendment 1 to *A Place to Grow, the Provincial Growth Plan*.

In order to achieve this growth while planning to maintain the character of Smithville, the following targets have been assigned by the Region:

- West Lincoln needs to achieve a 13% intensification rate and a greenfield density target of 50 people and jobs per hectare;
- The Region's final Land Needs Assessment (June 2022) has determined that the Township will require an additional 360 hectares of urban land for community needs (for residential, commercial, mixed-use, institutional, community facilities, parks and open space, and related urban land uses) and 75 additional hectares of land for employment needs, and an additional 40 hectares of land for residential and rural employment uses in Rural Settlement Areas.

These targets are only achievable through an urban boundary expansion, which is included in Official Plan Amendment No. 62; and through the design and approval of proper policy and designations as proposed in OPA 63. As the above-noted targets and land needs must be accommodated while protecting, restoring and enhancing natural heritage systems and areas, the total land area added to the Smithville Urban Area in OPA 62 is 540 hectares inclusive of protected natural heritage land.

The purpose and effect of OPA 62 is to add this land to the Smithville Urban Area boundary to reserve the land for future urban growth and development, while limiting permitted uses in the interim to ensure that urban development can occur efficiently over time, and while maintaining the current Natural Heritage System designations of the current Official Plan. Separately, but related to OPA 62, OPA 63 is intended to add the detailed Secondary Plan land use designations and policies, recommended infrastructure and transportation systems as well as the updated Natural Heritage System mapping and policies recommended through the Subwatershed Study.

In October of 2021, Council endorsed several recommendations outlined in Planning Report PD-115-2021 entitled 'Recommendation Report, Proposed Smithville Urban Boundary for Growth to 2051; to be included in the 'New Regional Official Plan' which endorsed the inclusion of the majority of the Smithville Urban Expansion Study Area in the new Regional Official Plan' and endorsed the preparation of an Official Plan Amendment to implement the urban expansion.

The Smithville Master Community Plan and Subwatershed study, and associated urban expansion has been split into two separate Official Plan Amendments. Draft Official Plan Amendment No. 62 was presented to the public on April 27, 2022 and is proposing to bring in the lands required to accommodate future growth to 2051; while Official Plan Amendment No. 63, which was the focus of the June 27th, 2022 Public Meeting; includes land use policy and land use expansion lands to accommodate growth and protect natural

heritage areas. OPA 63, once approved, will implement specific land use designations and policies regarding the urban expansion lands and affects infill and redevelopment opportunities within the existing urban area of Smithville in a way that ensures compatibility with the existing urban character of Smithville.

The purpose of Official Plan Amendment No. 62 is to revise the Township Official Plan by doing the following:

- Update the population and employment growth forecasts to the 2051 planning horizon
- Add land to the boundary of the Smithville Urban Area by implementing the settlement area boundary recommended through the Smithville MCP process and corresponding to the expanded settlement area boundary for Smithville delineated in the new Niagara Region Official Plan.
- Designate the land to be added to the boundary of the Smithville Urban Area as “Future Greenfield Area” corresponding to the limits of the Designated Greenfield area delineated in the new Niagara Regional Official Plan
- Identify the land to be added to the boundary of the Smithville Urban Area as a Secondary Plan area being the Master Community Plan for Smithville; and
- Establish interim policies for the Smithville Master Community Plan Secondary Plan area to reserve these areas for appropriate future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems based on land use mapping and policies to be incorporated in the Official Plan through a future and separate Township initiated Official Plan Amendment (OPA 63) to implement the Smithville Master Community Plan.

The purpose of Official Plan Amendment No. 63, once approved, will be to revise the Township Official Plan by:

- a) adding updated land use designation schedules; and,
- b) adding updated land use development policy to accommodate growth and protect the environment, and ensure compatibility with the character of Smithville.
- c) Articulate and support the achievement of the Vision for the future growth and expansion of Smithville to accommodate growth over a period of approximately 30 years (to 2051) as a complete, resilient and sustainable community with enhanced small-town character, a robust natural heritage system, efficient and optimized infrastructure systems, well-defined community edges, transportation choice and convenience, and supportive of the agricultural sector;
- d) Designate the land to be added to the Smithville Urban Area via the Niagara Region Official Plan and Township Official Plan Amendment No. 62 (OPA 62) for specific urban land uses and for the protection, restoration and enhancement of the natural environment by implementing the Smithville Master Community Plan (MCP) as a new Secondary Plan area based on the preferred concept plan and the recommended natural related system identified in the related Subwatershed Study (SWS), and establish related goals and policies;

- e) Identify Block Plan Areas within the Smithville MCP Area and establish policies for the future preparation of Block Plans to undertake further planning and Master Environmental Servicing Plans (MESP's) to establish the details of future land use and required servicing, transportation and natural heritage systems;
- f) Designate and establish a special policy area for agricultural-related and farm supportive uses on land to the north-west of the MCP Area;
- g) Establish policies to recognize and protect existing farm operations within the MCP Area while providing for the future transition of the area to urban land uses and designate a special policy area for specific land within the MCP Area where land uses will be limited until such time as constraints related to the proximity of the land to an existing livestock operation are addressed or no longer exist;
- h) Identify and establish policies for the recommended Smithville Transportation Plan and to guide and direct future transportation system improvement as well as future streets and active transportation/trail routes and including the potential route of a future alternative truck route/Regional Road 20 by-pass conceptually identified in the Niagara Region Official Plan;
- i) Establish a Development Staging Plan for the Smithville MCP Area including overall stage areas and sub-phases to direct the coordinated and orderly development of the area for urban land uses aligned with the timing of required infrastructure and transportation systems in accordance with the Township's Master Servicing Plan (MSP) and Transportation Master Plan (TMP).

The original study area from 2019 was approximately 685 hectares, however, through the Master Community Plan and Subwatershed Study process, Official Plan Amendment No. 62 recommended the inclusion of 540 hectares into the Smithville Urban Boundary. The proposed expansion area is mainly to the north, south and west of the current urban boundary for Smithville. An area north of the Hydro One corridor, west of the Employment Park and south of Young Street was not included in the proposed expansion area mainly due to its proximity to existing livestock operations.

The growth targets set by the Region of Niagara for the Township of West Lincoln are to accommodate growth from a population of 16,454 (2021 census population) to a total population of 38,370 people and a total employment of 10,480 jobs by the year 2051. The majority of this growth will occur within Smithville and the proposed expanded study area.

The specific land use designations and policies regarding the expansion area are included in Official Plan Amendment No. 63. Official Plan Amendment No. 63 also provides revised policies for lands within the existing boundary of Smithville to ensure that the existing urban area is well blended with development in the urban expansion area. Further, the policy balances growth and environmental protection so that the community supports and embraces natural heritage areas.

The Region of Niagara is the approval authority for Official Plan Amendment No. 62 and 63 and they recently granted Regional Council approval of their own new Regional Official Plan. Our work must implement their new plan. Public Consultation for the new draft

Regional Official Plan, which includes the Smithville Expansion Area, was held on April 7 (Public Open House) and a public meeting was held on April 28th, 2022 with a Regional staff recommendation report considered at Regional Planning Committee on June 15 and Regional Council on June 23. Tom Richardson spoke on the Township's behalf several times at Regional Committee in support of the Region and Township's joint planning exercise around the Smithville expansion area.

The purpose of this report is to facilitate Council's final consideration and adoption of Official Plan Amendment No. 62. It is expected that a recommendation to approve Official Plan Amendment No. 63 will be brought forward by Township staff to the Township Planning Committee and Council on August 11, 2022, now that Regional Council has approved their new Official Plan.

FINANCIAL IMPLICATIONS:

This project has been front ended by the Land Owners group who have been an important partner in this project along with the NPCA and Regional Planning and Public Works staff. All agencies and the land owners group have been key players in bringing this work to this stage.

Without the support of these key players, this work would not be as thorough, well done, and complete as it is. Our project is of a quality deserving of Provincial recognition.

INTER-DEPARTMENTAL COMMENTS:

This project is a substantial undertaking that includes the Niagara Region Public Works and Planning Departments, the Niagara Peninsula Conservation Authority, Land Owners representatives along with Township Planning and Public Works staff, our consultants and our consulting facilitator, Mr. Richard Vandezande.

Several Technical Advisory meetings have occurred throughout the length of this project, as well as meetings nearly every week with different stakeholders.

Notices for draft Official Plan Amendment No. 62 and 63 were circulated to agencies. Comments were received from the Region of Niagara and NPCA (found at attachment no.3). The below are summaries of the received agency comments for OPA 62:

- **Region of Niagara** comments were received/dated May 10, 2022 relating to OPA 62. OPA 62 requires Regional Council approval which cannot occur until the Niagara Region Official Plan has been approved by the Province and is in effect. Further, the Region notes the need to clarify Minimum Distance Separation issues (livestock protection) and permitted interim land uses. An employment number correction was required as well as clarity over whether the Master Community Plan and Secondary Plans are the same document.
 - **Action:** Issues relating to OPA 62 have been addressed through minor revisions and information provided within the preamble to clarify the approval process for OPA 62 which will occur after the Niagara Region Official Plan is approved by the Province, and also through policy refinements to detail the requirements for interim and existing land uses. A Special Policy Area has

been included in the Region's new Official Plan for one livestock operation and related MDS issues. As land use designations for the urban expansion area are included in OPA 63, the MDS special policy will be addressed at the Township level through OPA 63.

- **Niagara Peninsula Conservation Authority** comments were received/dated June 8, 2022. No objections were provided but a note is made that there are several environmental features within the hamlet boundary expansions that will need to be explored further as part of future development applications, including Provincially Significant Wetland (PSW) in Fulton.
 - **Action:** No changes required on OPA 62 and NPCA concerns will be addressed at the time of development applications.

PUBLIC COMMENTS:

Notices for draft Official Plan Amendment No. 62 and 63 were circulated in four separate newspaper editions as well as mailed to all landowners within the study area and within 120 metres of the study area. This resulted in nearly 1,000 notices being mailed. Additionally, members of the public on the study contact list were emailed a copy of the notice and draft official plan amendment.

At the time of writing this report, the Township has received multiple written comments from members of the public along with substantial input throughout the entire Master Community Plan process. The public comments received as they relate to OPA 62 are attached to this report at Attachment 2. The below are summaries of the received public comments:

- **Ron and Sylvia Budenas** – Harvest Gate – June 7, 2022 – support OPA 62 and 63. A previous email dated April 28, 2022, also provided comments that's generally support the environmental approach.
 - **Action:** Approved OPA 62
- **Pat Wirth** – Tober Road June 15, 2022 – telephone, email and letter expressing support for OPA 62.
 - **Action:** Approved OPA 62
- **Chris and Sid Frere** June 15, 2022 – support for OPA 62 and 63 by email correspondence including the environmental protection approach.
 - **Action:** Approved OPA 62
- **Fred Vandervelde** – April 28, 2022 – emailed inquiring about the best way to service lands on the South Side of Townline Road.
 - **Action:** Comments provided to Benny Wan of Aecom for Master Servicing Plan.
 - **Action:** Approve OPA 62
- **Elizabeth Abonyi** – April 18, 2022 – expressed concerns with a concept that showed the realignment of Port Davidson Road through one of her barns and asked that this realignment be rejected.
 - **Action:** OPA 62 does not include the proposed future realignment of Port

Davidson Road and can be approved. The transportation Schedule update showing the potential future realignment of Port Davidson Road is included in OPA 63, and is not an exact tool and such changes, if ever made would likely relate to the redevelopment of the affected lands after the current owner's interests are gone. No change or action required.

- **James and Zoe Gunn, Bryan Las and Peter and Bonita Boerema** – letter dated April 25, 2022 and presentation by some on April 27, 2022. Concerns with land not included in the urban boundary, MDS issues and transportation planning. Their lands were no longer part of the proposed urban boundary area but are part of the original study area. Not all lands could be included and lands north of the hydro corridor were eliminated but are fully studied for future urban boundary adjustments and are available and encouraged as an area of agricultural service and support industries.
- **Jennifer Meader** on behalf of Phelps Homes LTD and JTG Holdings Incorporated – letter dated April 27, 2022 – Generally supports OPA 62 and the inclusion of her client's lands in the urban boundary. There are concerns with policies and mapping of OPA 62. The detailed concerns as expressed in the authors letter have been reviewed and considered by the Master Community Plan consultants who advise that transition policies are important and that planning phases controlled by servicing availability and organized growth shall be essential. Development should occur in an organized fashion, with local Council approval, ultimately required.
 - **Action:** OPA 62 has been revised with additional information included in the preamble to explain the rationale for maintaining the current natural heritage system designations until the mapping and policies are updated through OPA 63 and also through revisions to the preamble and policies to provide the rationale and policy basis for not accepting privately-initiated Secondary Plans and related private OPAs.
- **Paul Lowes/Raymond Ziemba** on behalf of Smithville Land Owners Group – Overall support for OPA 62 but wanted further dialogue on the MDS arc's and also noted concerns to be addressed through OPA 63 relating to road cross sections, natural heritage systems, infrastructure phasing, and some of the proposed land uses.
 - **Action:** OPA 62 can be approved. The issues relate to OPA 63.
- **Lyle Killins** – email dated April 20, 2022 – inquired about the ability of Baker Road treatment plant to handle the increased growth and whether proper planning is underway to ensure that Baker Road will be properly able to treat anticipated sewage.
 - **Action:** Comments forwarded to Region and Benny Wan of Aecom.
- **Scott Antonides** – letter dated April 20, 2022 – supports the protection and further development of natural ecosystems in and around Smithville as part of OPA 62 and as well their current designations on Schedule B-4. Mr. Antonides noted that forest cover has decreased from 80% 200 years ago to approximately 15% today.
 - **Action:** Proceed to approve OPA 62.

- **Marlene Bergsma** – email dated June 1, 2022 – was recommending that the addition of lands within north end of Wellandport should be accompanied by a linkage along Regional Road 27 to connect the area for active transportation purposes. This can occur as part of the planning for a Trails and Corridors Master Plan and at the time of development applications.
 - **Action:** Approve OPA 62
- **Linda Sivyer** – expressed support for study and important of environmental protection.
 - **Action:** Approve OPA 62.
- **Bryan Las** – commented separately at the Public Meeting about his lands and why they were not included. Not all lands could be included and not all lands could be supported based on the growth targets and density targets that the Township must achieve.
 - **Action:** OPA 62 can be approved. His lands north of the hydro corridor are part of an agricultural special policy area in OPA 63.
- **Frank and Nick DeFilippis** – Concerns about Fulton Hamlet boundary and exclusion of their lands.
 - **Action:** OPA 62 be approved with employment area in Fulton approved as proposed since environmental and MDS issues affect the ability to utilize the DeFilippis lands.
- **Louie and Loretta Madzo** - received a letter on July 13th, 2022 – proposed the recommendation that their property in Wellandport be included into the proposed Hamlet expansion.
 - **Action:** This was discussed with the Region of Niagara and determined to not be acceptable at this time.

CONCLUSION:

For over two and a half years the Township and its consulting teams, AECOM, GSP and Wood, as well as the Township project manager for this project, Mr. Richard Vandezande, have been working on the Smithville Master Community Plan project and Smithville Subwatershed Study. This work has been underway to provide additional lands to the urban boundary of Smithville to accommodate residential and employment growth to the year 2051, as allocated to the Township by the Region of Niagara.

Township Council endorsed the expansion area in October 2021 and also directed staff and the consulting teams to prepare a draft Official Plan Amendment to facilitate the expansion. This process has been split into two Official Plan Amendments. Official Plan Amendment No. 62 has been finalized and aligns the Township's Official Plan with the new Regional Official Plan by expanding the urban boundary of Smithville and several rural settlement areas to accommodate residential and employment growth to the year 2051.

Draft Official Plan Amendment No. 63, provides secondary planning for the expansion area including land use designations and policy. Official Plan Amendment No. 63 addresses policy for the existing urban area of Smithville to ensure there is an appropriate

transition from existing to new development. The June 27th, 2022 Public Meeting was focused on the proposed Official Plan Amendment No. 63 document. This OPA will be the focus of a staff recommendation report that is currently scheduled for August 11, 2022, following approval at the local level, of the new boundaries.

Planning Staff have now received all public and agency comments relating to OPA 62 and recommend that Township Council adopt OPA 62 as found attached to this report; pass the necessary by-law; and forward OPA 62 to the Region of Niagara for final approval. All agency and public comments have been received and reviewed; now that the Region of Niagara has adopted their new Official Plan.

ATTACHMENTS:

1. Final Version of Official Plan Amendment No. 62 (maps and text)
2. Public Comments
3. Agency Comments
4. Authorizing By-law

Prepared & Submitted by:



Brian Treble
Director of Planning & Building

Approved by:



Bev Hendry
CAO

**AMENDMENT NUMBER 62
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN
(SMITHVILLE URBAN AREA EXPANSION)
2022**

**AMENDMENT NUMBER 62
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF WEST LINCOLN**

PART 1 – THE PREAMBLE

1.1 TITLE

This Amendment when adopted by Council shall be known as Amendment Number 62 (Smithville Urban Area Expansion) to the Official Plan of the Township of West Lincoln.

1.2 COMPONENTS

This Amendment consists of Part 1 – The Preamble and Part 2 – The Amendment. The preamble does not constitute part of the actual amendment but is included as background information.

1.3 PURPOSE

The purpose of this Amendment is to revise specific policies and schedules of the Official Plan to:

- Update the population and employment growth forecasts and the greenfield density and intensification targets of the Official Plan consistent with those of the Niagara Region Official Plan, pursuant to the Growth Plan for the Greater Golden Horseshoe, to the 2051 planning horizon;
- Add land to the boundary of the Smithville Urban Area by implementing the settlement area boundary recommended through the Smithville Master Community Plan process and corresponding to the expanded settlement area boundary for Smithville delineated in the Niagara Region Official Plan;
- Designate the land to be added to the boundary of the Smithville Urban Area as “Future Greenfield Area” corresponding to the limits of the Designated Greenfield Area delineated in the Niagara Region Official Plan for the expanded Smithville Urban Area;
- Identify the land to be added to the boundary of the Smithville Urban Area as a Secondary Plan area being the Master Community Plan for Smithville; and,
- Establish interim policies for the Smithville Master Community Plan Secondary Plan area to reserve these areas for appropriate future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems based on land use mapping and policies to be incorporated in the Official Plan through a future/separate Township-initiated Official Plan Amendment(s) to implement the Smithville Master Community Plan. The Smithville Master Community Plan is intended to be implemented as a Secondary Plan via future/separate Township-initiated Official Plan Amendment(s).

1.4 LOCATION

The Amendment applies primarily to land surrounding the existing community of Smithville in the Township of West Lincoln within the area shown on the Location Map provided below.

The total land area within Master Community Plan Study Area is approximately 685 hectares, and the total land area to be added to the Smithville Urban Area boundary by this amendment is approximately 540 hectares.

Certain aspects of this amendment relate to matters of Township-wide significance and apply to the Township as a whole, such as the updated Township-wide population and employment growth forecasts to the year 2051; however, the majority of this future growth will be directed to the expanded Smithville Urban Area.

Location Map



1.5 BASIS OF THE AMENDMENT

The basis of this amendment is the Planning Act which requires the Council of the Township of West Lincoln to, among other things:

- Revise its Official Plan to ensure that it conforms with provincial plans or does not conflict with them (Planning Act s. 26(1)(a)), including the Growth Plan for the Greater Golden Horseshoe (2019, amended in 2020) which establishes population and employment forecasts for the Region of Niagara to the year 2051 as well as intensification targets for delineated built-up areas and minimum density targets for designated greenfield areas;
- Amend its Official Plan to conform with the Niagara Region Official Plan (Planning Act s. 27(1)) which establishes a settlement area boundary and the geographic limits of the delineated built-up area and designated greenfield area for the Smithville Urban Area, the boundaries of rural settlement areas (hamlets) in the Township of West Lincoln, as well as population and employment growth forecasts and intensification and greenfield density targets to the year 2051 for the Township of West Lincoln.

The need to add land to the Smithville Urban Area and to a lesser extent to certain hamlets within the Township of West Lincoln has been established through a Municipal Comprehensive Review completed by Niagara Region leading to the creation of a new Niagara Region Official Plan providing a basis for planning to accommodate growth and for directing and managing land use changes and development in the Region to the year 2051. The new Niagara Region Official Plan was adopted by Regional Council on June 23, 2022 and is subject to approval by the Ministry of Municipal Affairs and Housing. Niagara Region is the approval authority for this amendment to the Township of West Lincoln Official Plan and the Region's approval of this amendment is subject to the Region's receipt of Ministry approval of the new Niagara Region Official Plan.

A Master Community Plan for the land to be added to the Smithville Urban Area has been developed under the Planning Act and is integrated with related infrastructure planning in accordance with the requirements of the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) for Water, Wastewater and Roads (as amended in 2015) Master Plan Approach #4. A Subwatershed Study has also been undertaken to address environmental and stormwater considerations associated with the Twenty Mile Creek watershed and support the Master Community Plan Study including the EA process. The Master Community Plan is intended to be adopted as a Secondary Plan for the Smithville urban expansion lands, and to be implemented via the approval of separate Township-initiated Official Plan Amendment(s) to incorporate the Secondary Plan in the Township's Official Plan, prior to the considerations and acceptance of applications for urban development in the area.

As this Official Plan Amendment implements changes to the Smithville Urban Area boundary in anticipation of further amendment(s) to incorporate a Secondary Plan for the urban expansion area, it includes interim policies to establish the applicable land use designations, permitted uses and policies until such time as a Secondary Plan is approved and implemented via separate amendment(s) to the Official Plan. The Master Community Plan process includes the development of a Secondary Plan for the urban expansion area. Official Plan Amendment No. 63 has been drafted to implement the Secondary Plan for the urban expansion area subsequent to the approval of this Official Plan Amendment No. 62.

The interim policies included in this Official Plan Amendment No. 62 are intended to apply to land within the urban expansion area until Official Plan Amendment No. 63 is approved to implement the Secondary Plan. The interim policies permit limited land use changes and development of an interim nature and those permitted by the implemented Zoning By-law, to recognize that there are existing land uses in the area and some limited changes of use and/or expansion of existing uses may be appropriate prior to the development and redevelopment of the area for urban land uses in accordance with an approved Secondary Plan.

Alongside this recognition of and flexibility for existing uses and those of an interim nature, the conservation, protection, restoration and enhancement of the existing natural features on the landscape is required and will support the longer-term planning objectives for the area as well as maintaining conformity with the applicable Provincial and Regional policies. Therefore, the existing Natural Heritage System designations and policies of the Official Plan will remain in place for the urban expansion area until an updated Natural Heritage System is incorporated as part of the Secondary Plan through the approval of Official Plan Amendment No. 63.

The Township initiated the Master Community Plan process in 2019 and the process is nearing completion including the advancement of Official Plan Amendment No. 63 to establish a Secondary Plan for the urban expansion area, in parallel with the Niagara Region Municipal Comprehensive Review and creation of the new Niagara Region Official Plan. Through the Master Community plan process, the Township has initiated and prepared a draft Secondary Plan for the area in keeping with the policies of the new Niagara Region Official Plan through a comprehensive, watershed-based, integrated land use and infrastructure planning approach involving extensive consultation and engagement with the public and key stakeholders including public agencies and partners, area landowners and their consultant representatives and advisors. This amendment anticipates the completion of the Township-initiated Master Community Plan process in due course. Privately initiated Secondary Plans and related Official Plan Amendments are not contemplated nor supported by this Official Plan Amendment.

PART 2 – THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled PART 2- THE AMENDMENT, consisting of the text amendments and mapping amendments constitute Amendment No. 62 to the Official Plan of the Township of West Lincoln.

2.2 DETAILS OF THE AMENDMENT

2.2.1 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the reference in section 2.3 to a population of “13,170” and associated footnote number 1 citing the “2006 Census Population” with a population of “15,454” and revising the footnote to read “2021 Census Population”.

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by rewording the first sentence of section 2.5 to read as follows:

“The policies and designations of the Plan are intended to guide development in the Township to the year 2051.”

2.2.3 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the first paragraph of section 3.2 with the following:

“Through this Official Plan, the Township intends to accommodate the population and employment growth forecasts provided for the Township of West Lincoln in the Niagara Region Official Plan which are based on projections to the year 2051 provided in the Growth Plan. The Niagara Region Official Plan directs the Township of West Lincoln to plan for a total population of 38,370 people and for total employment of 10,480 jobs by 2051.”

2.2.4 The text of the Township of West Lincoln Official Plan is hereby amended by replacing the first sentence of the second paragraph of section 3.4(b) with the following:

“The majority of the forecast population and employment growth in the Township will be directed to land within the Smithville Urban Settlement Area via urban development on full municipal services.”

2.2.5 The text of the Township of West Lincoln Official Plan is hereby amended by rewording section 5.2(a) to read as follows:

“a) To ensure that Settlement boundaries contain sufficient land to accommodate the growth forecasts of this Official Plan.”

2.2.6 The text of the Township of West Lincoln Official Plan is hereby amended by deleting section 5.3 in its entirety and replacing it with the following new section 5.3:

“5.3 Population and Employment Growth Targets

a) This Plan is intended to accommodate the population and employment growth forecasts set out in section 3.2 primarily within the Smithville Urban Settlement Area while limited growth may occur within the Hamlet Settlement areas.

- b) Population growth in the Township will be primarily accommodated within the Smithville Urban Settlement Area through the provision of a range and mix of housing types, as follows:
 - i. Through intensification within the Built Boundary, focussed primarily within Downtown Smithville, by planning to achieve a target of 13% of new residential units to be accommodated within this area over the planning horizon; and,
 - ii. Through the development of complete communities within designated Greenfield areas, by planning to achieve a target density of 50 people and jobs combined per hectare.
- c) A limited amount of new housing may be accommodated in the Hamlet Settlement Areas by infilling and rounding out of existing development.
- d) Outside of settlement areas, new non-farm housing will be discouraged and limited to locations where new dwellings are permitted by the implementing Zoning By-law.
- e) Employment growth will be primarily accommodated within the Smithville Urban Settlement Area through the development of a range of commercial, industrial and institutional land uses as well as work-from-home employment within existing and new households, as follows:
 - i. Through infilling, redevelopment and expansion of existing commercial, mixed-use and institutional sites and buildings within the Built Boundary to maintain and enhance these areas and support the role of Downtown Smithville as the commercial and mixed-use hub of the Township;
 - ii. Through the development of new commercial, mixed-use and institutional sites within the designated Greenfield areas, by planning to achieve a target density of 50 people and jobs combined per hectare; and,
 - iii. Through the development of compatible employment uses in the Smithville Industrial District (as delineated in the Niagara Region Official Plan), by planning to achieve a target density of 20 jobs per hectare.
- f) A limited amount of new employment may be accommodated in the Hamlet Settlement Areas by infilling and rounding out of existing development.
- g) Outside of settlement areas, a limited amount of rural employment growth will be accommodated through permitted agricultural, agriculture-related and on-farm diversified uses and the limited expansion of existing commercial, industrial and institutional sites and buildings where these uses are permitted by the implementing Zoning By-law.”

2.2.7 The text of the Township of West Lincoln Official Plan is hereby amended by deleting section 5.4 in its entirety.

2.2.8 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.5 as section 5.4 and replacing clause (a) with the following new clause (a):

“a) A diverse range and mix of housing types, unit sizes and densities will be planned for and provided within the Smithville Urban Settlement Area to accommodate the market based and affordable housing needs of the Township’s current and future residents, as follows:

- i. Through intensification within the Built Boundary, focussed primarily within Downtown Smithville, where the majority of new housing will be accommodated in the form of multi-unit residential buildings and apartments within mixed-use buildings, infilling of ground-related housing forms on vacant and underutilized land within low and medium density residential areas, and additional residential units within existing homes and residential accessory buildings;
- ii. Through new residential and mixed-use developments in designated Greenfield areas, by planning to achieve a target housing mix of 60% low density, 35% medium density, and 5% high density.”

2.2.9 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.6 as section 5.5 and re-wording the last sentence of clause (a) to read as follows:

“The structure of the Urban Settlement Area is comprised of: the built-up area, intensification areas within the built-up area, greenfield areas and future greenfield areas, the core natural heritage system, and transportation corridors.”

2.2.10 The text of the Township of West Lincoln Official Plan is hereby amended by replacing section 5.6 (d) (now re-numbered to section 5.5 (d)) with the following:

“(d) Greenfield Areas are intended for the development of new neighbourhoods and will be planned to achieve an overall density target of 50 persons and jobs per hectare. It is realized that not every site will be able to individually achieve that target; however, the Township will closely monitor Greenfield developments to ensure that the Township will meet the overall Greenfield target measured across the Greenfield Area. Future Greenfield Areas are intended to be planned primarily for future residential neighbourhoods as complete communities with a range of housing, commercial and community facilities and services, parks and a linked natural heritage and open space system, to be developed on full municipal services and supported by a local, collector and arterial street network, including complete streets, providing for transportation options and the efficient movement of people and goods. Future Greenfield Areas will be designated for specific land uses, and related policies as well as the required infrastructure, transportation systems and natural heritage systems will be established for these areas, through Township-initiated Official Plan Amendment(s) to implement the Smithville Master Community Plan as a Secondary Plan.”

2.2.11 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.7 to section 5.6.

2.2.12 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.8 to section 5.7.

2.2.13 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.9 to section 5.8 and by re-wording the first two sentences of the first paragraph of this section to read as follows:

“The majority of the intensification will be located within the identified Intensification Area on Schedule B-5 with a target of 13% of new residential units to be constructed within the existing Built-Up Area. Based on the projected growth, the Township will develop an updated Intensification Strategy to address anticipated intensification requirements over the planning period of this Plan and to consider the need for related amendments to this Plan including updates to the Intensification Strategy set out herein.”

2.2.14 The text of the Township of West Lincoln Official Plan is hereby amended by re-numbering section 5.10 to section 5.9 and by revising the list of features and areas excluded from the calculation of the greenfield density to read as follows:

- i. Natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
- ii. Rights-of-way for electricity transmission lines, energy transmission pipelines, freeways as defined by and mapped as part of the Ontario Road Network, and railways;
- iii. Employment areas; and,
- iv. Cemeteries.”

2.2.15 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following new subsection to the end of section 6.11:

“6.11.7 Smithville Master Community Plan

The area shown on Schedule “B-4” as the Smithville Master Community Plan Secondary Plan area is intended to be designated for appropriate future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems based on land use mapping and policies to be incorporated as a Secondary Plan through future Township-initiated Official Plan Amendment(s). Until such time as the Smithville Master Community Plan is approved and incorporated herein as a Secondary Plan by amendment to this Plan, the following policies shall apply to this Secondary Plan area:

- a) Permitted uses within the Smithville Master Community Plan area will be limited to those of an interim nature except as otherwise provided in the implementing Zoning By-law.
- b) The Township may amend the Zoning By-law to apply status zoning and/or holding zones to limit and avoid development and changes of land use that may adversely impact the efficient development and servicing of the land for appropriate urban land uses in the future.
- c) New development for urban land uses shall not be permitted until a Secondary Plan is approved for the area by amendment to this Plan.

- d) The submission requirements for Block Plans and for complete applications for development of urban land uses will be determined in accordance with an approved Secondary Plan, and therefore applications submitted prior to approval of a Secondary Plan may be deemed incomplete by the Township.
- e) Notwithstanding clauses (a) through (d) of this subsection, the area designated as Public Parks as shown on Schedule “B-4” may continue to be used for existing and new land uses in accordance with the applicable policies of Section 9 of this Plan.
- f) The Natural Heritage System designation and policies of this Plan shall continue to apply to the land within the Smithville Master Community Plan as shown on Schedules “B-4” and “C-1”, “C-2”, “C-3” and “C-4” and in accordance with the applicable policies of Section 10 of this Plan. It is the intent of this Plan that updated Natural Heritage System designations, policies and mapping will be incorporated as part of a Secondary Plan through future Township-initiated Official Plan Amendment(s), based on subwatershed planning.
- g) The development and improvement of infrastructure and extension of municipal services and transportation systems will be based on the applicable master plans prepared by the Region and the Township. It is the intent of this Plan that infrastructure and transportation system policies and mapping will be incorporated as part of a Secondary Plan through future Township-initiated Official Plan Amendment(s), based on the applicable master plans prepared by the Region and the Township. For greater clarity and certainty, this policy does not restrict the Region and the Township in undertaking public infrastructure and transportation improvements prior to the approval of a Secondary Plan for the area.”

2.2.16 The text of the Township of West Lincoln Official Plan is hereby amended by re-wording subsection 14.5.1 (a)(iv) to read as follows:

“iv. Future development of a Regional Road 20 by-pass around the north and to the east of Smithville, shown as a Conceptual Planned Corridor in the Niagara Region Official Plan, will permit the more efficient movement of heavy traffic through the Township.”

2.2.17 Schedule “A” – Municipal Structure of the Township of West Lincoln Official Plan is hereby amended by:

- a) Adding land to the Smithville Urban Boundary as shown on Schedule A hereto; and,
- b) Adding land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedule A hereto.

2.2.18 Schedules “B-1”, “B-2” and “B-3”, “B-4” – Land Use of the Township of West Lincoln Official Plan are hereby amended by:

- a) Adding the land to the Smithville Urban Boundary and removing the land from Schedules “B-1”, “B-2” and “B-3” as shown Schedules B, C and D hereto, respectively;
- b) Removing the land to be added to the Smithville Urban Boundary from the Good General Agricultural designation on Schedules “B-1”, “B-2” and “B-3” as shown on Schedules B, C and D hereto, respectively;
- c) Adding the land to the Smithville Urban Boundary, designating the land as Secondary Plan (to be mapped as an overlay of the existing Public Parks and Natural Heritage System designations where the area to be designated as Secondary Plan overlaps with these designations) and labelling the area as “SMITHVILLE MASTER COMMUNITY PLAN” on Schedule “B-4” as shown on Schedule E hereto;
- d) Changing the designation of the land north-west of Bismark and north of Wellandport from Good General Agricultural to Hamlet Settlement Area on Schedule “B-1” as shown Schedule B hereto;
- e) Changing the designation of the land north-east of Abingdon and south of Caistorville from Good General Agricultural to Hamlet Settlement Area on Schedule “B-2” as shown on Schedule C hereto; and,
- f) Changing the designation of the land west of Fulton from Good General Agricultural to Hamlet Settlement Area on Schedule “B-3” as shown Schedule D hereto.

2.2.19 Schedule “B-5” – Urban Structure Smithville of the Township of West Lincoln Official Plan is hereby amended by adding the land to the Smithville Urban Boundary and designating the land as Future Greenfield Area as shown on Schedule F hereto.

2.2.20 Schedules “C-1”, “C-2”, “C-3” and “C-4” – Natural Heritage System and Schedule “C-5” – Aggregate & Petroleum Resources of the Township of West Lincoln Official Plan are hereby amended by adding the land to the Smithville Urban Boundary and adding the land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedules G, H, I, J and K hereto, respectively.

2.2.21 Schedules “D-1”, “D-2” and “D-4” – Hamlet Boundaries of the Township of West Lincoln Official Plan are hereby amended by adding the land to the Hamlet Settlement Areas of Abingdon, Bismark, Caistorville, Fulton and Wellandport as shown on Schedules L, M, and N hereto, respectively.

2.2.22 Schedule “F” – Infrastructure and Transportation of the Township of West Lincoln Official Plan is hereby amended by adding the land to the Smithville Urban Boundary and removing the Highway 20 By-pass from the map as shown Schedule “O” hereto.

**OPA NO. 62
SCHEDULE A**

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

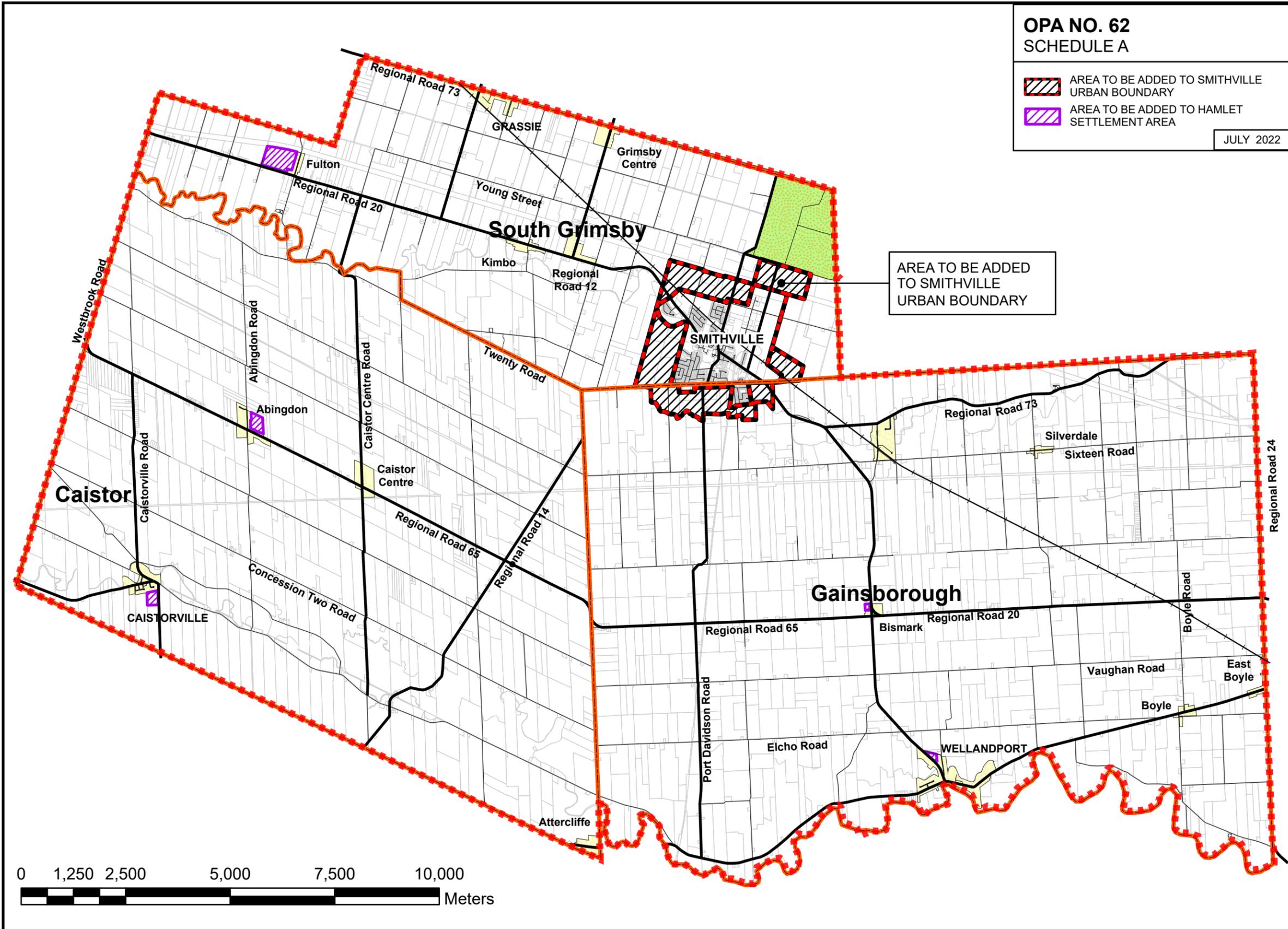
JULY 2022

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'A'
MUNICIPAL STRUCTURE**

Legend

-  Hamlet Settlement Area
-  Greenbelt Lands
-  Smithville Urban Boundary
-  Former Township Boundaries
-  Municipal Boundary



AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY



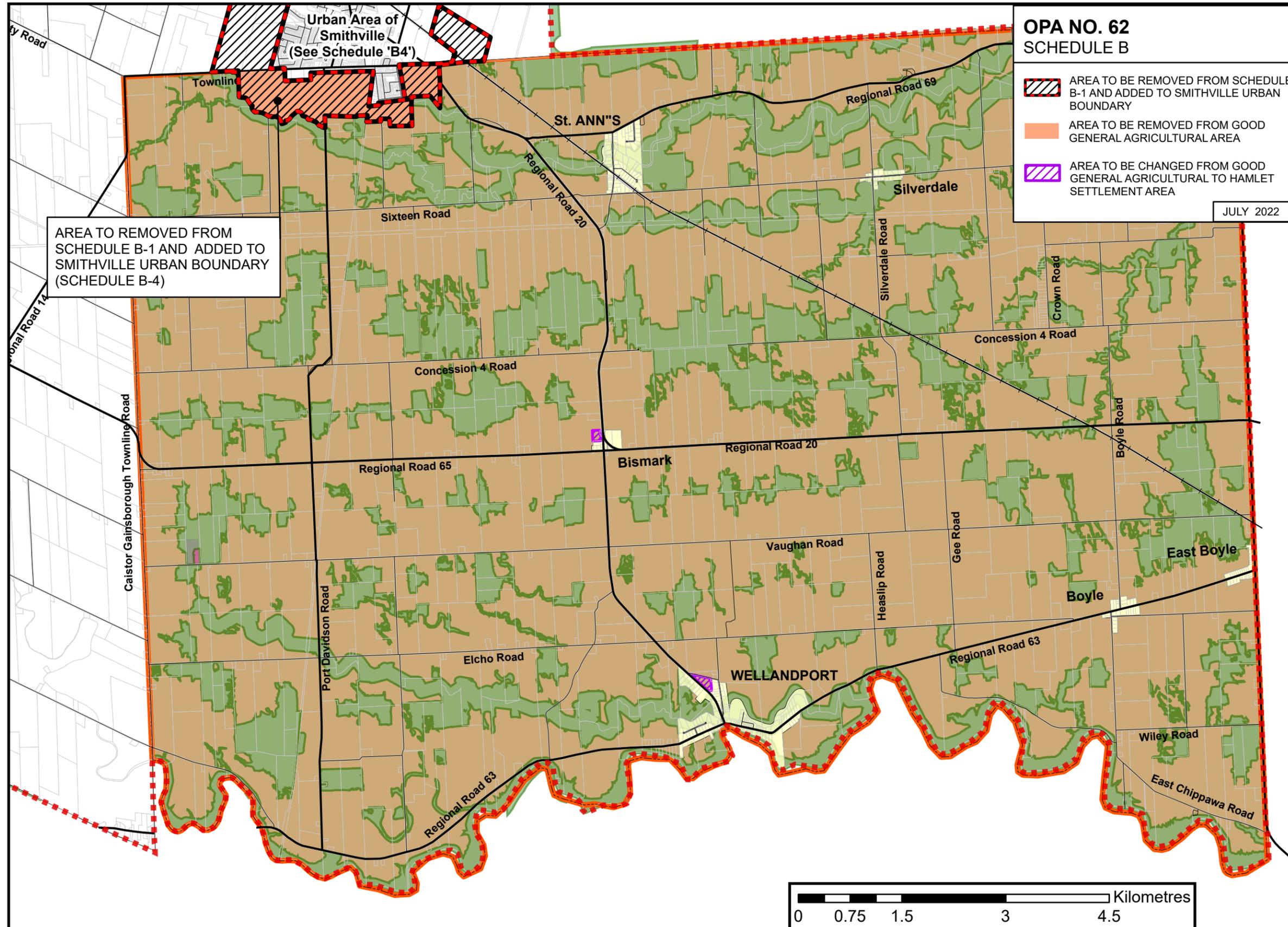
PLANNING DEPARTMENT



Note:
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Detail on some features may be lost at this scale.

Date: March 2014



**OPA NO. 62
SCHEDULE B**

-  AREA TO BE REMOVED FROM SCHEDULE B-1 AND ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE REMOVED FROM GOOD GENERAL AGRICULTURAL AREA
-  AREA TO BE CHANGED FROM GOOD GENERAL AGRICULTURAL TO HAMLET SETTLEMENT AREA

JULY 2022

AREA TO BE REMOVED FROM SCHEDULE B-1 AND ADDED TO SMITHVILLE URBAN BOUNDARY (SCHEDULE B-4)

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'B-1'
LAND USE
GAINSBOROUGH**

Legend

-  Smithville Urban Boundary
-  Hamlet Settlement Area
-  Good General Agricultural
-  Natural Heritage System
-  Landfill Constraint Area
-  Municipal Boundary



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Date: March 2014

OPA NO. 62
SCHEDULE C

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE CHANGED FROM GOOD GENERAL AGRICULTURAL TO HAMLET SETTLEMENT AREA

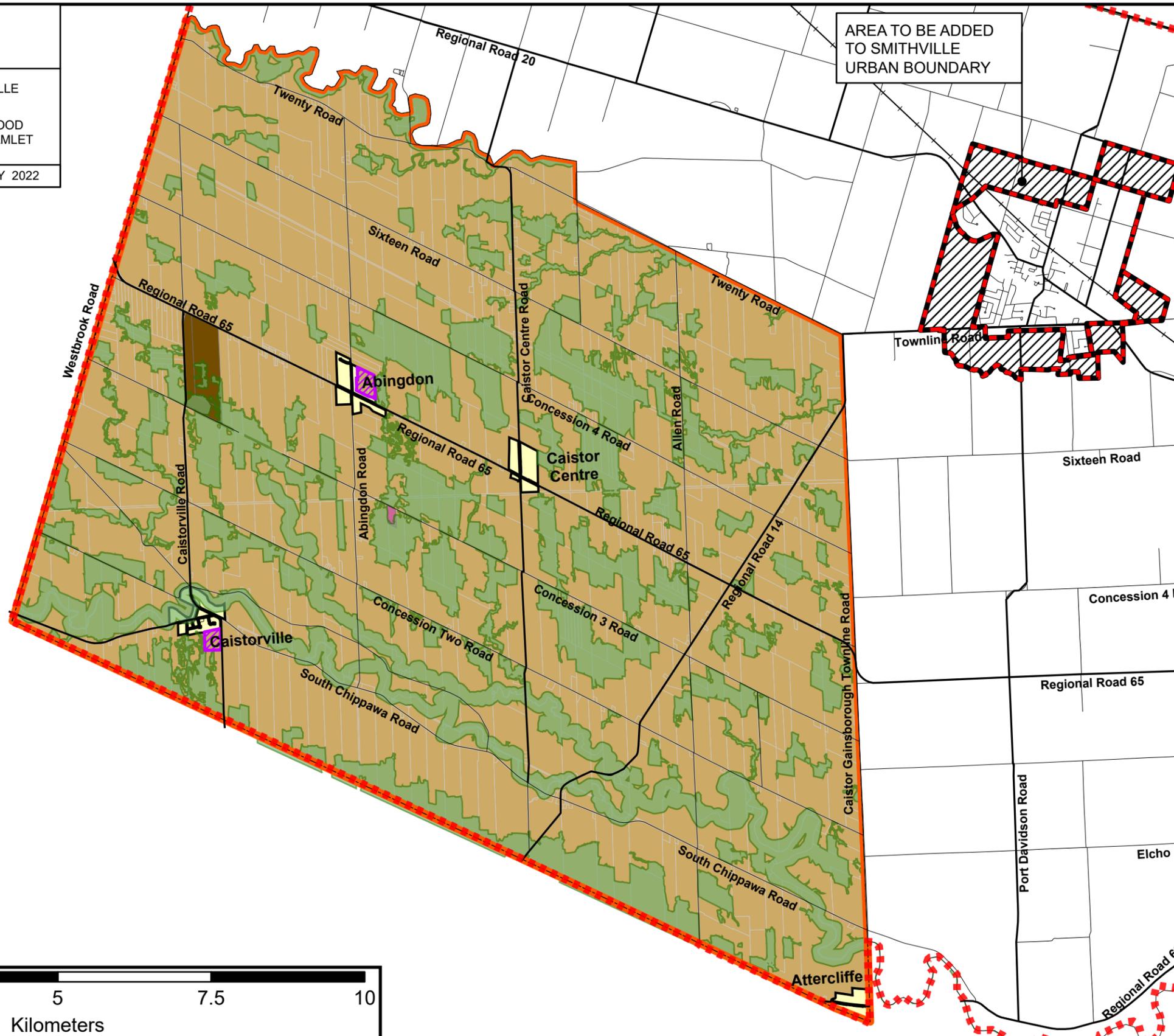
JULY 2022

TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

SCHEDULE 'B-2'
LAND USE
CAISTOR

Legend

-  Smithville Urban Boundary
-  Natural Heritage System
-  Rural Area
-  Hamlet Settlement Area
-  Landfill Constraint Area
-  Good General Agricultural
-  Municipal Boundary



West Lincoln
Your Future Naturally
PLANNING DEPARTMENT



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Date: March 2014

**OPA NO. 62
SCHEDULE D**

-  AREA TO BE REMOVED FROM SCHEDULE B-3 AND ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE REMOVED FROM GOOD GENERAL AGRICULTURAL AREA
-  AREA TO BE CHANGED FROM GOOD GENERAL AGRICULTURAL TO HAMLET SETTLEMENT AREA

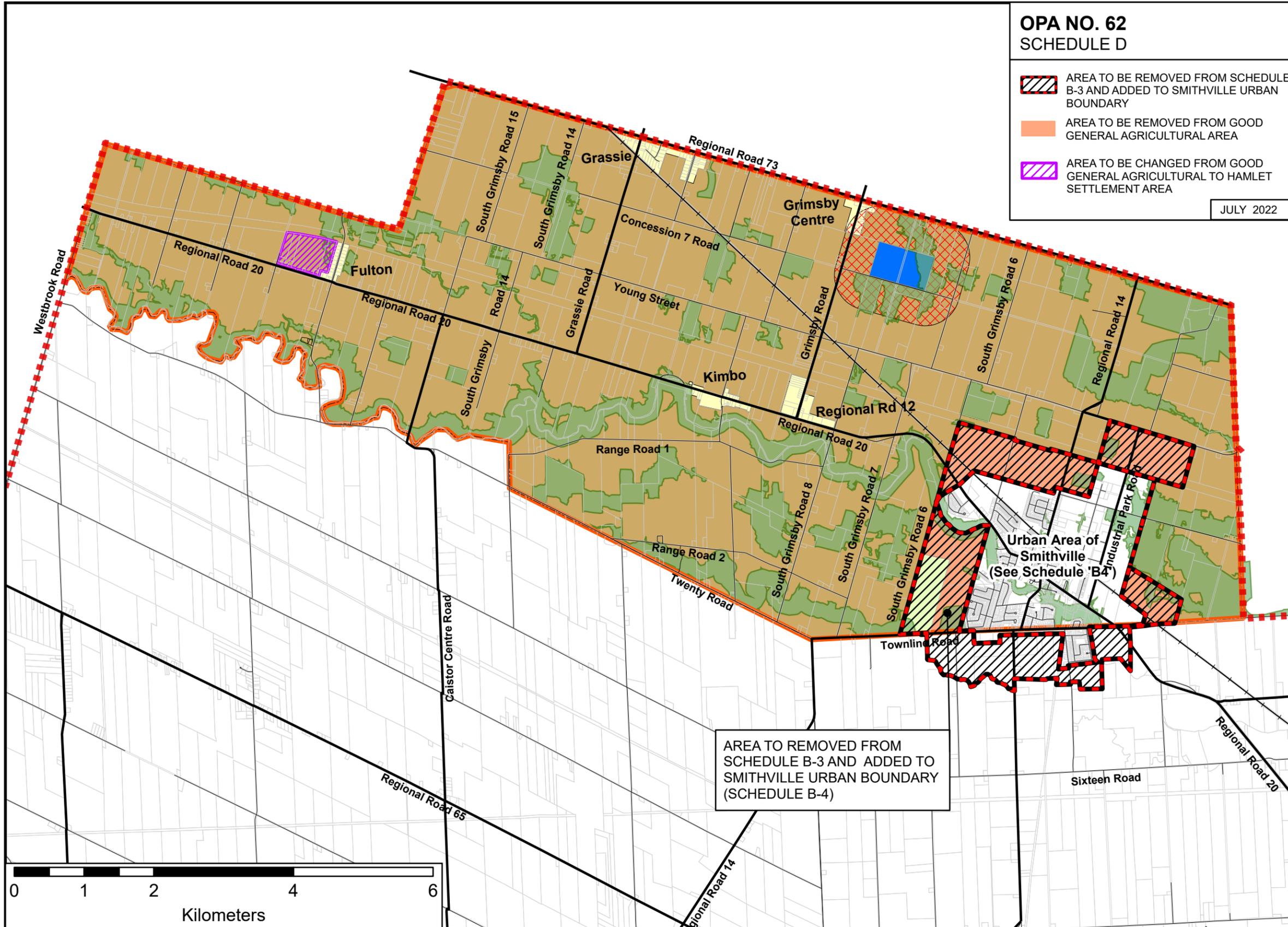
JULY 2022

**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'B-3'
LAND USE
SOUTH GRIMSBY**

Legend

-  Smithville Urban Boundary
-  Hamlet Settlement Area
-  Public Parks
-  Solid Waste Landfill Site
-  Landfill Area of Possible Influence
-  Good General Agricultural
-  Natural Heritage System
-  Municipal Boundary



AREA TO REMOVED FROM
SCHEDULE B-3 AND ADDED TO
SMITHVILLE URBAN BOUNDARY
(SCHEDULE B-4)



PLANNING DEPARTMENT



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may be lost at this scale.

Date: March 2014

OPA NO. 62
SCHEDULE F

 AREA TO BE ADDED TO SMITHVILLE
 URBAN BOUNDARY AND DESIGNATED AS
 FUTURE GREENFIELD AREA

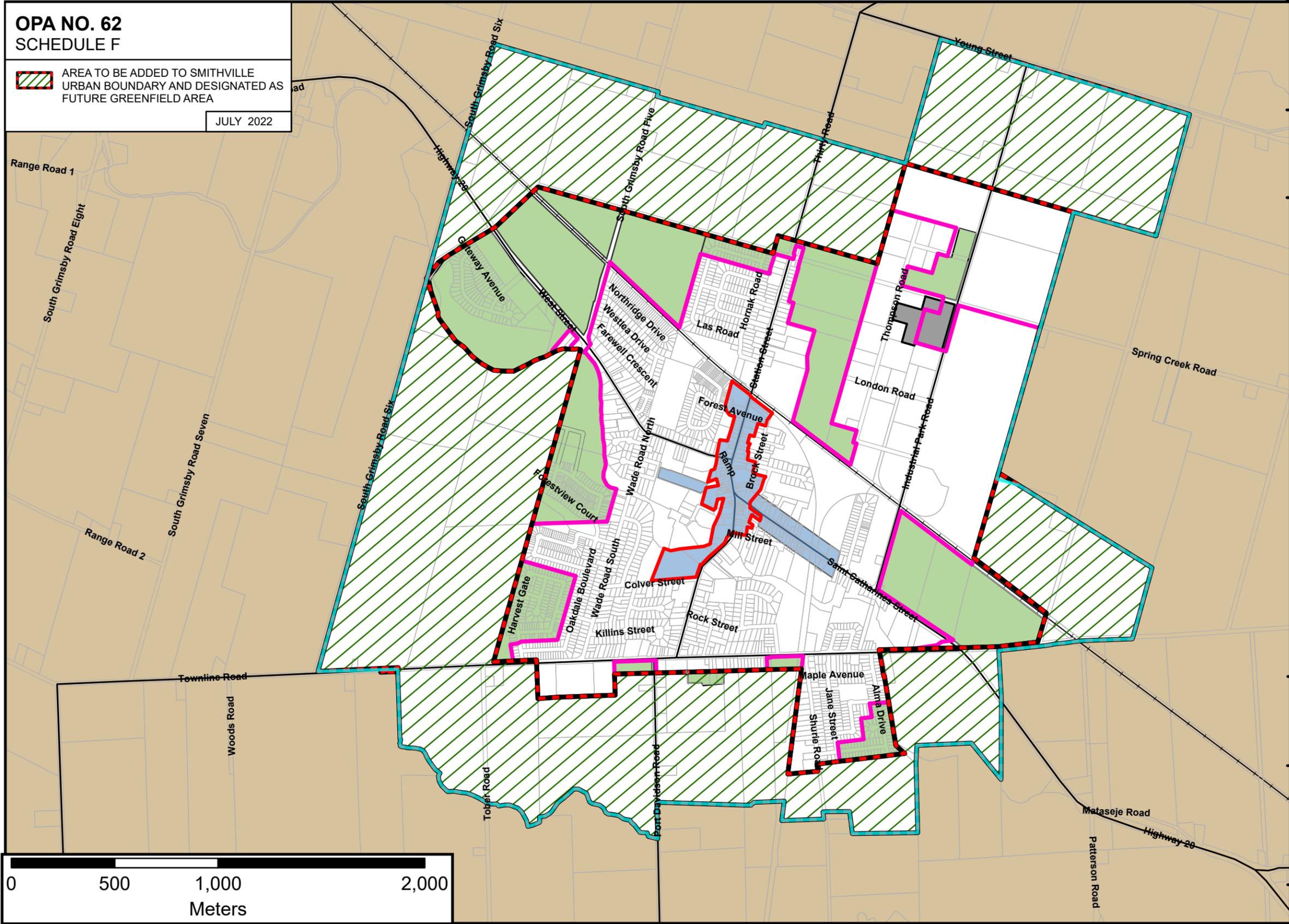
JULY 2022

**TOWNSHIP OF WEST
 LINCOLN
 OFFICIAL PLAN**

**SCHEDULE 'B-5'
 URBAN STRUCTURE
 SMITHVILLE**

Legend

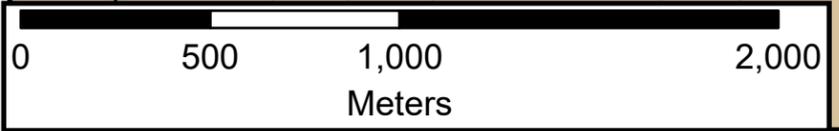
-  Smithville Urban Boundary
-  CIP Boundary
-  Built Boundary
-  PCB Lands
-  Greenfield Area (P2G)
-  Intensification Area
-  Agricultural & Rural Area



West Lincoln
 Your Future Naturally
 PLANNING DEPARTMENT



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 conjunction with the text.



Date: March 2014

OPA NO. 62
SCHEDULE G

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022

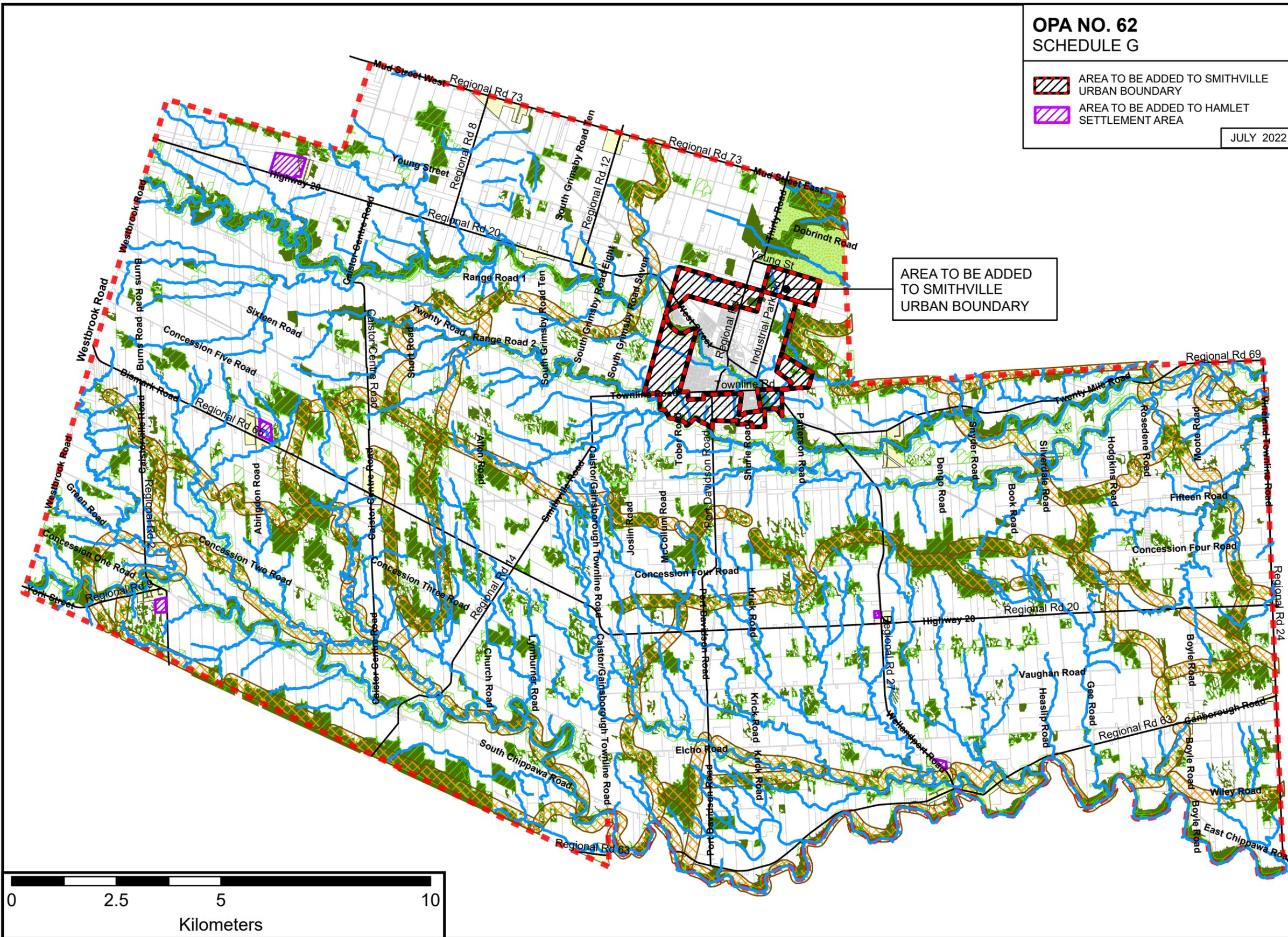
TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

SCHEDULE 'C-1'
NATURAL HERITAGE SYSTEM

Legend

-  Smithville Urban Boundary
-  Hamlet Settlement Area
-  Greenbelt Lands
-  Environmental Protection Area
-  Environmental Conservation Area
-  Potential Corridors
-  Fish Habitat
-  Municipal Boundary

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY



West Lincoln
Your Future Naturally

PLANNING DEPARTMENT



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Date: March 2014

OPA NO. 62
SCHEDULE H

JULY 2022

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

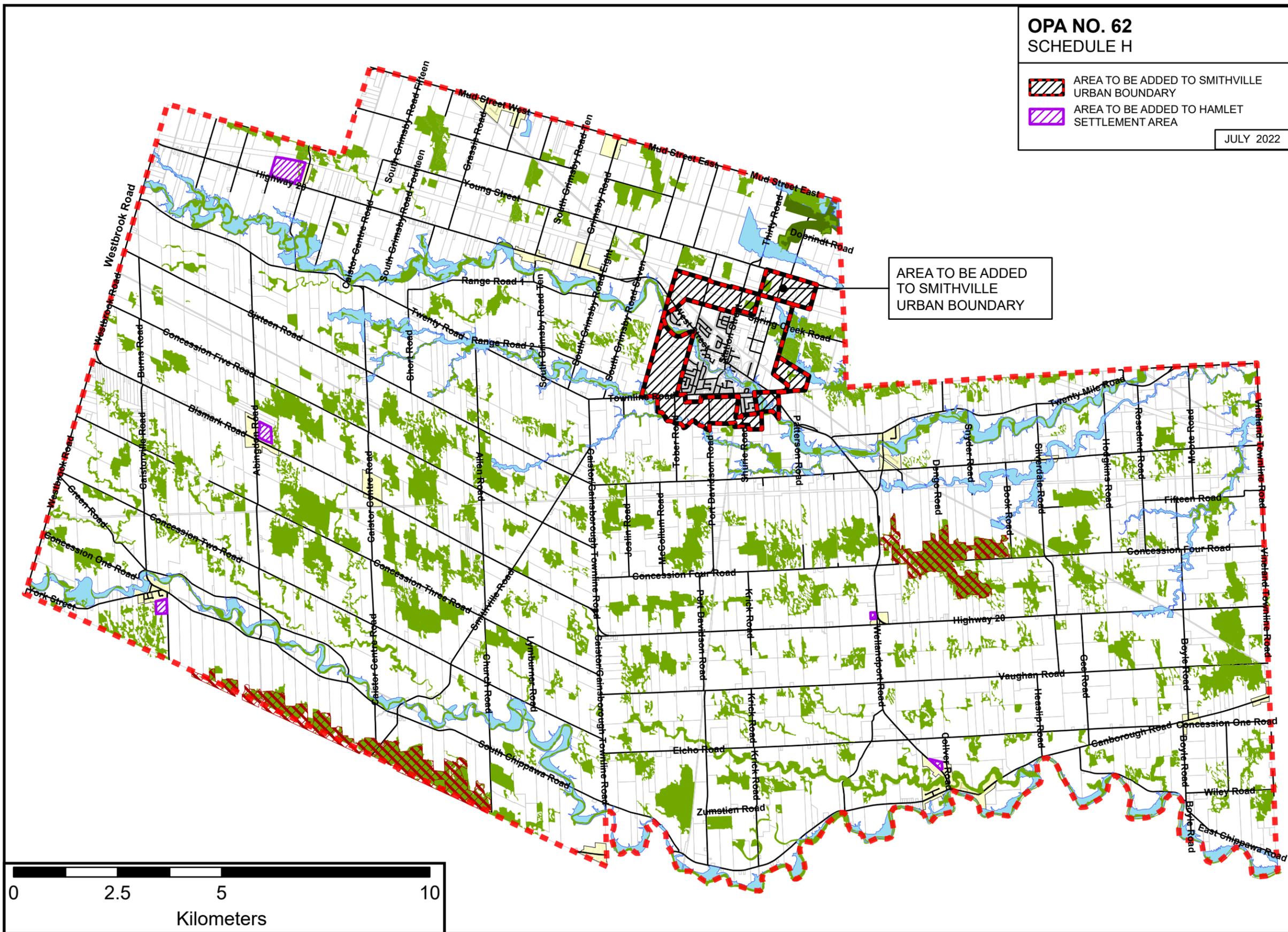
TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

SCHEDULE 'C-2'
NATURAL HERITAGE SYSTEM
ENVIRONMENTAL PROTECTION
AREA

Legend

-  Smithville Urban Boundary
-  Areas of Natural and Scientific Interest
-  Greenbelt Natural Heritage System
-  Provincially Significant Wetlands (PSW)
-  Floodplain
-  Municipal Boundary
-  Hamlet Settlement Area

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY



West Lincoln
Your Future Naturally
PLANNING DEPARTMENT



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Date: March 2014

OPA NO. 62
SCHEDULE I

JULY 2022

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

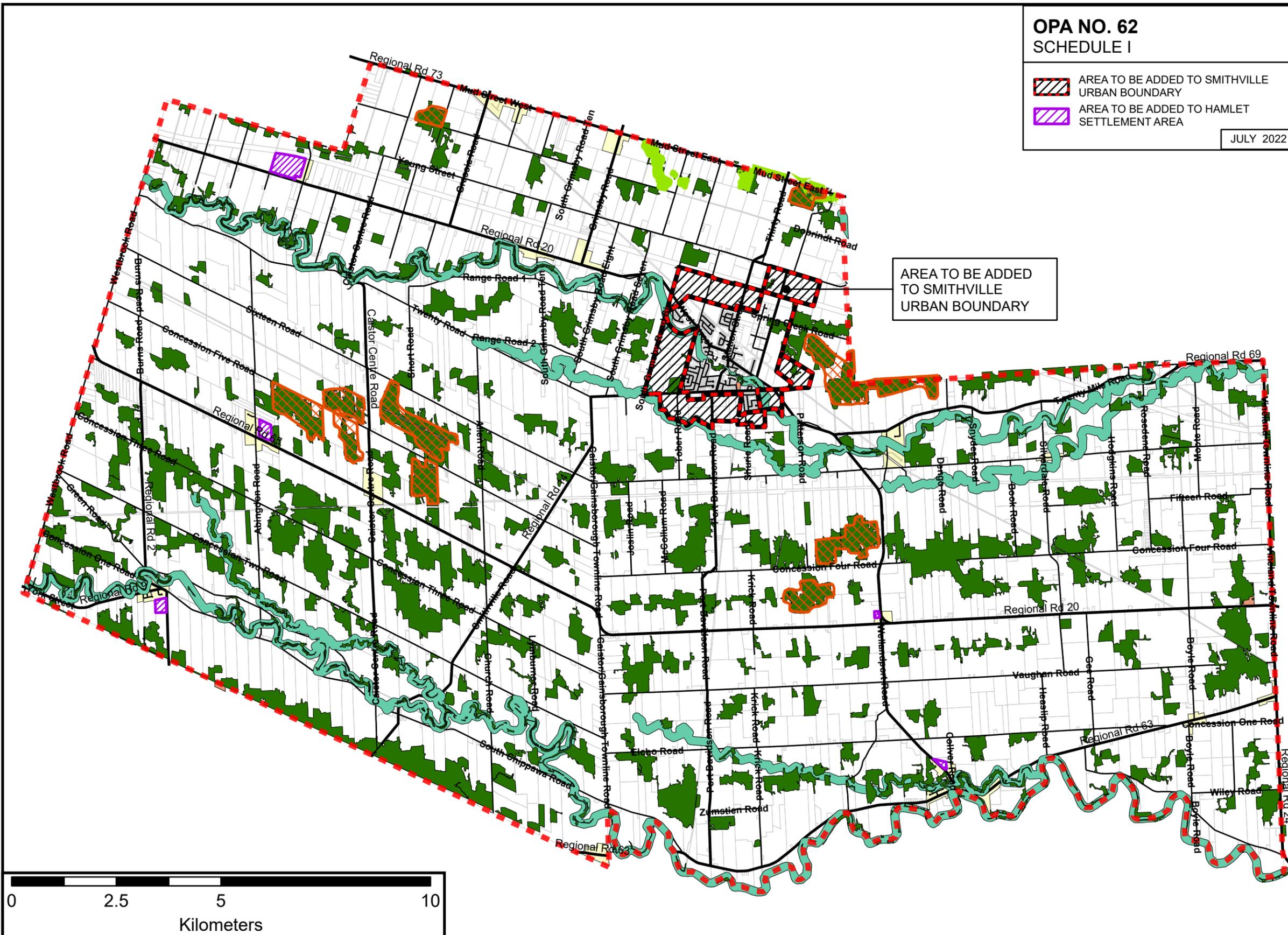
TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

SCHEDULE 'C-3'
NATURAL HERITAGE SYSTEM
ENVIRONMENTAL
CONSERVATION
AREA

Legend

-  Smithville Urban Boundary
-  Regionally Significant Life Science ANSI
-  Other Evaluated Wetlands
-  Significant Woodlands
-  Public Conservation Land
-  Valley Shoreline
-  Municipal Boundary
-  Hamlet Settlement Area

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY



PLANNING DEPARTMENT



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Date: March 2014

OPA NO. 62
SCHEDULE J

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

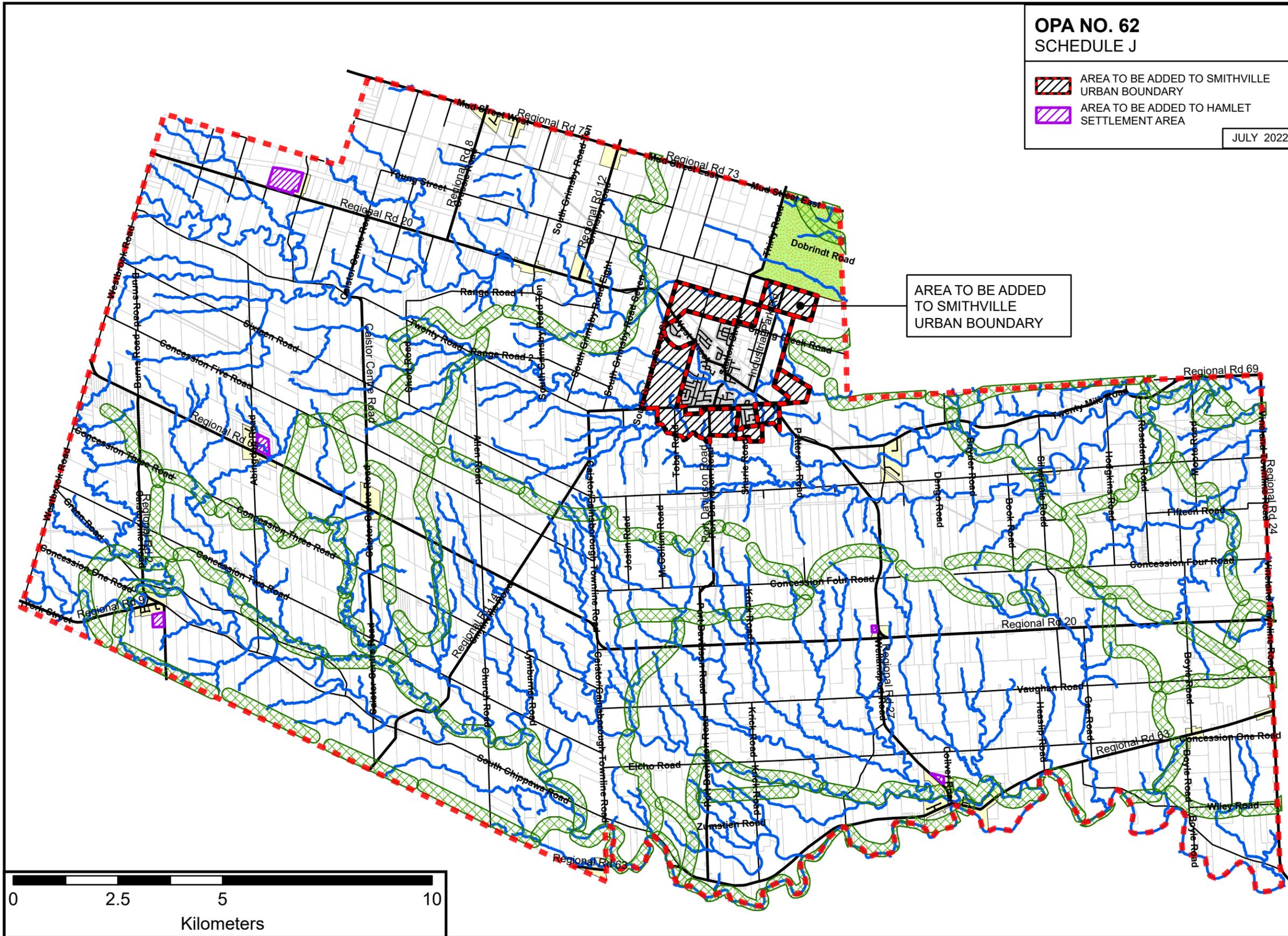
JULY 2022

TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

SCHEDULE 'C-4'
NATURAL HERITAGE SYSTEM
OTHER FEATURES

Legend

-  Smithville Urban Boundary
-  Greenbelt Lands
-  Core Natural Heritage Corridors
-  Fish Habitat
-  Municipal Boundary
-  Hamlet Settlement Area



AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY



PLANNING DEPARTMENT



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Date: March 2014

**OPA NO. 62
SCHEDULE K**

-  AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY
-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022

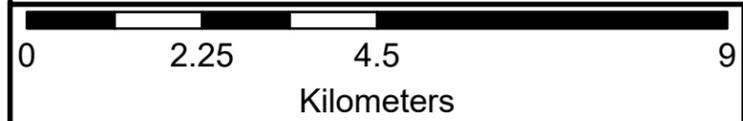
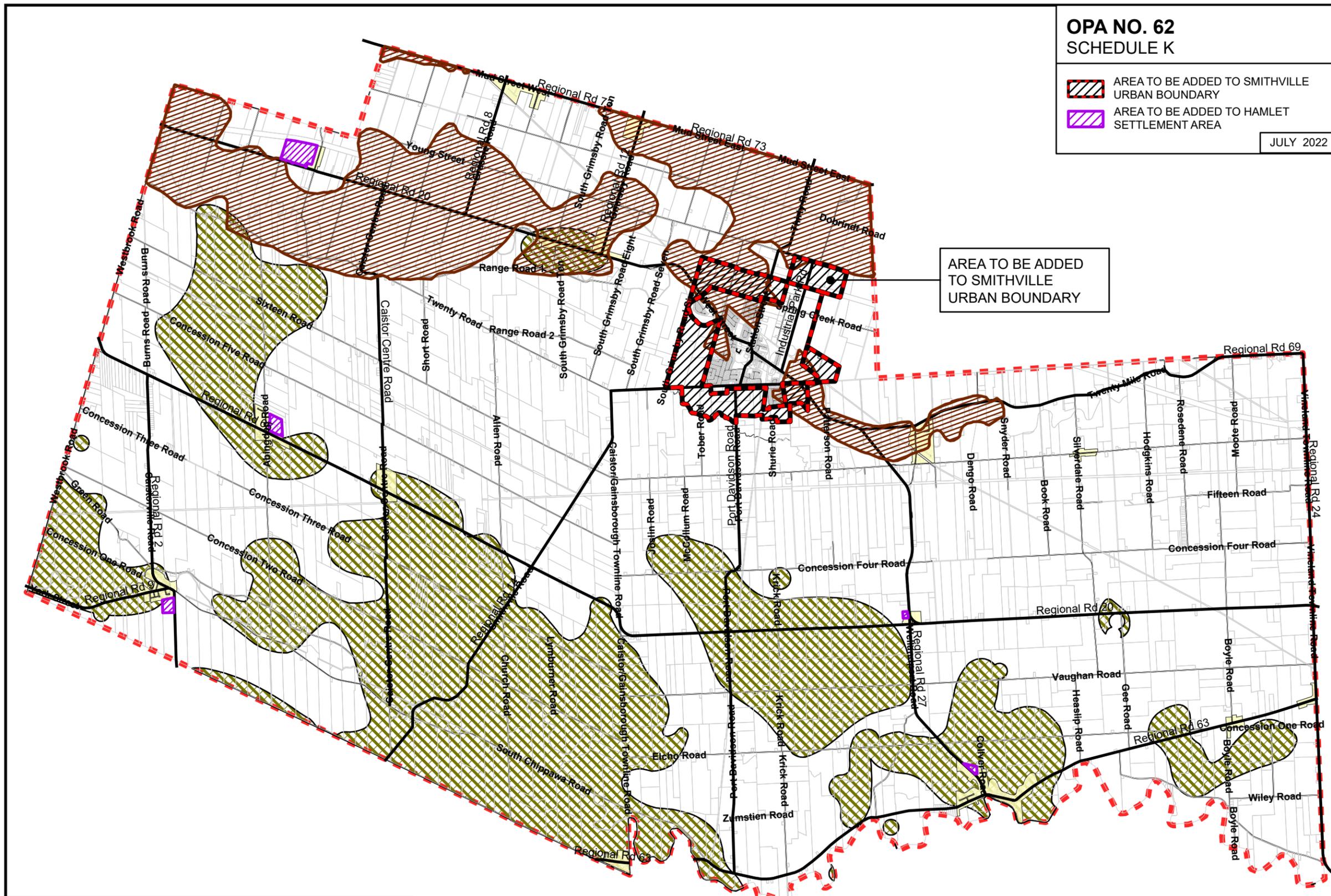
**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'C-5'
AGGREGATE & PETROLEUM
RESOURCES**

Legend

-  Potential Aggregate Resources
-  Smithville Urban Boundary
-  Potential Petroleum Resources
-  Municipal Boundary
-  Hamlet Settlement Area

AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY



PLANNING DEPARTMENT

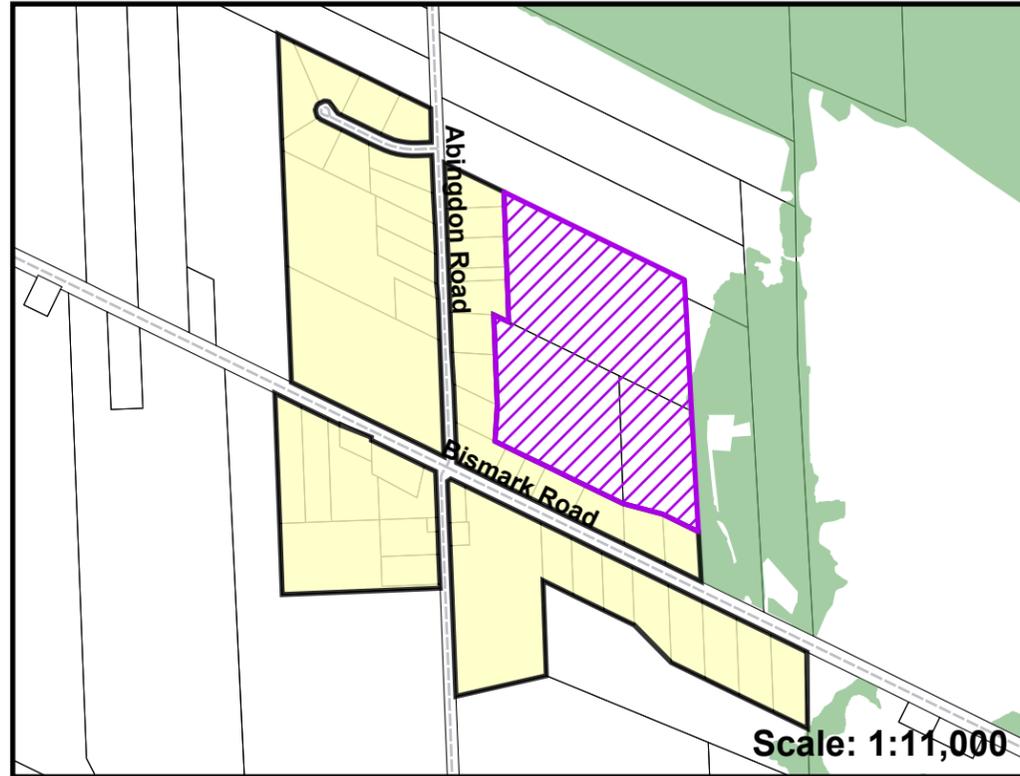


Note:
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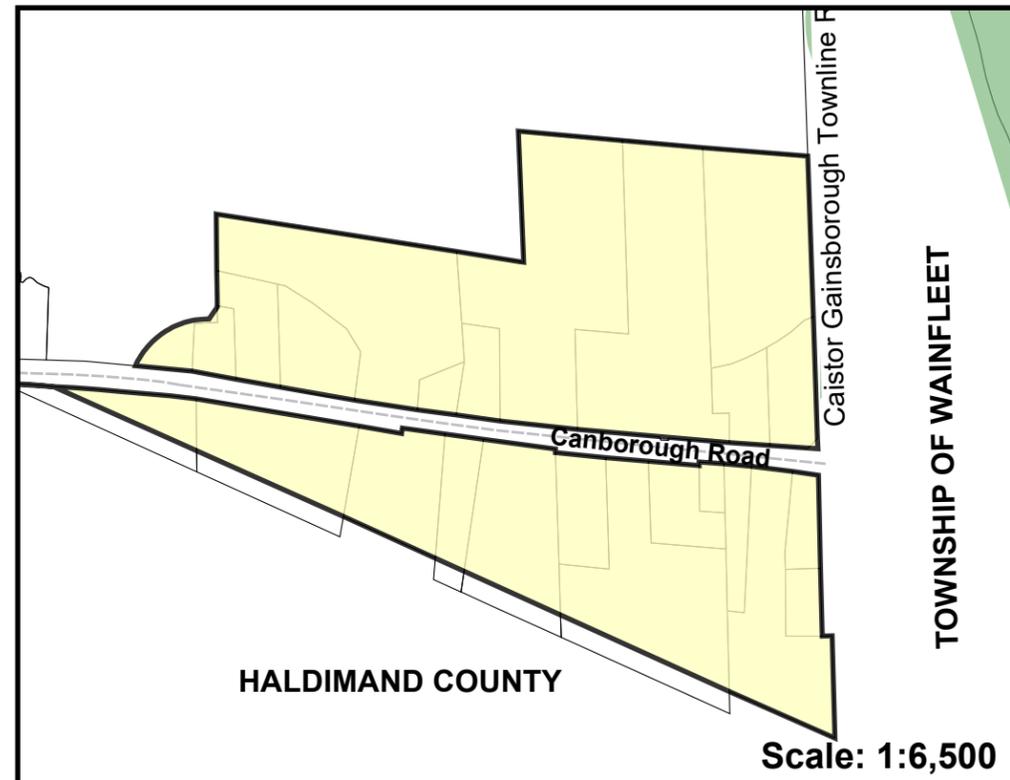
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Date: March 2014

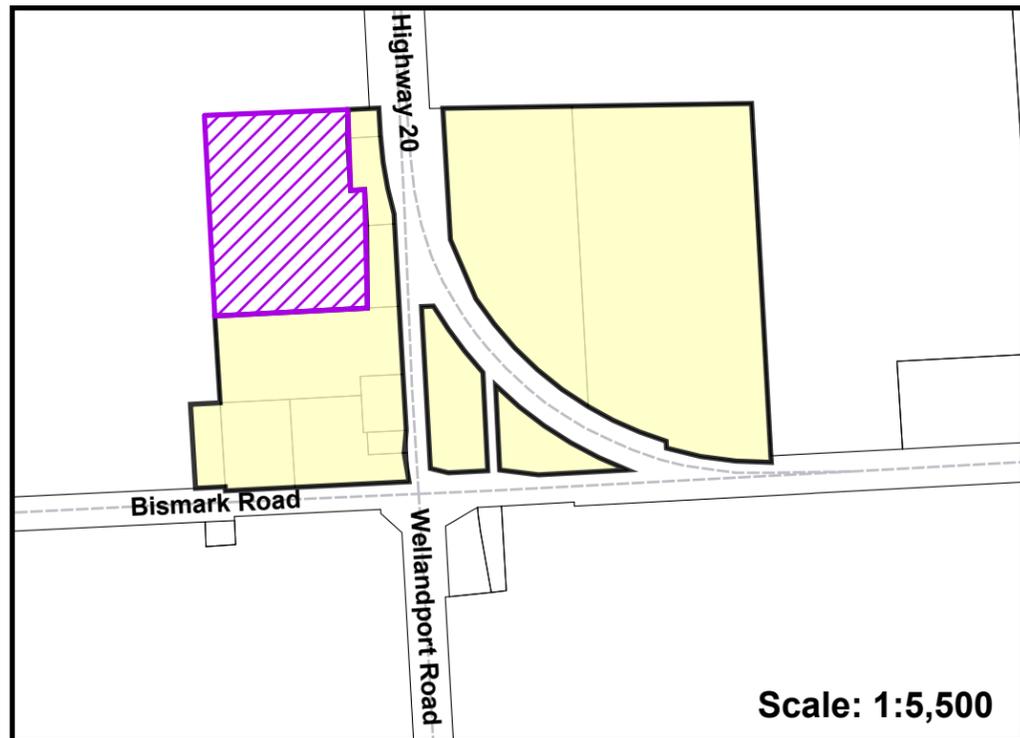
ABINGDON



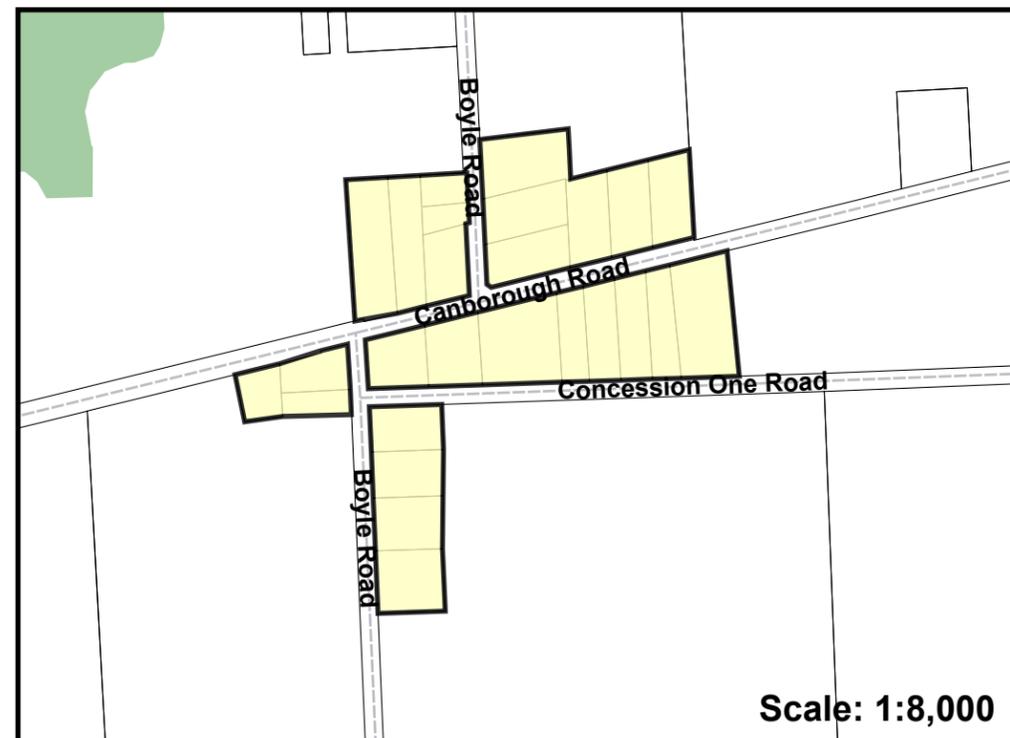
ATTERCLIFFE



BISMARK



BOYLE



**TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN**

**SCHEDULE 'D-1'
HAMLET BOUNDARIES**

Legend

-  Hamlet Settlement Area
-  Natural Heritage System
-  Municipal Boundary

**OPA NO. 62
SCHEDULE L**

-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022



PLANNING DEPARTMENT

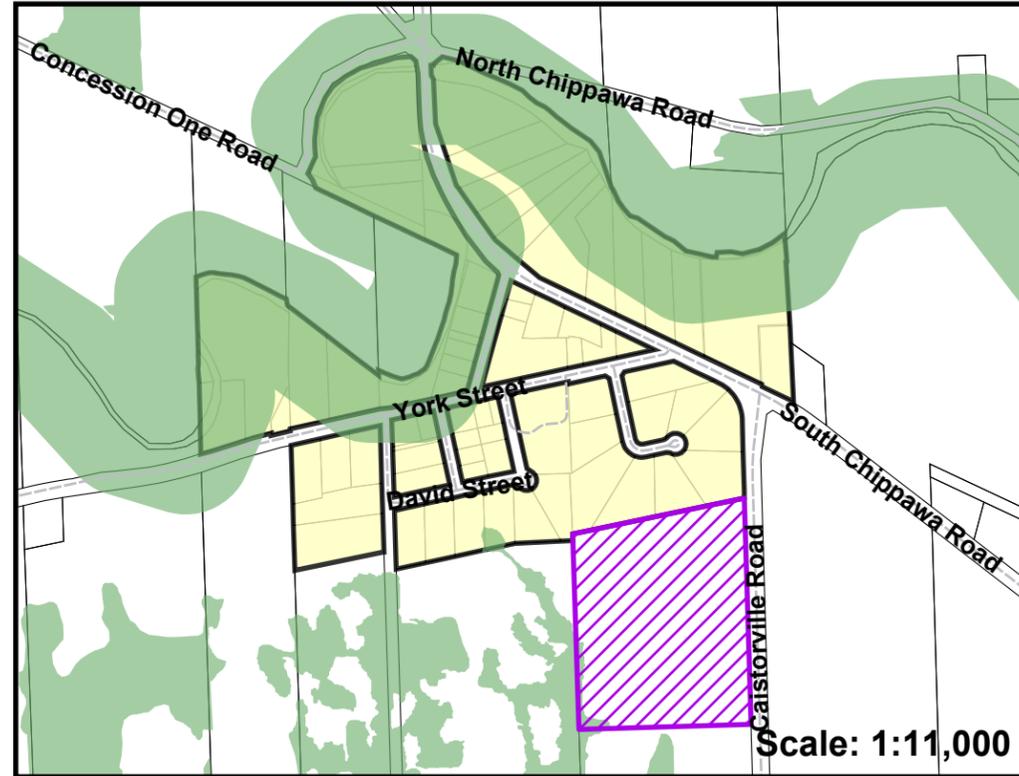


Note:
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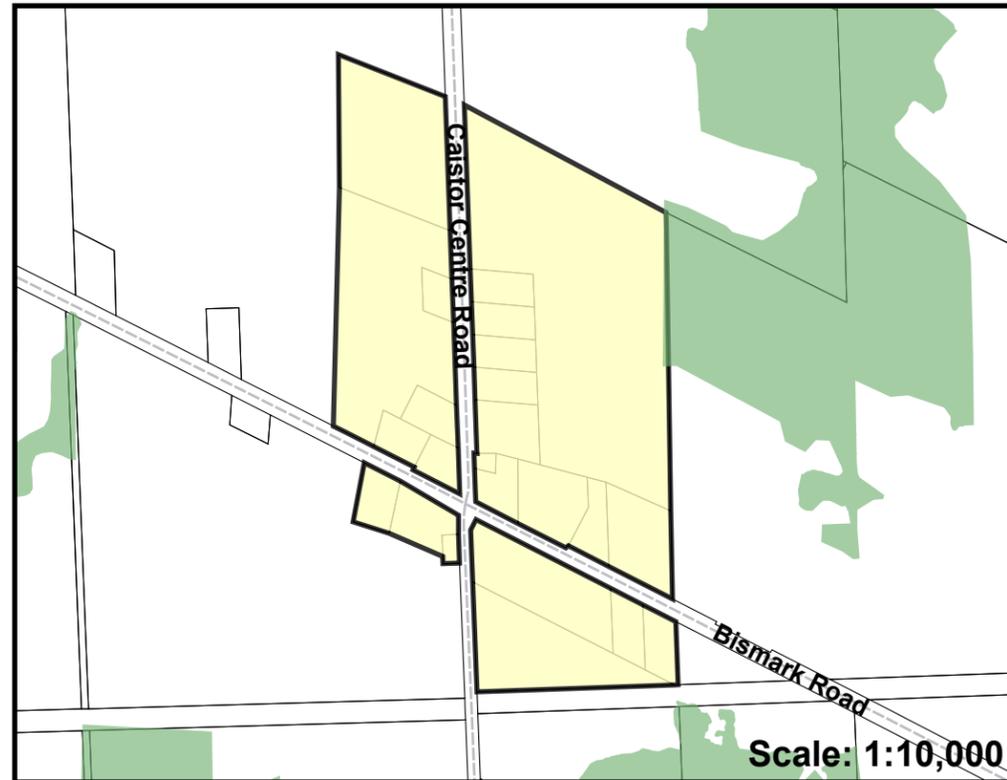
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Date: March 2014

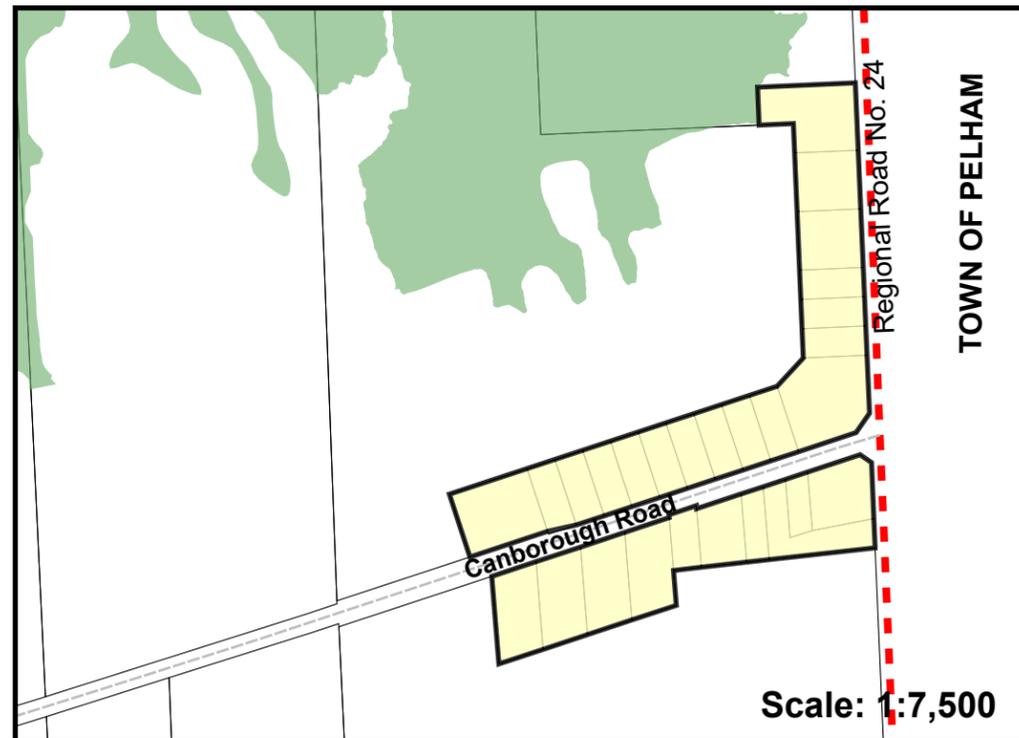
CAISTORVILLE



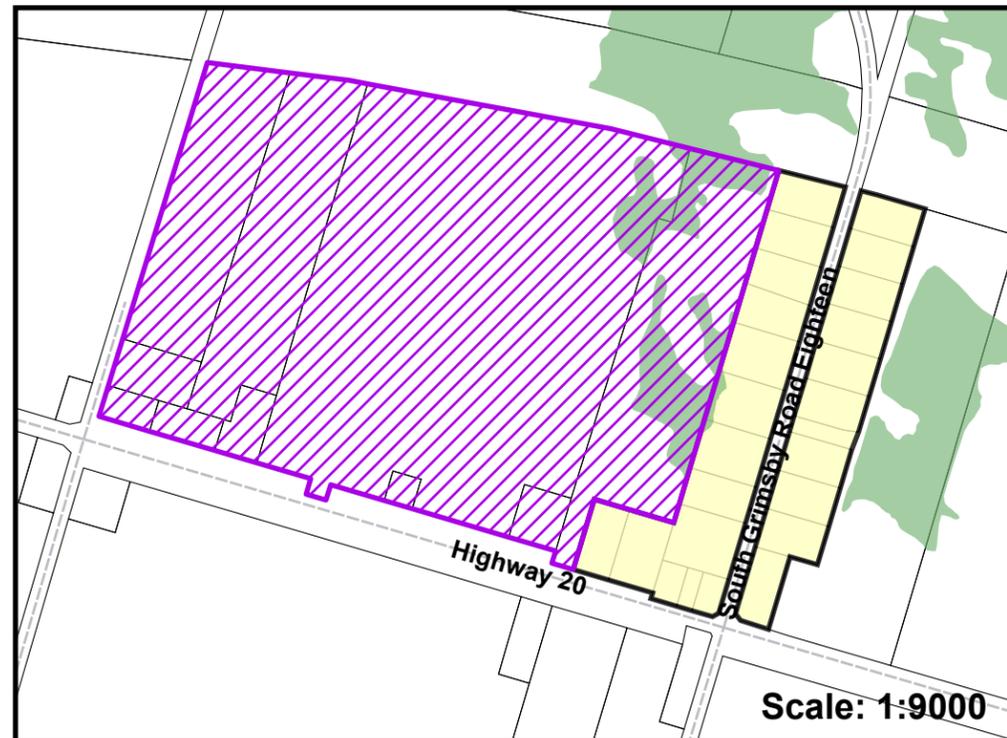
CAISTOR CENTRE



EAST BOYLE



FULTON



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'D-2' HAMLET BOUNDARIES

Legend

-  Hamlet Settlement Area
-  Natural Heritage System
-  Municipal Boundary

OPA NO. 62 SCHEDULE M

-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022



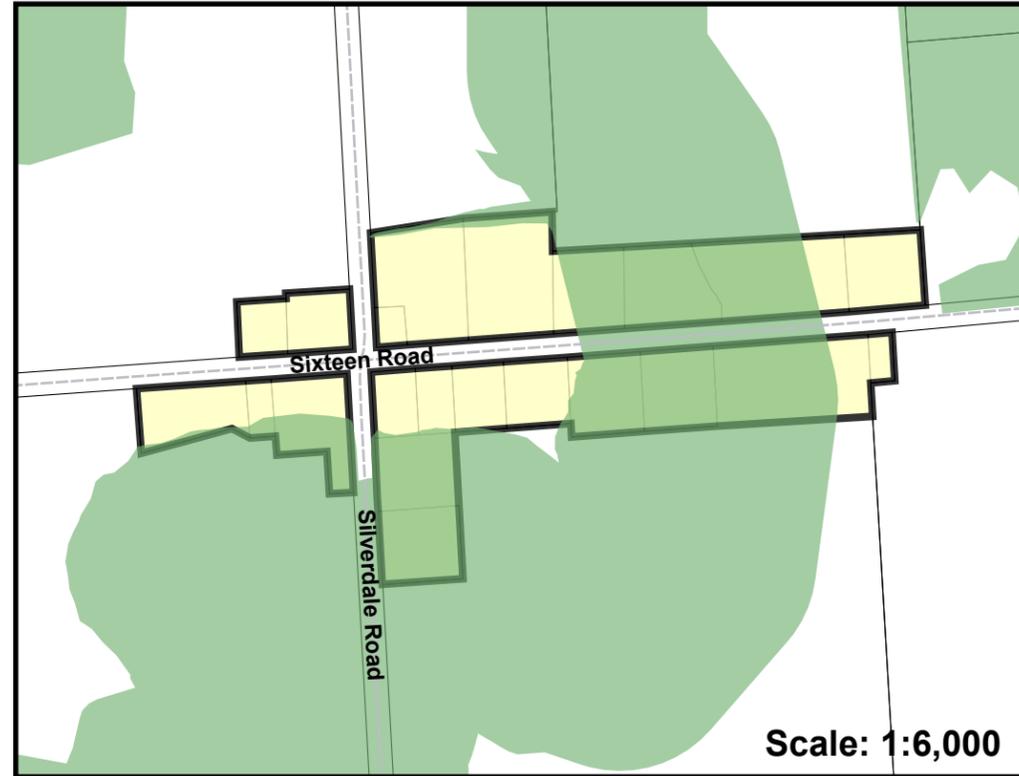
PLANNING DEPARTMENT



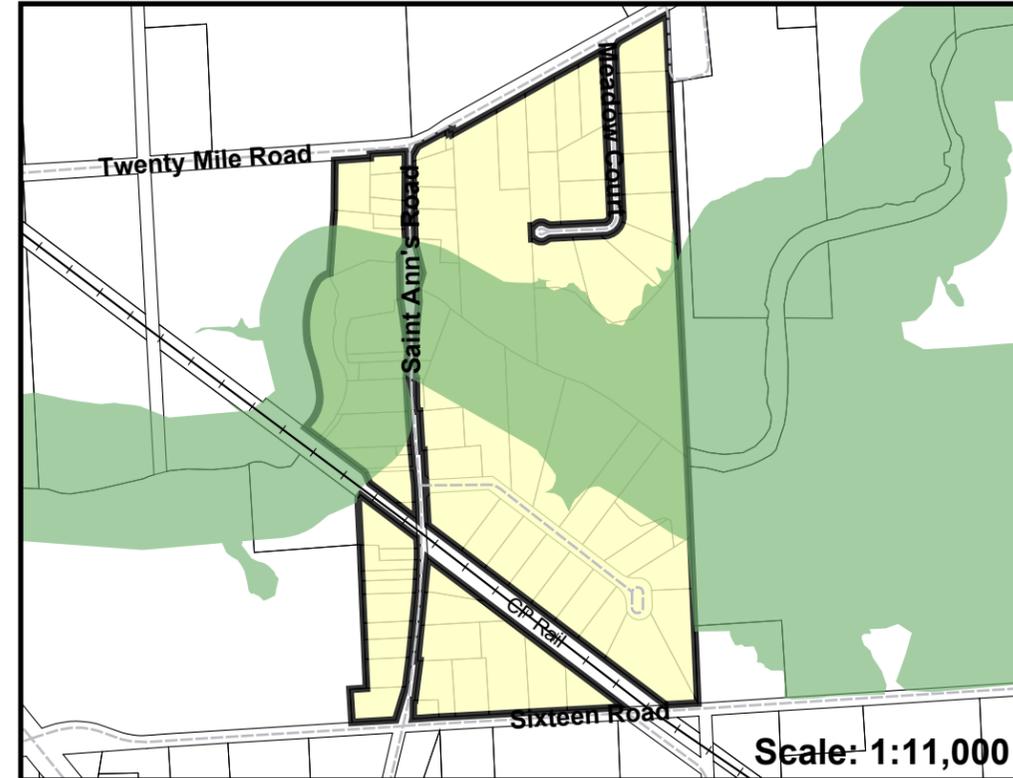
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Detail on some features may be lost at this scale.

Date: March 2014

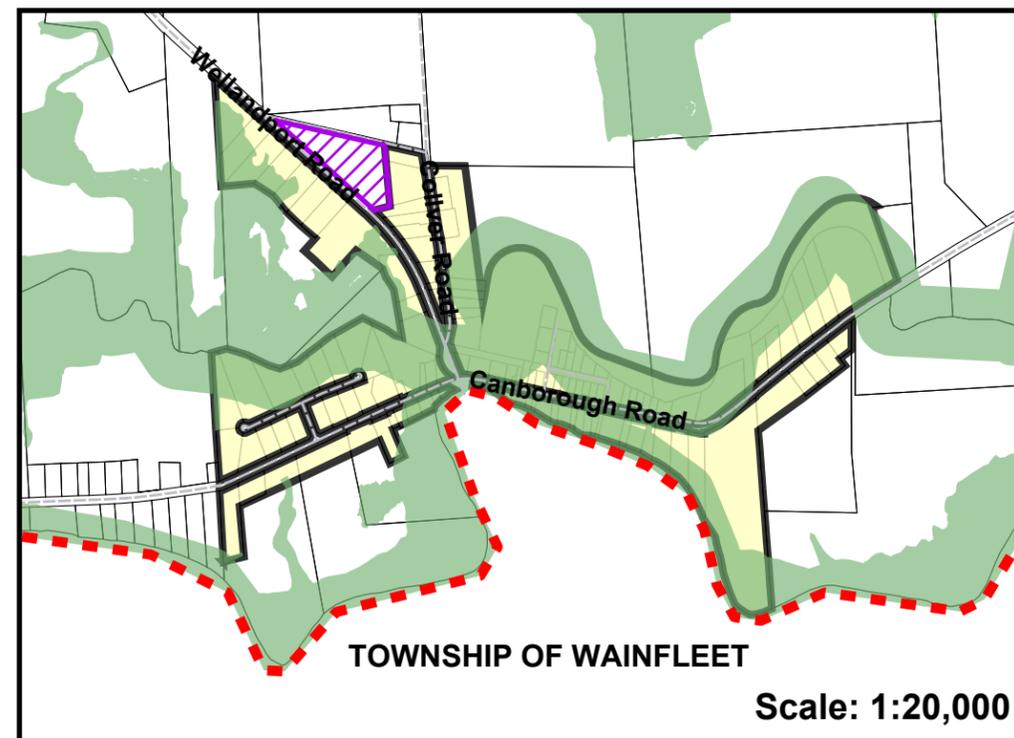
SILVERDALE



ST. ANN'S



WELLANDPORT



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'D-4' HAMLET BOUNDARIES

Legend

-  Hamlet Settlement Area
-  Natural Heritage System
-  Municipal Boundary

OPA NO. 62 SCHEDULE N

-  AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

JULY 2022



PLANNING DEPARTMENT



Note:
This Schedule forms part of the Township's Official Plan and must be read in conjunction with the text.

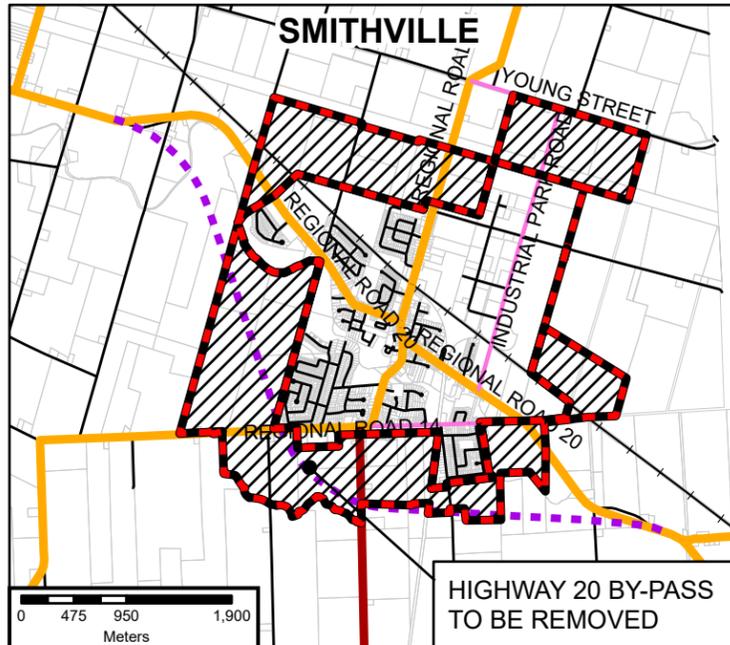
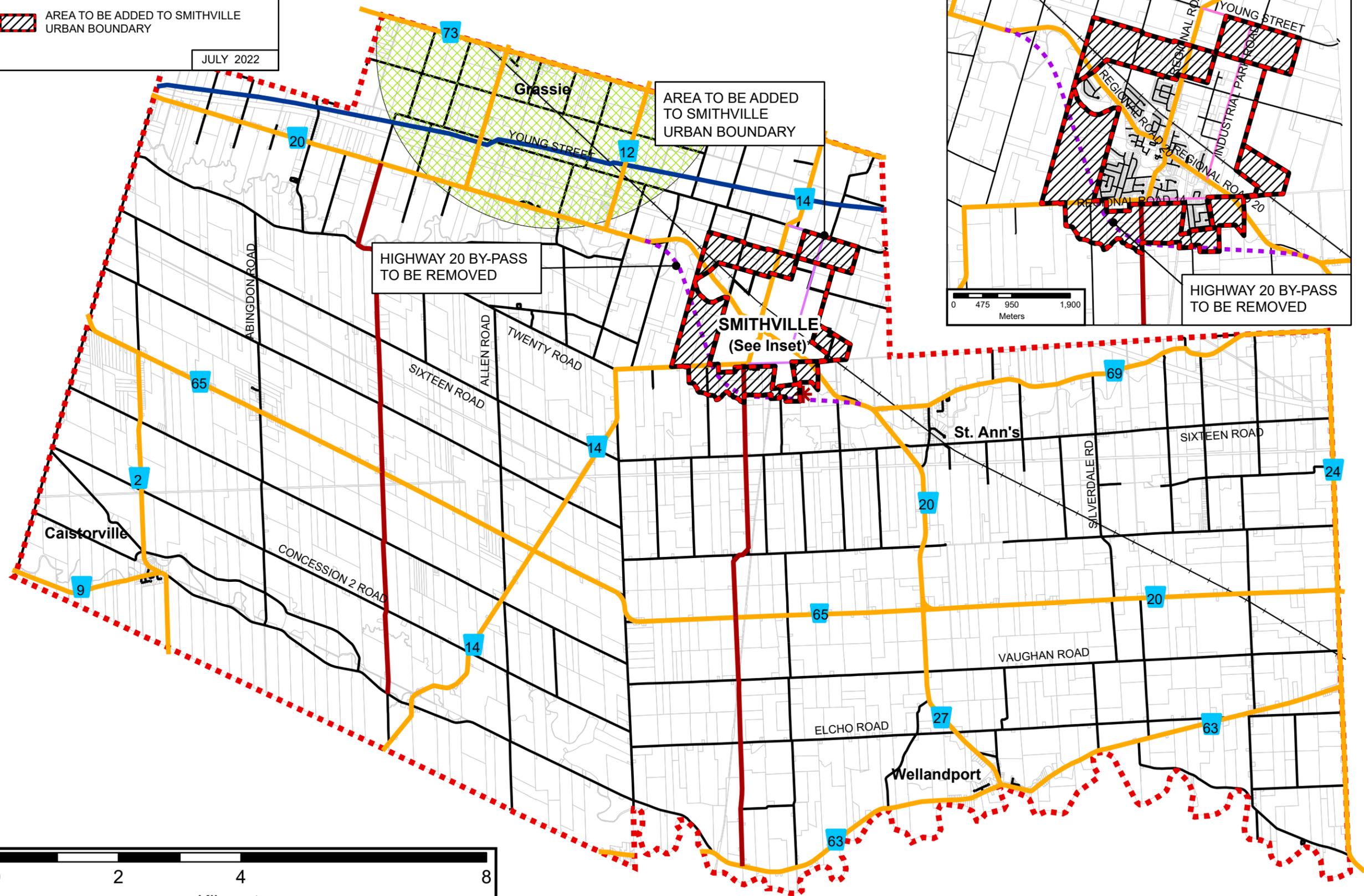
Detail on some features may be lost at this scale.

Date: March 2014

OPA NO. 62
SCHEDULE O

 AREA TO BE ADDED TO SMITHVILLE URBAN BOUNDARY

JULY 2022



TOWNSHIP OF WEST LINCOLN
OFFICIAL PLAN

SCHEDULE 'F'
INFRASTRUCTURE & TRANSPORTATION

Legend

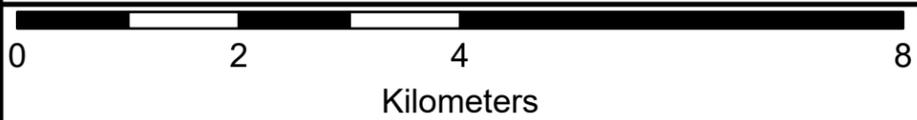
-  Smithville Sewage Lagoons
-  Highway 20 By-pass
-  Arterial
-  Township Arterial
-  Collector
-  Smithville Urban Boundary
-  Trans Canada Pipeline
-  Municipal Boundary
-  Rail Corridor
-  Airfield Outer Surface
-  Local Road



PLANNING DEPARTMENT



Note:
This map is to be interpreted in conjunction with the text of the Official Plan.



Date: March 2014

April 20th, 2022

To the members of West Lincoln Town Council,

We are writing with respect to the PROPOSED OFFICIAL PLAN AMENDMENT NO. 62 – SMITHVILLE MASTER COMMUNITY PLAN.

Having reviewed the documents provided, we wish to state that we are in support of the plan as outlined.

There appears to be careful consideration in designated residential areas of various housing types, with some more affordable options and attention to infill within the existing boundaries. There appears to be a balance of growth requirements for commercial, industrial, residential and recreational areas along with respect for significant natural habitats, both in size and location, including watershed zones.

It appears best practices have been respected in planning and we therefore lend our support to this amendment to the official plan.

Sincerely,

Richard and Linda Sivyer

6562 Townline Road, Smithville

Scott Antonides - 23 Golden Acres Drive, Smithville ON, L0R2A0

April 20th, 2022

To the members of West Lincoln Town Council and Planning Dept.

I am writing with respect to the **Proposed Official Plan Amendment 62- Smithville Master Community Plan**, specifically to the proposed **Natural Heritage System** areas as they appear on Schedule B-4. I support the protection and further development of natural ecosystems in around the town of Smithville.

Over the last 200 years, the forest cover of the Niagara region has decreased from 80% to approximately 15%. Rapid human development has resulted in forests and wetlands being replaced by roads, cities, industry, agriculture and lawns. Although prosperous growth is a reason to celebrate, the loss of healthy forests has resulted in a loss of the services they provide; flood control, soil retention, water purification, improved air quality, pollination, climate change mitigation, wildlife habitat, and places for outdoor recreation and activities. The services that nature provides in Southern Ontario alone are estimated to be worth 85 billion annually. The benefits of nature in close proximity to human development is a well-documented and accepted fact.¹

I am grateful to the Town Council for accepting a proposal to reforest 1.9 acres near Golden Acres Park. Recognizing the importance of forests for future generations, various community members will begin restoration work this spring. Although it takes well over 100 years for a forest to fully mature this is a step in the right direction.



In recent months several patches of mature forests in West Lincoln have been cleared. Some clearing ironically has taken place within sight of the new plantation area. Protecting existing ecosystems and the services they provide is far more efficient and effective than attempting to build new ones. I appreciate the efforts of Council and town staff members to protect and where possible regenerate natural areas that will be a benefit to everyone for generations to come.

Lastly I wish to refer council to the resource *Best Practices Guide to Natural Heritage Systems Planning* found in the link below. This guide contains principles and best practices used by cities around Ontario.

"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 heritage features and areas, surface water features and ground water features." p. 6

Sincerely,

Scott Antonides

1. *Best Practices Guide to Natural Heritage Systems Planning – 2014* <https://ontarionature.org/wp-content/uploads/2017/10/nhs-guide-web-1.pdf>

Turkstra Mazza

Hamilton London Toronto

Jennifer Meader

Turkstra Mazza Associates
15 Bold Street
Hamilton Ontario Canada L8P 1T3
Office: 905.529.3476 x2740
Cell: 416.605.0508
jmeader@tmalaw.ca

VIA EMAIL

April 27, 2022

Township of West Lincoln
318 Canborough Street
Smithville Ontario L0R 2A0

Attention: Mayor & Members of Council

Dear Messrs and Mesdames:

**Re: OFFICIAL PLAN AMENDMENT NO. 62 (“OPA 62”)
Phelps Homes Ltd. & JTG Holdings Incorporated**

We are counsel to Phelps Homes Ltd. and JTG Holdings Incorporated (“**clients**”). Our clients own land bordering the existing Smithville settlement area and are proposed to be added to the Smithville Urban Boundary through proposed OPA 62. Our clients support the inclusion of their lands within the urban boundary as proposed. However, certain concerns have been identified in respect of the associated policies and mapping proposed by OPA 62. Those concerns are set out below. We would welcome the opportunity to meet with Staff to discuss these matters in detail before the proposed Recommendations Report is presented to Council.

1. OPA 62 proposes to amend the Urban Settlement Area Structure policies in Section 5 of the Official Plan to replace the existing Greenfield Areas policies with a revised policy indicating that Future Greenfield Areas will be designated for specific land uses through a future Township-initiated OPA to implement the Smithville Master Community Plan (“**SMCP**”). This policy should be revised to allow for privately-initiated OPAs to implement the SMCP. This will give the landowners the ability to move the process forward, if necessary, and ensure residential land supply can be brought to market as expeditiously as possible.
2. OPA 62 proposes to amend the Secondary Plan policies in Section 6.11 of the Official Plan by adding a new section 6.11.7 – Smithville Community Plan. Policies state that the intent for the area is to be designated for appropriate future urban land uses, to be incorporated in the Official Plan through a future Township initiated OPA. Until such time as the OPA is approved and incorporated by amendment to the Official Plan, the permitted uses within the Secondary Plan Area are limited to only uses “of an interim nature” and would essentially limit the use of the subject lands to certain existing uses that are not defined. Given the time it may take to fully implement the SMCP, this policy should allow a broader range of uses in the interim, such as for

JENNIFER J MEADER, PROFESSIONAL CORPORATION
TURKSTRA MAZZA ASSOCIATES

the adoption of OPAs for portions of the Secondary Plan Area to implement appropriate future urban land uses.

3. In addition, new Policy 6.11.7 proposes that the Natural Heritage System (“**NHS**”) designation and policies shall continue to apply to the land within the Smithville Master Community Plan. As noted below, these designations should be deleted and determined as part of the future comprehensive planning process required to implement planned development.
4. With respect to mapping changes, OPA 62 proposes to remove the impacted lands from Schedule B-3 and add them to Schedule B-4. At the same time, it proposed to remove all the existing land use designations currently applying to the lands on Schedule B-3 and redesignate them “Smithville Master Community Plan” on Schedule B-4, with one exception. It proposes to remove all existing land use designations except those lands designated NHS. All lands proposed for inclusion in the Urban Boundary should be treated consistently. This would entail designating all the lands with the singular Smithville Master Community Plan designation, so that all lands can be planned comprehensively and in a balanced manner.
5. OPA 62 proposes to carry forward existing environmental overlays on Schedules C-1: Natural Heritage System, C-2: Environmental Protection Area, C-3: Environmental Conservation Area, and C-4: Natural Heritage System Other Features. As noted in comment 3 above, these overlays should be deleted and determined as part of a comprehensive planning solution through the secondary plan process, or preferably, through site-specific development applications.
6. The polygon designated NHS on the lands owned by JTG Holdings Incorporated should be removed. This polygon’s designation is inaccurate and inappropriate, as most of it is active farm field. It has been studied extensively by our clients’ ecologists. They have determined that there is no scientific rationale for its designation as part of the NHS.

We thank you in advance for your consideration of these comments and look forward to discussing these concerns further with staff.

Yours truly,

A handwritten signature in black ink that reads "Jennifer Meader". The signature is written in a cursive, flowing style.

Jennifer Meader

April 25, 2022

Dear Members of West Lincoln Council and the Region of Niagara,

We are the owners of 3031 & 3093 Thirty Road & a vacant lot on the west side of Thirty Road (Part 1 of 30R9026). Our properties are in the study area for the Smithville urban expansion and together are almost 80 acres of land. We have been following the expansion process closely as we wish to have our lands included into the new urban boundary of Smithville.

However, since the last public information center in the fall of 2021, our lands are no longer included in the proposed urban boundary. Back then they were still being discussed to be added in. There didn't appear to be any explanation of why our lands have been removed from possible expansion and this has been a surprise to us. This is the first time we have been made aware of this. In speaking with the planning department, it seems as if it was because of chicken barns along Young Street and South Grimsby Road 5.

We have only been able to find one map on the Plan Smithville website that shows the buffers from livestock barns. No further explanation was given on the Plan Smithville website that we could find.

Shown on our properties are two livestock barns (3093 & 3031 Thirty Road) however, the barn on 3093 is only a small hobby horse barn with very few horses and the barn on 3031 is not a livestock barn. Sometimes a few sheep are in the barn during the winter, but the barn is not intended for livestock.

We also have looked at the barn map, and the proposed new boundary and see lots of livestock barns both within and just outside of the new boundary, with buffers going into the boundary. These lands are still being included in the expansion area, but we wonder why our properties are no longer being considered.

We did not join the group of landowners at the beginning of the process since we are not developers and did not fully understand the project. We hope that that didn't affect the review of our lands.

We would like to see our lands added to the boundary as:

1. The majority of our properties are outside of the livestock buffers
2. The lands abutting us to the east are proposed to be added to the boundary, so this would square up the boundary
3. Our properties could help provide more houses to help with the housing crisis
4. Adding lands north of Smithville do not create traffic problems as most people would head to the QEW

We would appreciate if Council would re-consider adding our lands to the urban boundary of Smithville.

Sincerely,

James and Zoë Gunn





Bryan Las ~~Boerema~~



Peter and Benita Boerema





*Merit
for Apr 27/22
Special Council Mtg*

Elizabeth Abonyi
6392 Townline Road
Smithville, Ontario L0R 2A0

April 18, 2022

Township of West Lincoln
318 Canborough Street
Smithville, Ontario L0R 2A0

*Received
Apr 19/22
Jame*

Attention: Jessica Dyson, Deputy Clerk

To Whom It May Concern:

Re: Smithville Master Community Plan

I am the property owner of what is now known as 6392 Townline Road. I have lived there since 1956. After my mother and father passed away, I continued running the chicken farm at that address; first by myself, then with the help of my husband and my two sons.

I had understood that existing farms in the urban boundary expansion area would be allowed to continue operating as before. I was not bothered by what other landowners might choose to do with their own properties, so long as my family and I were free to keep the farm.

However, looking at the newly released "Draft Preferred Concept Plan - Transportation Map", I was shocked to discover that Port Davidson Road is to be rerouted through one of my barns, my storage garage, and only a few metres from my house. This "Transportation Map" also proposes a recreational trail across my property, immediately behind the other two barns.

Naturally, I am strongly opposed to these proposals. The previously released concept plans had left Port Davidson Road where it was and my farm property intact. I respectfully request that, should the bylaw amendment go ahead, the township reject the realignment of Port Davidson Road. I also ask that the proposed recreational trail not be forced through my property.

Yours truly,

Elizabeth Abonyi

Elizabeth Abonyi

Begin forwarded message:

From: Fred vanderVelde <fredv@royallepage.ca>
Date: April 28, 2022 at 6:34:23 AM EDT
To: Brian Treble <btreble@westlincoln.ca>
Cc: Jonathan Kingma <jonathan.kingma@outlook.com>, Kathy Varner <kathykayvarner@gmail.com>
Subject: Meeting last night

Hi Brian,

Hoping all is well.

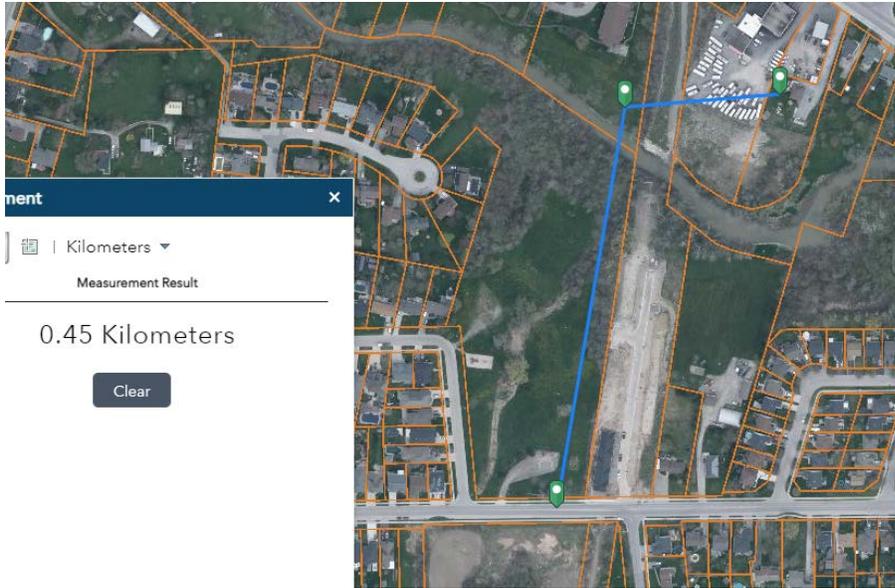
Last night certainly was another big step in the progress toward a UBE.

I note that there were a few improvements made to the water distribution going south from the water tower to Townline. The proposal is to use an existing easement to place the 400MM water main from Reg Rd 20 through Anderson Cr to Townline instead of looping through the new employment lands east of Harbison Walker.

The proposal for sanitary in the south is still of concern to us. I don't know if you caught the remark during the water/wastewater portion from Carl. He mentioned that the strategy was to avoid having new flows going into the existing system to avoid overloading that system. While generally that makes sense, our view is that if there are ways that you can enter the system safely and prove that you can avoid overloading the existing, save up to additional 300M of redundancy, this should be looked at. Please see my sketches below. You can appreciate and understand that to lay a pipe under Townline from Rock St past Andy Alma to Reg Rd 20 at the roundabout location, requires the pipe to cross the creek, forcing the remainder of the pipe from that point to be lower than the creek bed from there to the pumping station. I am certain that it will be in rock and deeper than what is necessary. Our solution is to simply enter the existing system with a pipe north from our lands through Rock St Park, to MH 1, the first MH west of the pumping station. It could even go further, directly into the pumping station following the existing easement across the property of Bert Vis Flooring.

We are engaging the services of an engineering firm to provide evidence that this is a good solution. How much time do we have? Who is the best person to direct this to?





Fred VanderVelde

Sales Representative

D. 905-719-7489

O. 905-957-5000

107 Griffin St S. Smithville ON L0R 2A0



NRC Realty, Brokerage. Independently Owned & Operated

Gerrit Boerema

From: Jessica Dyson
Sent: April 20, 2022 2:11 PM
To: Lyle Killins
Cc: Gerrit Boerema
Subject: RE: Official Plan Amendment #62, Smithville Community Plan

Good afternoon Lyle,

Thank you for your email providing comments and questions regarding the Official Plan Amendment.

I have included our Planner, Gerrit, to this email and ask that he include/answer your comments outlined below.

Thank you kindly,
Jessica

	<p>Jessica Dyson</p> <p>Deputy Clerk</p> <p>Tel: 905-957-6720 Email: jdyson@westlincoln.ca Web: www.westlincoln.ca</p> <p>  </p>
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COVID 19 Update March 1, 2022 – Beginning March 1st, the Township of West Lincoln is continuing to implement next steps in the Province's Next Phase of Reopening.

From: Lyle Killins
Sent: April 20, 2022 2:05 PM
To: Jessica Dyson <jdyson@westlincoln.ca>
Cc: Lyle Killins
Subject: Official Plan Amendment #62, Smithville Community Plan

Ms. Dyson

Please be advised that clarification would be appreciated regarding the following:

- 1 Given significant historic numerous sewage flow bypasses at the Baker Road Treatment plant during wet weather periods, which improvements would be anticipated ? Would bypass of the treatment facility be anticipated to continue and or increase?
- 2 Would the Baker plant need to have a significant upgrade to handle projected demand?

3 Would wet season effluent be discharged to the Twenty Mile Creek?

4 Would additional pumps be required?

5 Would current sewer flow mains require replacement?

6 What would be the anticipated cost for sewer and water upgrades to handle increased loading?

7 Given an anticipated significant servicing cost, who would be expected to be responsible for payment?

I would appreciate a response.

Regards,

Lyle Killins C.P.H.I (c)

Good Morning Marlene,

This is to confirm that we have received your written comments with respect to the above noted matter and thank you for taking the time to voice your comments.

Joanne



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From: Marlene Bergsma []
Sent: June 1, 2022 8:22 PM
To: Brian Treble <btreble@westlincoln.ca>
Cc: Joanne Scime <jscime@westlincoln.ca>; Jeni Fisher <jfisher@westlincoln.ca>; Barb Hutchinson <BHutchinson@westlincoln.ca>
Subject: comment on proposed boundary expansion for Wellandport settlement area

Dear Joanne and Brian,

If the triangular parcel of land bounded by Collver Road, Freure Road, and Regional Road 27 is indeed added to the Wellandport settlement area, it would be very good if a pedestrian walkway could be included along the southern boundary, running between Regional Road 27 and Collver Road. That way, pedestrians and cyclists could safely travel from the houses along Regional Road 27 towards the hamlet of Wellandport instead of having to walk along the shoulder of Regional Road 27. Currently, the situation is very dangerous, and, while sidewalks, bicycle lanes, and a much slower speed limit along Regional Road 27 would be preferred, a safe corridor is better than nothing.

Niagara Region should be improving pedestrian safety over the bridge over Beaver Creek too, but that will be the subject of another communication to them.

Thank you very much for your consideration, and I hope these comments can still be included.

Marlene Bergsma

she/her/hers

Wellandport, Ontario

On the traditional lands of the Haudenosaunee (Longhouse) Confederacy and the
Haudenosaunee and the Anishinaabek Nation

Between The Lakes Treaty, No. 3 (1792)

On Wed, Apr 27, 2022 at 9:21 PM Brian Treble <btreble@westlincoln.ca> wrote:
Marlene:

Please provide comments asap. We are on a timeline, so comments will be too late at a certain point. I cannot clearly say when that is for sure, but my hope is that a recommendation report is being considered in June. Therefore, if we achieve that timeline, comments must be no later than mid May. The sooner the better.

Address comments to either Joanne or myself.

Thanks

Brian

Sent from my iPhone

	Brian Treble
	Director of Planning & Building Tel: 905-957-3346 ext.5138 Email: btreble@westlincoln.ca Web: www.westlincoln.ca
	

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On Apr 27, 2022, at 8:57 PM, Joanne Scime <jscime@westlincoln.ca> wrote:

Thank you for your email and I have included the Director of Planning & Building and would ask that he respond to your inquiry as noted in paragraph 2.

With respect to receiving notices for future Public Meetings, I have copied the Planning Secretary and Clerk's Secretary to include your name and email address for future notices of meeting as well as decisions relating to the urban boundary expansion and related OPAs.

Joanne Scime



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From: Marlene Bergsma [mailto:] **Sent:** April 27, 2022 8:53 PM
To: Joanne Scime <jscime@westlincoln.ca>
Subject: Request for notification, ability to provide comment

Dear Joanne.

I would like to receive notices of any upcoming public meetings and decisions regarding the urban area boundary expansion and related official plan amendments.

I also have a question about the proposed settlement area boundary expansions, particularly for the hamlet of Wellandport. Is it too late for me to provide comments or questions? If not, to whom and by when should they be made?

Thank you very much.

Marlene Bergsma

she/her/hers

Wellandport, Ontario

On the traditional lands of the Haudenosaunee (Longhouse) Confederacy and the
Haudenosaunee and the Anishinaabek Nation

Between The Lakes Treaty, No. 3 (1792)

June 15, 2022

Pat Wirth



Township of West Lincoln

318 Canborough Street
Smithville, Ontario, LOR 2A0

Attention: Dave Bylsma, Mayor, Mike Rehner, Jason Trombetta,
Shelley Bradaric, Harold Jonker, Cheryl Ganann, William Reilly, Councilors and
Joanne Scime, Town Clerk

Re: Passing of OPA 62 and 63

I have recently been receiving correspondence from Planning regarding the new urban boundary which will come to the edge of the creek on my property at 2428 Tober Road sometime in the future.

I have now been made aware of the passing of OPA 62 and OPA 63 regarding existing green space which is to happen on June 27th. While the passing of OPA62 and OPA63 will protect our existing green space, I am led to believe that this may be contested by existing land owners and developers. I trust that that Council will use their best efforts to see that OPA 62 and OPA 63 remain as prepared and that no changes be made.

It is important that Smithville move forward and at the same time retain its identity as a great place to live with parks, waterways, trails, open space and natural habitat.

Sincerely, Pat Wirth

A handwritten signature in cursive script, appearing to read "Pat Wirth".

Official Plan Team
Planning and Development Services - Niagara Region

We are the owners of the property located at Regional Rd 20NS, Con 8 PT LOT 33 RP 30R6980 Parts 11 to 13, a map is inserted at the end of this letter. This property is being actively farmed by one of the owners, Frank DeFilippis – Twenty Ridge Farms. Frank DeFilippis is a registered farmer with the OFA (Ontario Federation of Agriculture). We are sending this letter as it has come to our attention that this property is designated as PSW (Provincially Significant Wetlands) as part of the Niagara Region Draft Official Plan.

On September 29, 2020 by invitation of staff at the Township of West Lincoln (Gerrit Boerma) a walk through of this property took place. The walk through took place from the hydro corridor to Highway 20. In attendance at that meeting was Frank DeFilippis, Gerrit Boerma (Township of West Lincoln) and staff from the Niagara Region (Adam Boudens) and the NPCA (Adam Aldworth). The consensus from our discussion that day was that PSW were not evident.

Below you can see the recent email correspondence between myself and Mr. Boerma. Mr. Boerma indicates that in order to have this marking of PSW removed we would most likely need to hire an environmental consultant to do that work.

We have farmed this land for fifty years and want to continue to farm this land. It is very unfair to expect a farmer to hire an environmental consultant just to ensure that land can continue to be farmed without the worry that it could be halted due to a designation that has been discretionarily placed on the property.

We are requesting that the PSW be removed from the portion of land from Highway 20 to the Hydro Corridor, the same portion that we walked on September 29, 2020. At that meeting, all in attendance agreed that there was no evidence of PSW. We will be sending a copy of this letter to Nadine Gill at the OFA as well as our Regional Representative, Councillor Albert Witteveen.

Below is a copy of the email correspondence with Mr. Boerma as well as the map.

Sincerely

Frank DeFilippis
Nick DeFilippis

EMAIL CORRESPONDANCE WITH GERRIT BOERMA:

----- Forwarded message -----

From: **Frank DeFilippis** <

Date: Wed, Feb 9, 2022 at 9:06 AM

Subject: Visit from NPCA Niagara Region and West Lincoln

To: Nick DeFilippis >, <gboerema@westlinvoln.ca>

Good morning Gerrit

On September 29, 2020, there was a meeting with yourself and staff from the NPCA and Niagara Region at our family-owned property located at Regional Rd 20NS, Con 8 PT LOT 33 RP 30R6980 Parts 11 to 13. I was also in attendance at that meeting. We walked all the way to the Hydro corridor that day so that staff could inspect the property.

I would appreciate it if you could forward the resulting decision that was made by the staff from NPCA and the Region. I recall that after the meeting the consensus was that there really was no reason for the property inspected to be considered PSW. I have noticed that on the Region website that a portion of that property that we walked is still PSW. Based on how the meeting went on September 29th it doesn't make sense.

I look forward to hearing from you.

Thank you,

Frank DeFilippis

Gerrit Boerema

Mon, Feb
14, 9:56
AM

Good Morning Frank,

There have been no changes made to the natural heritage mapping or Provincially Significant Wetland (PSW) mapping on your property by the NPCA or Region. This is because PSW is mapping that is done by the Province and only the Province can change that mapping (not the NPCA or Region).

The Region and NPCA advised that based on what they saw, mapping changes could be justified to the Province, but that this would require going through an Ontario Wetland Evaluation Study (OWES). I reached out to the Ministry at that time, and even sent them a few of the pictures, and they confirmed that to re-map any PSW, would require going through the OWES process.

This process can be undertaken by a private landowner, but you would most likely need to hire your own environmental consultant to do that work. If you want, I can send you a few contacts from the NPCA, Region and Ministry.

Gerrit,

<p>Gerrit Boerema</p> <p>Planner II</p> <p>Tel: 905-957-3346 ext.5133 Email: gboerema@westlincoln.ca Web: www.westlincoln.ca</p>

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COVID 19 Update January 27, 2022 – Starting January 31st, the Township of West Lincoln is proceeding with implementing the Province's steps to cautiously and gradually ease Public Health measures. Please read the latest update on our [website](#)



Frank DeFilippis

Mon, Feb
14, 10:47
AM

to Gerrit

Thanks for getting back to me Gerrit. If you can send the contacts that would be great

Gerrit Boerema

Mon, Feb
14, 12:03
PM

to me

Sure – The Provincial Contact was/is David Denyes - David.Denyas@ontario.ca

The NPCA contact who came on the site visit was Adam Aldworth aaldworth@npc.ca

And the Regional staff that came to the site was Adam Boudens Adam.Boudens@niagararegion.ca

Gerrit,

Below is the map of the property, it is being actively farmed from the hydro lines to highway 20, there are no Significant Wetlands in this area, contrary to how the map is coded.



On Jun 15, 2022, at 3:58 PM, Chris <[REDACTED]> wrote:

Hi Joanne: Wednesday, June 15, 2022

We hope you are in favor of this official plan since to us it seems to be a win/win situation.

There is sensible urban expansion along with good protection for our natural heritage systems.

Our paid experts should know what they are talking about and looking out for the future of our community and its citizens.

We ask that you strongly support the Official Plan Amendment 62 and 63 for the sake of West Lincoln's residents and their physical and mental well-being.

Supporting you on June 27,
Sid and Chris Frere

Ron and Sylvie Budenas

18 Harvest Gate
Smithville, Ontario
L0R 2A0

June 7, 2022

Township of West Lincoln

318 Canborough Street
Smithville, Ontario
L0R 2A0

Attention: *Dave Bylsma, Mayor; Mike Rehner, Jason Trombetta, Shelly Bradaric, Harold Jonker, Cheryl Ganann, William Reilly, Councillors and Joanne Scime, Town Clerk*

Re: **OPA 62 and 63**

We have previously written to Mr. Reilly and Mr. Treble regarding our profound displeasure with the egregious actions initiated by the landowner and a developer that occurred behind our property this past spring. We were very thankful that the actions taken by Mr. Reilly and Mr. Treble halted those actions as swiftly as they did. Our immediate neighbours were equally thankful and appreciative.

Consequently, that left us with the feeling that members of council and our mayor are supportive of the common sense approach to development and expansion of Smithville and we believe that this will continue to be the case.

We are therefore writing again to express our support of Council in passing OPA 62 and OPA 63 on June 27, 2022 with particular protection of our Natural Heritage Systems. We must all remember that while development is inevitable it must be done in a manner that will benefit everyone now and for generations to come so council's responsibility is not just for us but for the future of everyone. Natural Heritage Systems which include waterways, trees and wildlife are critically important for a healthy community and must be protected at all costs.

We trust that our wishes will be given full consideration and remain,

Yours respectfully,


Ron and Sylvie Budenas

May 10, 2022

Sent by e-mail only to btreble@westlincoln.ca

Mr. Brian Treble
Director of Planning and Building
Township of West Lincoln
318 Canborough Street
Smithville, ON
L0R 2A0

Dear Mr. Treble:

Re: Draft Amendment Number 62 to the Official Plan of the Township of West Lincoln (Smithville Urban Area Expansion) Niagara Region Staff Comments

The following are Regional staff comments on draft Amendment Number 62 to the Official Plan of the Township of West Lincoln (“OPA 62”), circulated to the Region on April 7, 2022.

This letter is in two parts. First we address the process and timing of OPA 62. Second, to provide our formal comments on OPA 62.

Given that the new Niagara Official Plan (“NOP”) is subject to Provincial approval, OPA 62 will not receive Regional approval until the NOP is adopted and in effect. This approach allows for continued cooperation between our planning groups and avoids potential changes or modifications to OPA 62.

If the Town of West Lincoln Council decides to move forward with local adoption of OPA 62 in advance of NOP adoption, Region staff will not be in a position to advance it for approval until after the NOP is in effect. OPA 62 will not come into effect until it receives Regional approval.

OPA 62 Comments

Should the Township decide to move forward with local adoption of OPA 62, the Region offers the following summary comments. These represent areas in which OPA 62 could better align with the draft NOP and areas where Region staff are seeking clarity.

More detailed comments are appended to the end of this letter. Because the NOP is still draft, these comments should be considered as a point-in-time. If the policies or proposed Settlement Area boundaries change in the NOP, the Region may have modified or additional comments related to OPA 62.

The following are Region staff summary comments:

1. As discussed with Township staff, the Region is reviewing the proposed Settlement Area boundary for Smithville to account for Minimum Distance Separation concerns associated with agricultural and livestock facilities. The policies/boundary of the Smithville Master Community Plan area must be addressed to deal with MDS.
2. The Region recommends clearly identifying that the interim policies for the Smithville Master Community Plan area limit or preclude development until such time that a Secondary Plan is in effect for the lands. Policies should be implemented to ensure that the area is planned comprehensively.
3. The Township must ensure through its conformity exercise that all parts of the Township of West Lincoln Official Plan are in conformity with the NOP when it is in effect.
4. OPA 62 as drafted identifies that the new Niagara Official Plan directs the Township of West Lincoln to plan for a total population of 38,870 and total employment of 8,730 jobs by 2051. The draft NOP has an employment forecast of 10,480 for the Township of West Lincoln to 2051, as identified in Table 2-1. Please update to an employment forecast of 10,480 jobs.
5. It is unclear whether the Master Community Plan and the Secondary Plan are the same document, or if they are separate documents. Some sections of the OPA refer to the Smithville Master Community Plan area, whereas other sections reference the Smithville Master Community Plan Secondary Plan area. Please revise OPA 62 so that this is consistent.

Staff are available to discuss these comments in more detail at your earliest convenience.

Respectfully,



Diana Morreale
Director of Community and Long Range Planning, Niagara Region

Regional Comments: Township of West Lincoln Draft OPA 62

Section	Regional Comment
1.3 Purpose	<p>The Region must add land to the Settlement Area before the Township can move forward with adding land to the boundary of the Smithville Urban Area, or the Hamlet areas.</p> <p>It is unclear whether the Master Community Plan and the Secondary Plan are the same document, or if they are separate documents. Please clarify.</p>
1.4 Location	<p>Regional staff request inserting a map to clearly identify the lands that the OPA 62 applies to with respect to the area surrounding Smithville.</p> <p>The Township must ensure through its conformity exercise that all parts of the Township of West Lincoln Official Plan are in conformity with the new Niagara Regional Official Plan when it is in effect.</p>
1.5 Basis of the Amendment	<p>OPA 62 will not receive Regional approval until such time that the new NOP is in effect following Provincial approval. The proposed NOP is currently draft and is subject to change.</p> <p>It should be clearly stated whether the Master Community Plan will inform a Secondary Plan, or if the Master Community Plan is the Secondary Plan. The Secondary Plan should be in place in advance of development applications.</p>
2.2.3	Niagara Region's <u>draft</u> consolidated Niagara Official Plan has an employment forecast of 10,480 for West Lincoln to 2051 (see Table 2-1). Please update the employment forecast.
2.2.14	Based on the Growth Plan's definition of "natural heritage features and areas" i) should be significant wetlands.
2.2.15	Interim policies should be focused on limiting or prohibiting development until a Secondary Plan and land use policies are in effect.



250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

June 8, 2022

Via Email Only

Mr. Brian Treble, MCIP, RPP
Director, Planning & Building
Township of West Lincoln
318 Canborough Street, Box 400
Smithville, ON, L0R 2A0

Our File: PLOTH201800502

Dear Mr. Treble

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
OPA No. 62 – Smithville Urban Boundary Expansion
OPA No. 63 – Smithville Master Community Plan
Township of West Lincoln**

Thank you for the opportunity to review the above Official Plan Amendments (OPA). OPA No. 62 facilitates an urban boundary expansion for Smithville, which will help the Township achieve its growth targets while OPA No. 63 implements the Master Community Plan (MCP) for Smithville that provides the guiding land use policies for the urban boundary expansion. The NPCA has reviewed both amendments and offers the following comments.

OPA No. 62:

NPCA staff have no objections to OPA No. 62. The main component of the amendment is the expansion of the Smithville urban boundary. The area identified for inclusion into the urban boundary has undergone extensive review and is supported by technical studies such as the Smithville Subwatershed Study (SWS). The SWS has identified natural heritage features, natural hazards, restoration areas and a natural heritage system within Smithville and will be implemented as part of the MCP. NPCA staff are satisfied that the location of natural heritage features and natural hazards have been well documented for the Smithville urban boundary expansion.

OPA No. 62 includes several Hamlet boundary expansions. While the NPCA has no objection to any of the proposed Hamlet boundary expansions, several of the areas to be included in the various Hamlets contain potential NPCA-Regulated watercourses. These features would have to be reviewed at the time of future development/site alteration. Also, the lands identified for inclusion into the Fulton Hamlet boundary contain Provincially Significant Wetlands (PSW). Both NPCA

Policies and the Provincial Policy Statement (PPS) do not allow for development within PSWs. Any future development/site alteration adjacent to these PSWs will require review by the NPCA.

OPA No. 63

In general, the NPCA is supportive policies in OPA No. 63. One area we want to bring to the Township's attention is the definition of wetland. In the draft policies, wetland is defined using the *Conservation Authorities Act* definition. That definition is:

Wetland means land that,

(a) is seasonally or permanently covered by shallow water or has a water table close to or at its surface,

(b) directly contributes to the hydrological function of a watershed through connection with a surface watercourse,

(c) has hydric soils, the formation of which has been caused by the presence of abundant water, and

(d) has vegetation dominated by hydrophytic plants or water tolerant plants, the dominance of which has been favoured by the presence of abundant water,

but does not include periodically soaked or wet land that is used for agricultural purposes and no longer exhibits a wetland characteristic referred to in clause (c) or (d).

The PPS definition of wetland is:

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

The PPS definition has a lower threshold for what constitutes a wetland, whereas the *Conservation Authorities Act* definition requires each component to be present for a feature to be considered a wetland. This could result in a feature being excluded as a wetland that might have otherwise been included if wetlands were defined using the PPS definition. It is also unclear if using the *Conservation Authorities Act* definition for *Planning Act* decisions would be consistent with the PPS. This should be reviewed.

NPCA staff are pleased that the Township has taken the time to investigate the Smithville study area for the presence of karst through the SWS and included a comprehensive set of policies in OPA 63. Of note is Section 17 (d) which prohibits development within 50 metres of a high-constraint karst feature and one medium-constraint karst feature. While the NPCA has no objection to the Township's position to prohibit development within these karst features, the NPCA's natural hazard policies presently do not differentiate between levels of constraint for karst features and would allow consideration of development/site alteration within a karst feature subject to satisfying NPCA Policies. We note that the NPCA is currently reviewing its policies and this may change in the near future.

NPCA staff also support the use of Block Plans and Master Environmental Servicing Plans (MESPs) as the planning framework for Smithville. This approach has been used by many municipalities in the Greater Toronto Area and provides a mechanism to ensure coordinated build out of greenfield lands. It also allows for the completion of more detailed environmental and servicing work such as wetland water balances and the necessary pre-development monitoring to occur ahead of individual site applications.

Other minor comments for the policies of OPA No. 63 that we have include:

1. Section 2 (d) makes reference to “ecological buffers”. Since buffers can be provided for hydrologic function as well as ecological function of a feature, consideration should be given to simply using the term buffer.
2. Section 3 (c) and (d) – it may be simpler to define the acronym for each of these ministries e.g. MNDMNR means the Ministry of Northern Development, Mining, Natural Resources and Forestry/MECP means the Ministry of Environment, Conservation and Parks.
3. Section 5 (e)(iv) allows for small-scale structures for recreational uses within the Smithville Natural Heritage System. Consideration should be given to specifying active vs. passive recreational uses.
4. Section 6 (b) requires the completion of a wetland water balance assessment for applications adjacent to wetlands. NPCA staff support this and note that the policy should require that the wetland water balance be completed at the block plan stage through the MESP, to the extent possible.
5. Section 6 (c) should specifically mention the Niagara Peninsula Conservation Authority.
6. Section 6 (f) pertains to Wetlands for Further Review that have been evaluated and determined not to be significant and potentially allows for development and site alteration subject to the applicable Official Plan policies and approval by the Township. Please note that such wetlands may be regulated by the NPCA.
7. Section 14 (b) makes referent an ecologically appropriate width for buffers. Consideration should be given to including the term “and hydrologically” after the word ecologically.

I trust this information is helpful. If you have any questions, please let me know.

Regards,



David Deluce, MCIP, RPP
Senior Manager, Environmental Planning & Policy

cc: Mr. Richard Vandezande, MCIP, RPP, (email only)
Ms. Leilani Lee-Yates, BES, MSPL.RPD, MCIP, RPP, NPCA (email only)
Mr. Geoff Verkade, NPCA (email only)

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2022-XX

BEING A BY-LAW TO ADOPT AMENDMENT NO. 62 (2051 GROWTH FORECASTS AND TARGETS, MAPPING OF SMITHVILLE URBAN BOUNDARY EXPANSION LANDS AND BOUNDARY ADJUSTMENTS IN HAMLETS OF ABINGDON, CAISTORVILLE, FULTON, BISMARCK AND WELLANDPORT) TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF WEST LINCOLN AND TO FORWARD TO THE REGIONAL MUNICIPALITY OF NIAGARA FOR APPROVAL

The Council of the Corporation of the Township of West Lincoln in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. THAT, Amendment No. 62 (2051 Growth Forecasts and Targets, Mapping of Smithville Urban Boundary Expansion Lands and Boundary Adjustments in Hamlets of Abingdon, Caistorville, Fulton, Bismarck and Wellandport) to the Official Plan for the Township of West Lincoln, attached hereto, is hereby adopted in the form as found at Schedule 'A'.
2. THAT, staff be directed to forward the adopted Official Plan Amendment No. 62 to the Regional Municipality of Niagara for approval.
3. AND THAT, this By-law shall become effective from and after the date of passing thereof.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
18th DAY OF JULY, 2022.**

DAVE BYLSMA, MAYOR

JOANNE SCIME, CLERK