THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
COUNCIL AGENDA

MEETING NO. EIGHT

Monday, June 27, 2022, 5:00 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

**** NOTE TO MEMBERS OF THE PUBLIC**: Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee or Council meetings until further notice.
**** Virtual Attendance & Participation:** Members of the public who wish to participate by providing oral comments for matters that are on the agenda must attend the virtual meeting by obtaining a Zoom invite in advance by emailing jscime@westlincoln.ca by June 27, 2022 before 4:30p.m.Those who wish to observe the meeting may view the meetings livestream which can be found on the Council and Committee Calendar on the Township's website.**

Pages

1. **PUBLIC MEETING - OFFICIAL PLAN AMENDMENT NO. 63 - SMITHVILLE MASTER COMMUNITY PLAN (SECONDARY PLAN)** 9
   Public Meeting to Commence at 5 p.m.
   Chair - Councillor William Reilly
   CONSULTANT'S POWERPOINT PRESENTATION ATTACHED

2. **SINGING OF "O CANADA"**
   Prior to commencing with the Council meeting, Mayor Bylsma will provide the following announcements:

   1. Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.
   2. The public may submit comments for matters that are on the agenda to jscime@westlincoln.ca before 4:30 pm. on the day of the meeting. Comments submitted will be considered as public information and read into public record.
   3. The meeting will be recorded and available on the Township's website within 48 hours of the meeting, unless otherwise noted.

3. **LAND ACKNOWLEDGEMENT STATEMENT**
   The Township of West Lincoln, being part of Niagara Region is situated on

treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen-DA-ronk), the Haudenosaunee (Hoe-den-no-SHOW-ee), and the Anishinaabe (Ah-nish-ih-NAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

4. OPENING PETITION - Councillor Jason Trombetta

5. CHANGE IN ORDER OF ITEMS ON AGENDA

6. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

7. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Requests to address items on the agenda are restricted to specific items as follows per Section 6.7 of the Procedural By-law:

6.7 Public Comment at Council

There shall be no comments from the public permitted at Council unless:
(a) a specific appointment has been scheduled; or,
(b) an item is included under the “Other Business” or “Communications” or “Appointments” section of the agenda and relates to a matter which would normally be dealt with at Committee.

1. Chair to inquire if the IT Manager was aware if there was anyone on the ZOOM meeting that was indicating they wished to provide comment to provide permitted under Section 6.7of the Procedural By-law.

2. Chair to inquire if the Clerk had received any comments by email from any members of the public prior to 4:30 pm today with respect to a specific item on the agenda as permitted by Section 6.7 of the Procedural By-law.

8. APPOINTMENTS/PRESENTATIONS

8.1. CAO (Bev Hendry)
Re: Strategic Plan Accomplishments Update 5 - PowerPoint Presentation
POWERPOINT PRESENTATION TO BE PROVIDED MONDAY

9. REGIONAL COUNCILLOR’S REMARKS

10. CONFIRMATION OF MINUTES

10.1. Council Minutes - Regular 77
Re: May 24, 2022

Moved By Councillor Shelley Bradaric

1. That, the minutes of the open session portion of the May 24, 2022 regular Council meeting be accepted; and,

2. That, the confidential minutes relating to the closed session portion of the May 24,2022 regular Council meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with exemptions provided Section 239 of the Municipal Act.

10.2. Public Meeting Under the Planning Act 134
Re: Minutes of June 13, 2022

Moved By Councillor Cheryl Ganann
That, the minutes of the public meetings held on June 13, 2022 under Section 34 of the Planning Act, with respect to:

a. Zoning By-Law Amendment - Township of West Lincoln Housekeeping Amendments No. 6 (File No. 1601-003-22)

b. Zoning By-Law Amendment - 3976 Regional Road 20 - B & A Heaslip Farms Ltd. (File No(s). 1601-006-22 & 1601-007-22)

c. Zoning By-Law Amendment - 7330 Concession 3 Road - J & C Sikkens (File No. 1601-008-22);
be accepted.

11. COMMUNICATIONS

11.1. Chaundra Perkins 145
Re: Request for Fireworks Display at 2433 Port Davidson Road - August 20, 2022

Moved By Councillor Harold Jonker
That, the request received from Chaundra Perkins, for Rocket Fireworks to host a fireworks display on August 20, 2022 at 2433 Port Davidson Road, Smithville, be approved.

11.2. Town of East Gwillimbury 153
Re: Summary and Implications of Provincial Bill 109: More Homes for Everyone Act, 2022

Moved By Councillor William Reilly
That, the correspondence from the Town of East Gwillimbury, dated June 15, 2022, requesting the Government of Ontario to revisit the provisions of Bill 109 and work with all stakeholders, including municipalities represented by the Association of Municipalities of Ontario to deliver legislation that allows municipalities to plan, grow and deliver communities that adhere to local, provincially-approved Official

Plans, rather than strict statutory timelines; be received and supported; and,

That, a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, MPP Caroline Mulroney, the Minister of Municipal Affairs and Housing, Regional Chairs in Ontario, the Association of Municipalities of Ontario (AMO) and all Ontario municipalities.

12. MAYOR'S REMARKS

13. REPORT OF COMMITTEE

13.1. Planning/Building/Environmental Committee 155
Re: Minutes of June 13, 2022

Moved By Councillor William Reilly

1. That, the minutes of the open session portion of the June 13, 2022 Planning/Building/Environmental Committee meeting, be accepted, and the recommendations contained therein, be approved with the exception of Item #(s) _____; and,

2. That, the confidential minutes relating to the closed session portion of the June 13,2022 Planning/Building/Environmental Committee meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with Section 239 of the Municipal Act.

13.2. Administration/Finance/Fire Committee 168
Re: Minutes of June 20, 2022

Moved By Councillor Jason Trombetta

1. That, the minutes of the June 20, 2022 Administration/Finance/Fire Committee meeting, be accepted, and that the recommendations contained therein, be approved with the exception of Item #(s) _____.

13.3. Public Works/Recreation/Arena Committee 185
Re: Minutes of June 20, 2022

Moved By Councillor Harold Jonker

1. That, the minutes of the June 20, 2022 Public Works/Recreation/Arena Committee meeting, be accepted, and the recommendations contained therein, be approved with the exception of Item #(s)_____.

2. That, the confidential minutes relating to the closed session portion of the June 20, 2022 Public Works/Recreation/Arena Committee meeting be accepted; and that the minutes remain

confidential and restricted from public disclosure in accordance with section 239 of the Municipal Act.

14. RECONSIDERATION

("Definition") This section is for a Member of Council to introduce a motion to reconsider action taken at this Council Meeting or the previous regular Council meeting. A motion to reconsider must be made by a Council Member who voted in the majority on the matter to be reconsidered. The Chair may rule that a motion to reconsider will be dealt with at the next following Council Meeting if for some reason it cannot be dealt with at this meeting.

15. NOTICE OF MOTION TO RESCIND

("Definition") This section is for Council Members to serve notice of intent to introduce a motion to rescind action taken previously by Council. Notice served at this meeting will be for a motion to rescind at the next regular meeting.

16. OTHER BUSINESS

16.1. TABLED ITEM (March 28, 2022 Council Meeting)
Director of Planning & Building (Brian Treble)
Re: Recommendation Report No. PD-36-2022 - Smithville Landowners Group request for support of Minister's Zoning Order (MZO)

16.2. Director of Planning & Building (Brian Treble) 194
Re: Technical Report PD-065-22 – Official Plan Amendment No. 63 - Policy and Land Use Mapping of Urban Boundary Expansion Lands and Policy Adjustment to Existing Smithville Urban Area

Moved By Councillor Jason Trombetta

1. That, Report PD-65-2022, regarding "", dated June 27th, 2022, be RECEIVED; and,
2. That, a Recommendation Report be presented at a future Planning/Building/Environmental Committee meeting following the receipt of any additional public or agency comments now that the new Regional Official Plan has been adopted by Regional Council.

16.3. CAO (Bev Hendry) 312
Re: Report No. CAO-03-2022 - West Lincoln Corporate Strategic Plan 2022 Mid-Year Status Update

Moved By Councillor Shelley Bradaric

1. That Information Report CAO-03-2021 regarding "West Lincoln Corporate Strategic Plan 2022 Mid-Year Status Update" dated June 27, 2022, be received for information.

16.4. Director of Planning & Building (Brian Treble) & Planner II (Madyson Etzl) 330
Re: Memorandum - 7005 Concession 4 Road - JCT Services By-Law

No: 2022-62
FOR INFORMATION

16.5. Members of Council
Re: Council Remarks

17. NEW ITEMS OF BUSINESS

NOTE: Only for items that require immediate attention/direction from Council and must first approve a motion to introduce a new item of business.

18. BY-LAWS

Moved By Councillor Mike Rehner

1. That, leave be granted to introduce By-laws # 2022-48, 2022-49, 2022-50, 2022-51, 2022-52, 2022-53, 2022-54, 2022-55, 2022-56, and 2022-57, 2022-58, 2022-59, 2022-60, and 2022-61 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,

2. That, the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

18.1. BY-LAW 2022-48 332
A By-law to confirm the proceeding of the Council of the Corporation of the Township of West Lincoln at its regular meeting held on the 24th day of May, 2022.

18.2. BY-LAW 2022-49 333
A By-law to provide for paying Remuneration and Expense Allowances to the Members of Council.

18.3. BY-LAW 2022-50 335
A By-law to amend By-law 2002-115 which By-law Confirms Fees and Charges for the Corporation of the Township of West Lincoln.

18.4. BY-LAW 2022-51 337
Being a By-law to amend By-law 2013-58 which adopted rules for Procedures of Council and Committees thereof.

18.5. BY-LAW 2022-52 338
A By-law to authorize an agreement between the Corporation of the Township of West Lincoln and J. L. Richards & Associates Limited for the Detailed Condition Survey Work for the Campbell Bridge.

18.6. BY-LAW 2022-53 339
A By-law to amend By-law 2002-115 which By-law confirms Fees and Charges for the Corporation of the Township of West Lincoln.

18.7. BY-LAW 2022-54 341
Being a By-law to amend By-law 2004-42, as amended, which regulated

the Supply of Water and provides for the Imposition and Collection of Water and Wastewater rates.

18.8. BY-LAW 2022-55 343
A By-law to authorize a Development Agreement between the Corporation of the Township of West Lincoln, JCT Services, Joe Diliuio, and any mortgagees for the lands described as Concession 5, Part Lot 39, Formerly in the Township of Gainsborough, Now in the Township of West Lincoln, Regional Municipally known as 7005 Concession 4 Road.

18.9. BY-LAW 2022-56 344
A By-law to authorize an amending site plan agreement with DeHaan Homes Inc., and Meridian Credit Union on lands described as PT LTS 20 & 57 PL M88.

18.10. BY-LAW 2022-57 346
A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln

18.11. BY-LAW 2022-58 350
A By-law to authorize a site plan agreement between the Corporation of the Township of West Lincoln, Joan Miller Trustee, Silverdale Sports Centre Ltd., and any mortgagees for lands described as Concession 4, Part Lot 16, in the former Township of Gainsborough, now in the Township of West Lincoln.

18.12. BY-LAW 2002-59 351
A By-law to authorize a development agreement between the Corporation of the Township of West Lincoln, Albino Giro, Marcus Bruno Giro, Stephan Lino Giro, Nathan Joseph Giro-Norton, Palmira Giro-Norton, Anthony Daniel Giro-Norton, and any mortgagees for lands described as Concession 6, Part Lot 6, Part 1 of 30R3739 in the former Township of Gainsborough, now in the Township of West Lincoln.

18.13. BY-LAW 2022-60 352
A By-law to amend By-law 89-2000 which regulates Traffic and Parking on Township Roads.

18.14. BY-LAW 2022-61 353
A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln.

19. CONFIDENTIAL MATTERS

Moved By Councillor Jason Trombetta
That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239 (2) of the municipal Act 2001:

19.1. Director of Planning & Building (Brian Treble)

Re: Personal Matters - Confidential Report No. PD-64-22 - Four Year Contract Renewal for Delivery of Services under Part 8 of the Ontario Building Code
Applicable closed session exemption(s):

- personal matters about an identifiable individual, including municipal or local board employees

Moved By Councillor Shelley Bradaric
That, this Council meeting does now resume in open session at the hour of _____ p.m.

19.1. Director of Planning & Building (Brian Treble)
Re: Personal Matter - CONFIDENTIAL - Recommendation Report PD-64-2022 - Four Year Contract Renewal for Delivery of Services under Part 8 of the Ontario Building Code

OPEN SESSION RECOMMENDATION:
Moved By Councillor Harold Jonker

1. That, Report PD-64-22, regarding “Four Year Contract Renewal for Delivery of Services under Part 8 of the Ontario Building Code”, dated June 27, 2022, be RECEIVED; and,
2. That, the recommendation contained therein be and is hereby approved.

20. BY-LAWS (CONTINUED)

Moved By Councillor Mike Rehner

1. That, leave be granted to introduce By-law 2022-62 and that the same shall be considered to have been read a first, second, and third time with one reading, and is hereby adopted; and,
2. That, the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

20.1. BY-LAW 2022-62
To be provided at meeting.

21. ADJOURNMENT

The Mayor to declare this meeting adjourned at the hour of _____.

West Lincoln

Your Future Naturally

SMITHVILLE MASTER COMMUNITY PLAN

PUBLIC MEETING OF COUNCIL

OFFICIAL PLAN AMENDMENT NO. 63

June 27, 2022

AECOM GSP group wood.

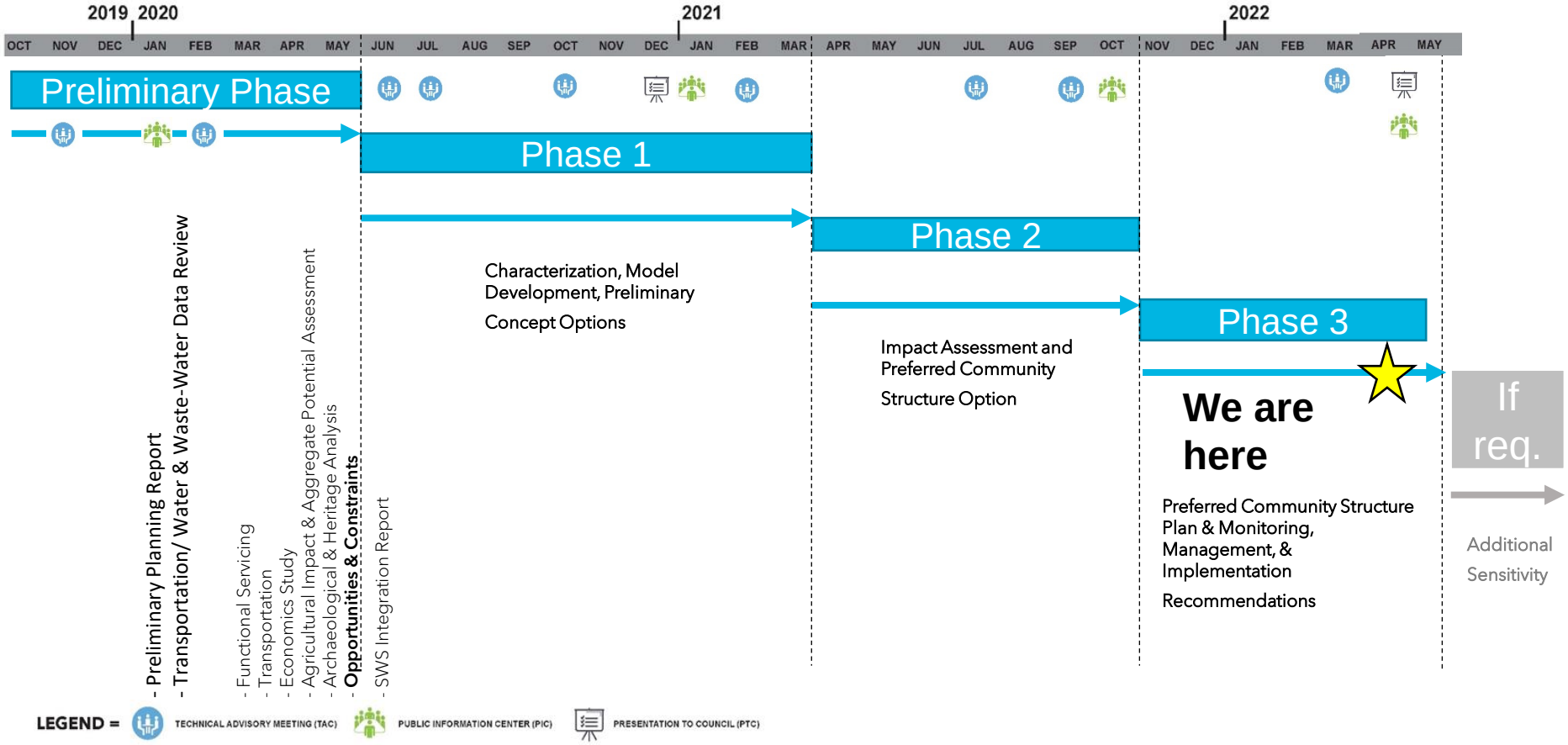
AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. Draft Official Plan Amendment No. 63
4. Next Steps
5. Questions

AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. Draft Official Plan Amendment No. 63
4. Next Steps
5. Questions

PROJECT TIMELINE



AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. Draft Official Plan Amendment No. 63
4. Next Steps
5. Questions

RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

SMITHVILLE URBAN AREA EXPANSION

Purpose:

- Update population and employment forecasts and targets to 2051*
- Add land to the Smithville urban area boundary*
- Designate the added land as "Future Greenfield Area"*
- Identify the added land as a Secondary Plan Area (Smithville MCP)
- Establish policies to reserve the Smithville MCP area for future urban land uses, public service facilities and infrastructure, transportation and natural heritage systems (*Note: the Smithville MCP Secondary Plan will be implemented through a separate Official Plan Amendment (OPA 63))*
- Update Rural Settlement Area boundaries*

***As per the new draft Niagara Region Official Plan**

RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

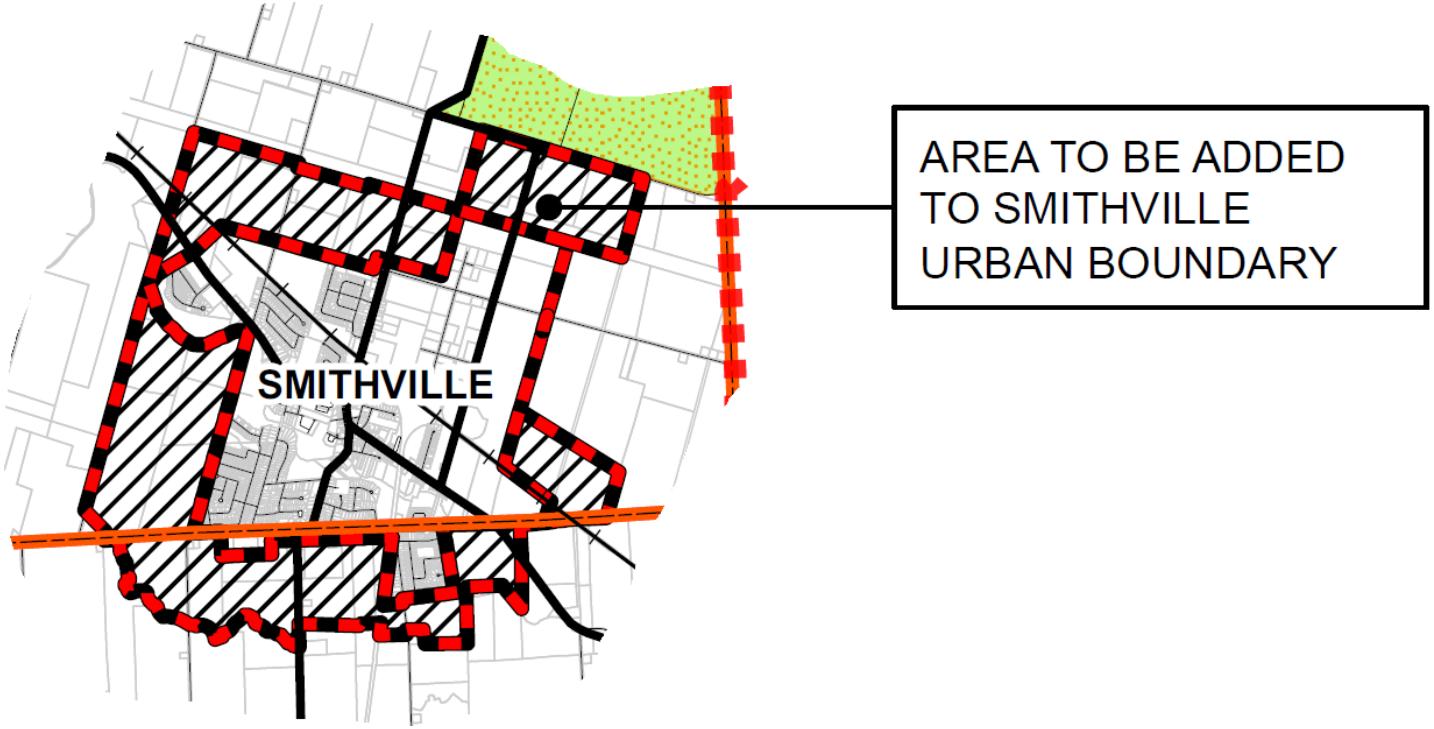
SMITHVILLE URBAN AREA EXPANSION

Growth Forecast and Targets:

2021 Census Population:	15,454
2051 Forecast Population:	38,370
2051 Forecast Employment:	10,480
Intensification Target:	13%
Greenfield Density Target:	50 people and jobs per hectare
Housing Mix Target:	60% low density 35% medium density 5% high density

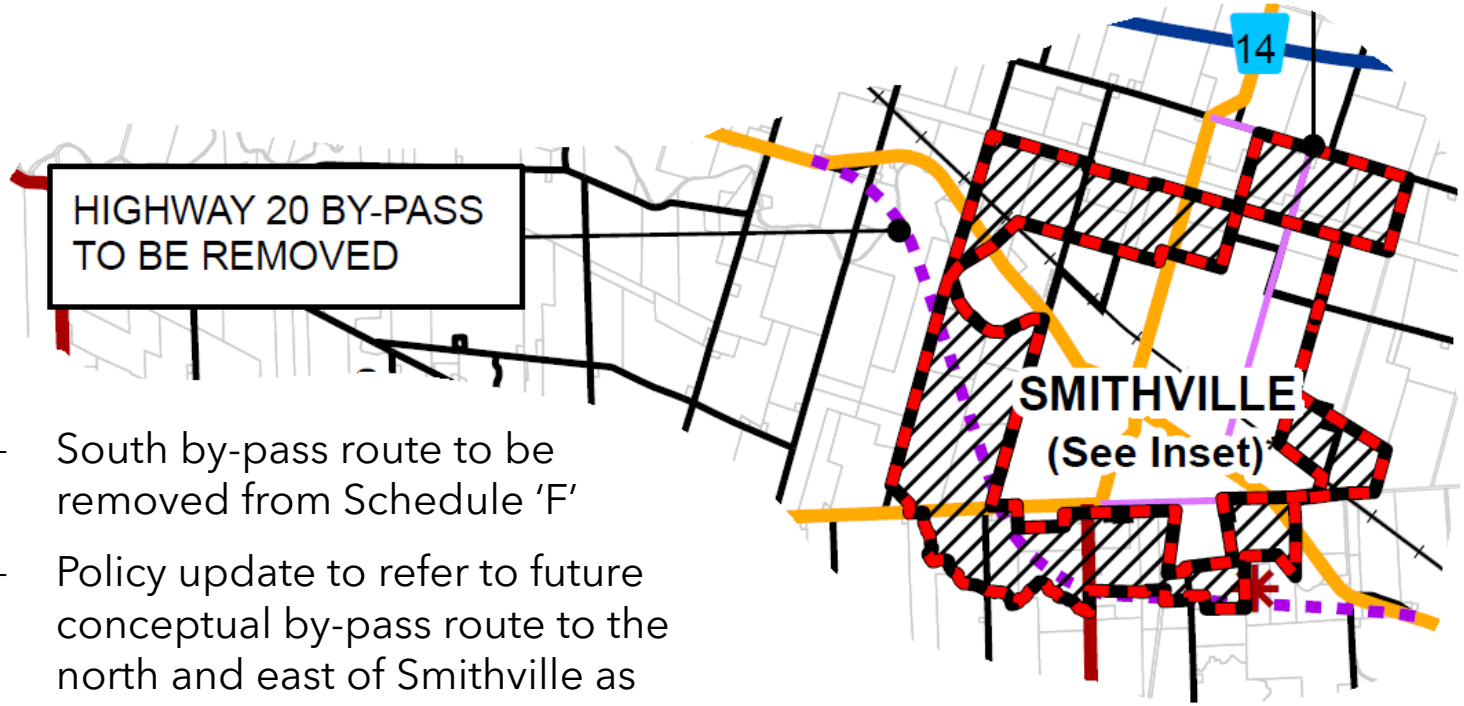
RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

SMITHVILLE URBAN AREA EXPANSION



RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

SMITHVILLE URBAN AREA EXPANSION

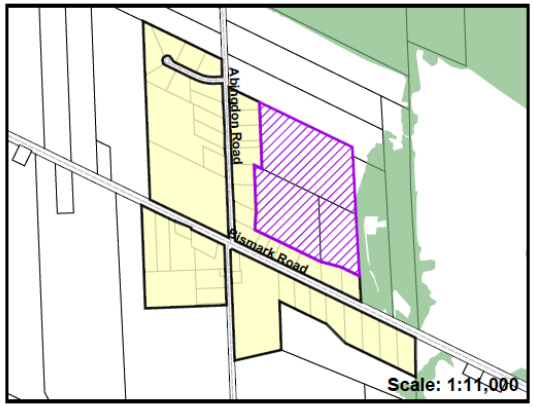


- South by-pass route to be removed from Schedule 'F'
- Policy update to refer to future conceptual by-pass route to the north and east of Smithville as shown in new draft Niagara Region Official Plan

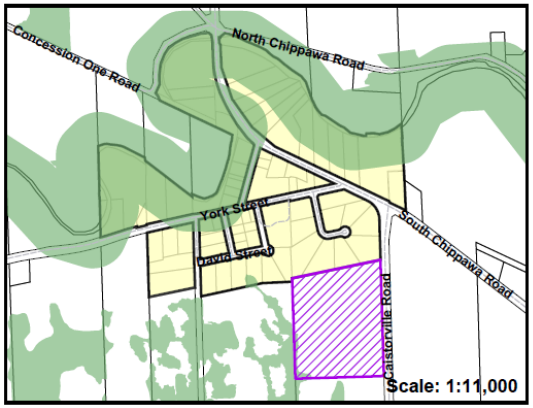
RECAP: DRAFT OFFICIAL PLAN AMENDMENT NO. 62

RURAL SETTLEMENT AREA (HAMLET) BOUNDARY UPDATES

ABINGDON



CAISTORVILLE



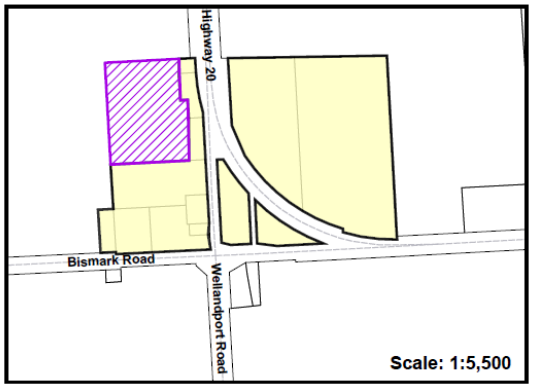
OPA NO. 62
SCHEDULES L, M, N

DRAFT

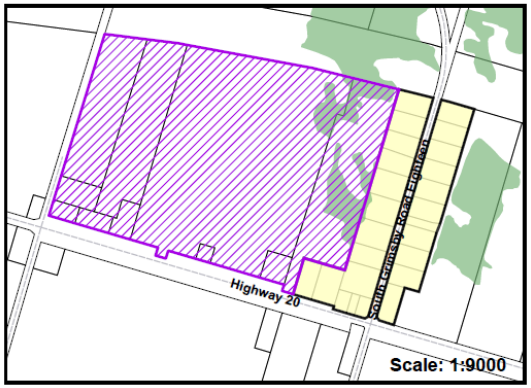
AREA TO BE ADDED TO HAMLET SETTLEMENT AREA

APRIL 2022

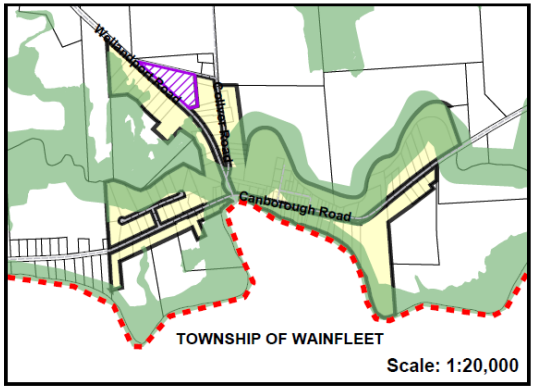
BISMARK



FULTON



WELLANDPORT



AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. **Draft Official Plan Amendment No. 63**
4. Next Steps
5. Questions

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

SMITHVILLE MASTER COMMUNITY PLAN

Sections:

1. Introduction
2. Land Use Plan
3. Natural Heritage System
4. Infrastructure & Transportation Systems
5. Community Design & Sustainability
6. Implementation
7. Map Schedules

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INTRODUCTION – VISION (2051)

*Smithville is a **vibrant centre of community life and economic activity** in western Niagara, offering **a range of services and amenities** to residents across the Township and as **a memorable place to visit**.*

*West Lincoln's **diverse agricultural sector** is strengthened by **local access to supportive and complementary businesses** in Smithville's north-east employment area and farm-related services nearby, and **local food retailing** opportunities. The **movement of goods** including agricultural products is efficiently accommodated by **strong regional transportation connections** and delivery routes, connecting local businesses to broader markets. Smithville's **well-defined community edges** provide certainty to the long-term protection of high-quality farmlands and investment in agricultural production.*

*Smithville retains its **rural, small-town character**, while **using land, energy and infrastructure efficiently**. Community and **environmental health, sustainability and resiliency** are protected by a **linked system of natural features, water resources and open spaces**, supported by environmental stewardship and watershed management. Urban places are framed and enhanced by **connected natural landscapes**.*

*Quiet residential neighbourhoods provide a **range of housing to meet diverse needs**. **Local retail and services, parks, open spaces and community facilities** are within convenient walking and cycling distances via **safe, multi-modal streets** and **multi-use trails**. A **network of complete streets** supports enhanced connectivity within neighbourhoods and throughout Smithville and provides **access to local and regional transit and ride-sharing** options.*

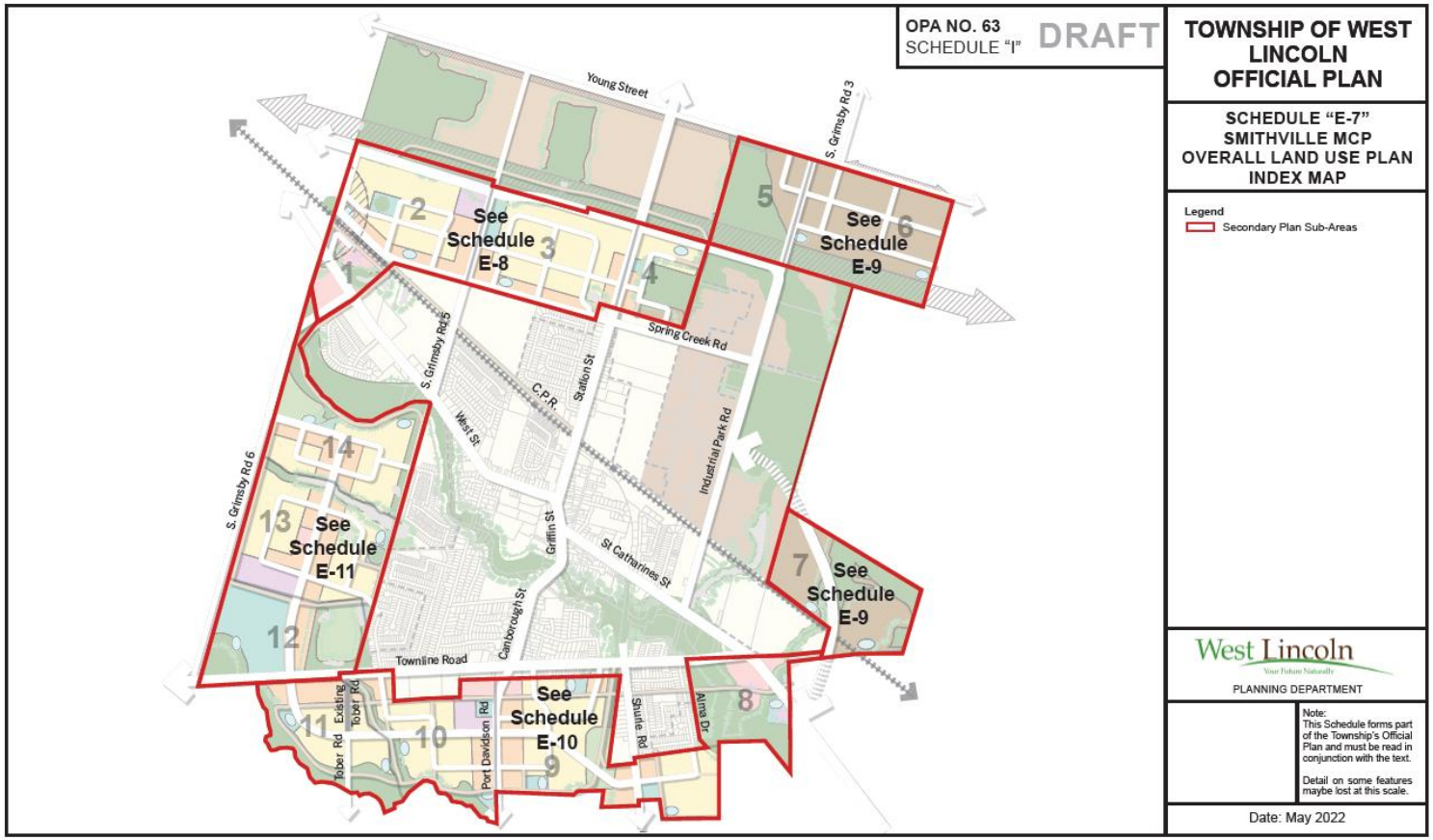
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INTRODUCTION - GOALS

- ACCOMMODATE FORECAST GROWTH TO 2051
- SMALL TOWN CHARACTER & COMPATIBILITY; WELL-DEFINED URBAN EDGES
- HEALTHY ENVIRONMENT; LINKED OPEN SPACE & NHS – PROTECT, RESTORE, ENHANCE
- COMPLETE COMMUNITY, RESILIENT & SUSTAINABLE
- RANGE AND MIX OF HOUSING AT APPROPRIATE DENSITIES
- ACCESS TO COMMUNITY FACILITIES & SERVICES
- LOCAL FOOD, RETAIL & COMMERCIAL SERVICES
- LOCAL JOBS & INDUSTRY; AGRICULTURAL SERVICE CENTRE
- COMPLETE STREETS & WALKABILITY; TRANSPORTATION CHOICES
- REGIONAL CONNECTIVITY & GOODS MOVEMENT
- OPTIMIZED, EFFICIENT & GREEN INFRASTRUCTURE; STAGED DEVELOPMENT
- AVOID/MITIGATE HAZARDS: PROTECT & MANAGE WATER RESOURCES

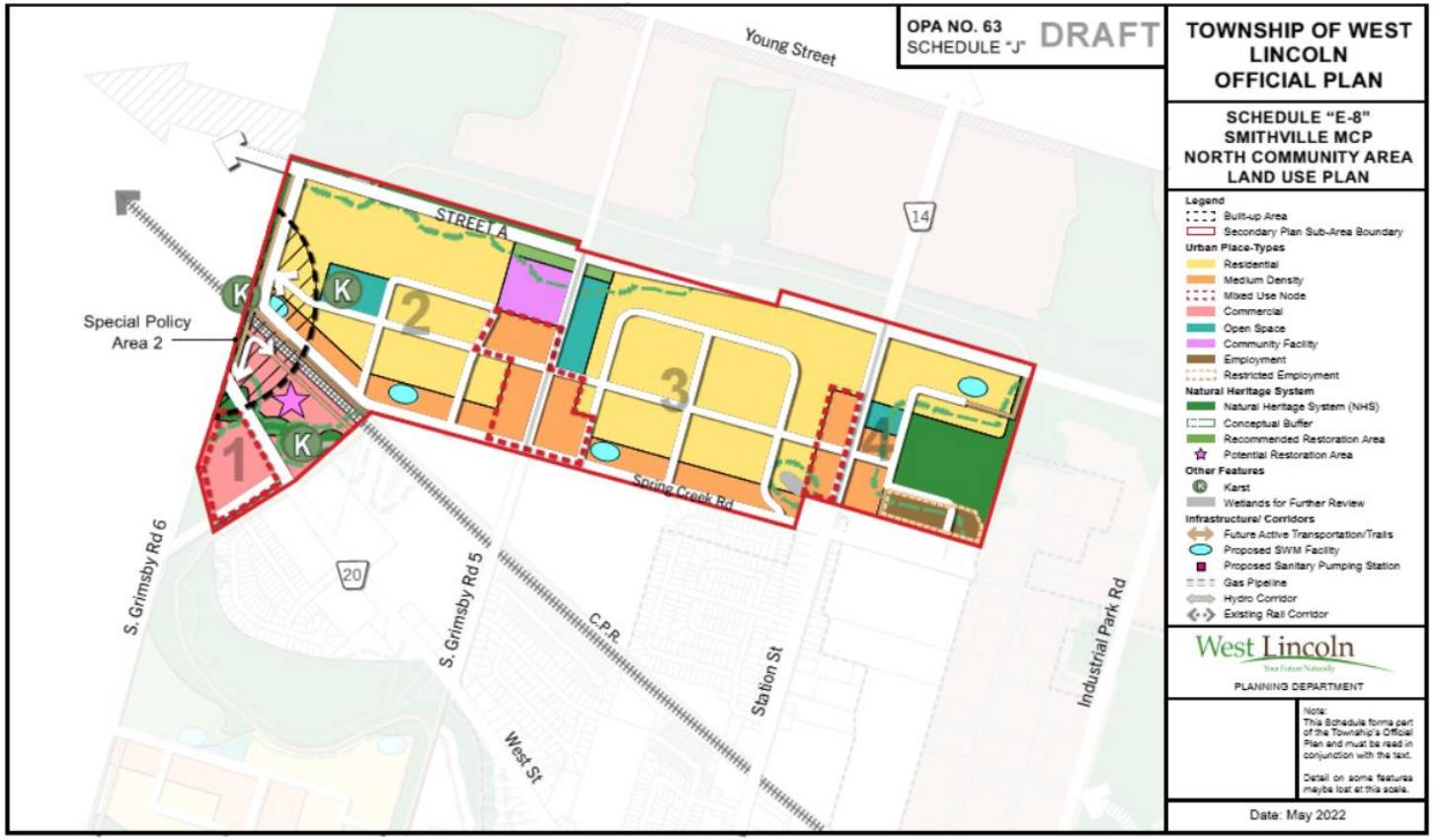
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN



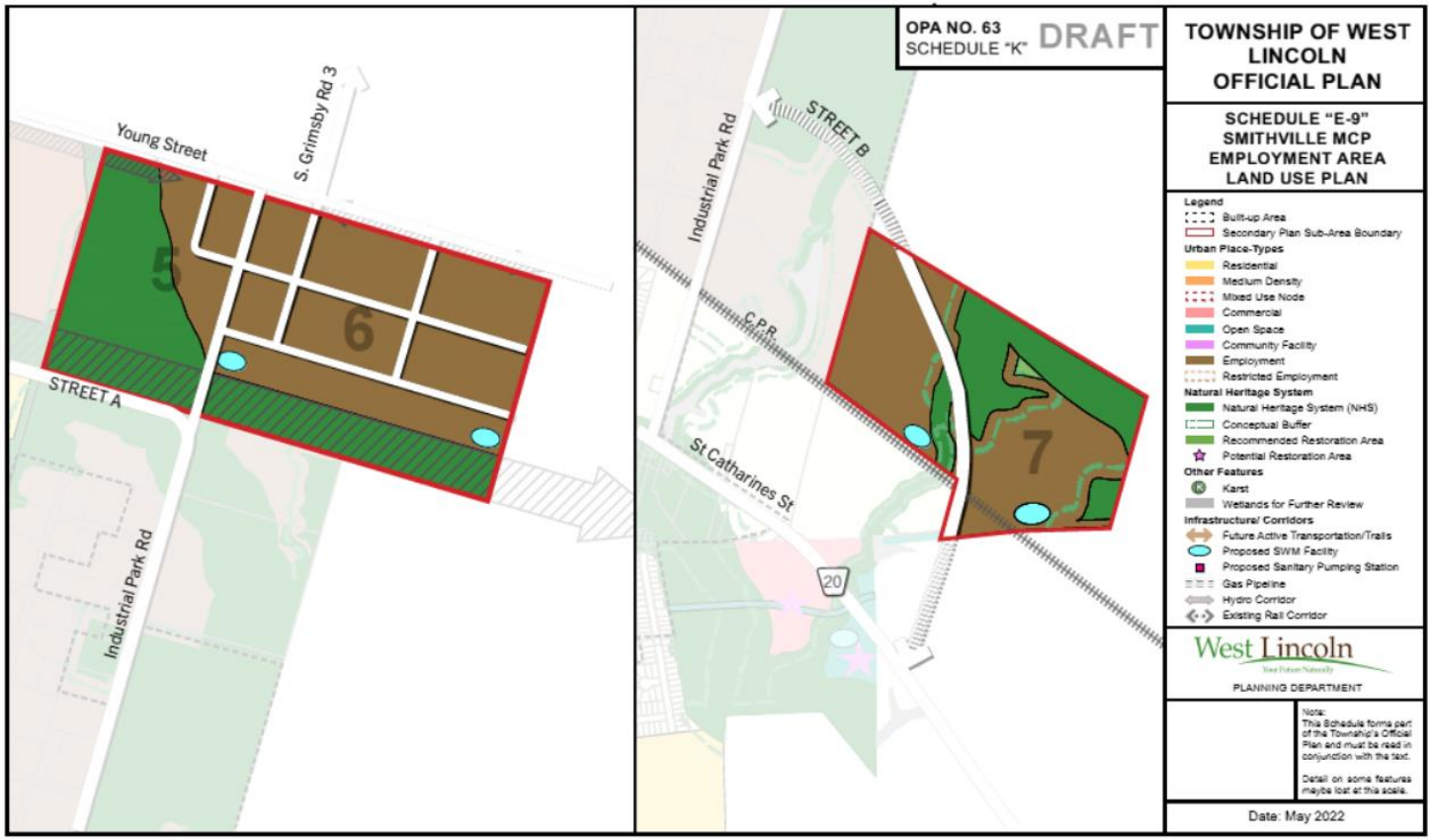
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN



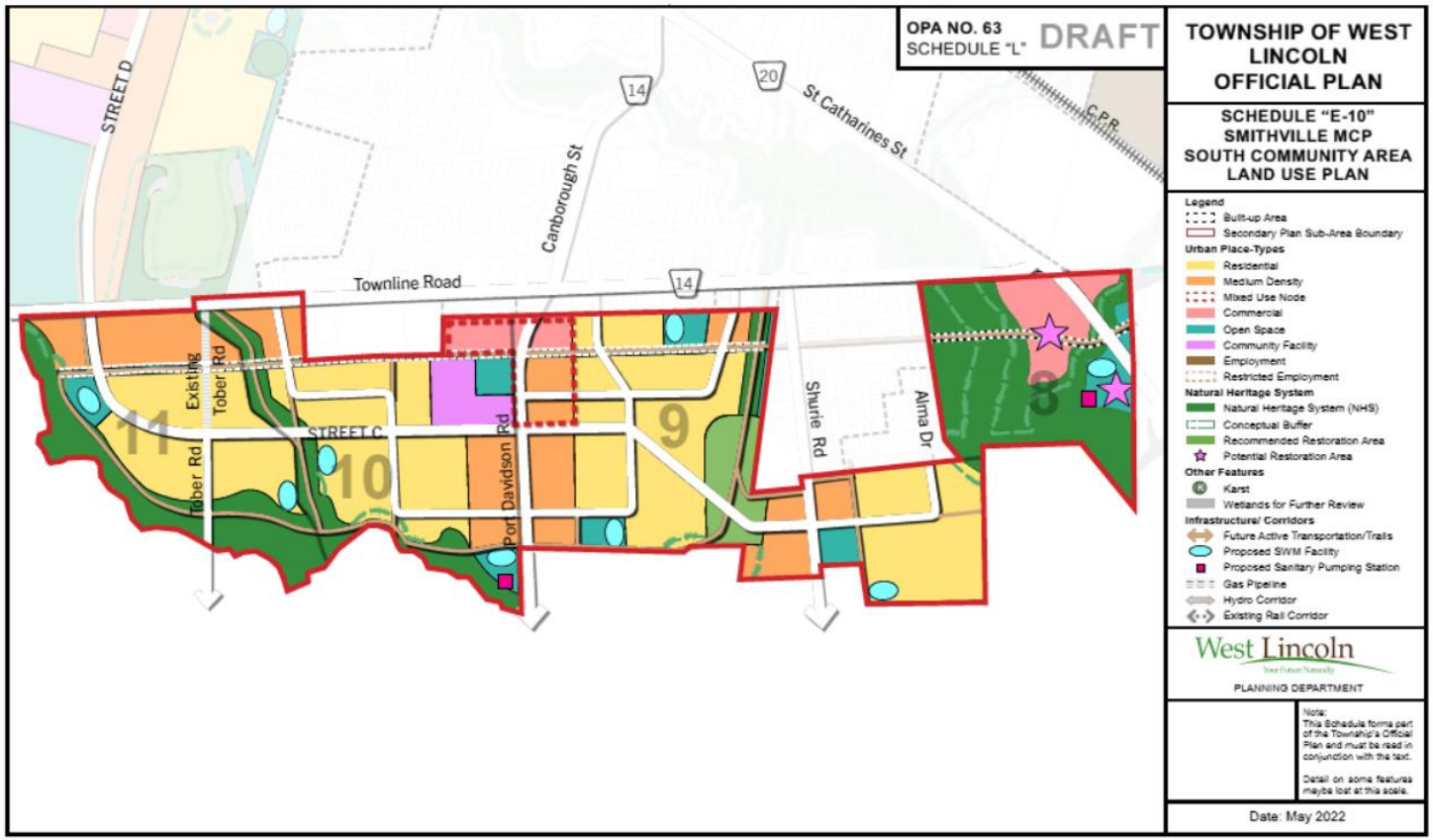
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN



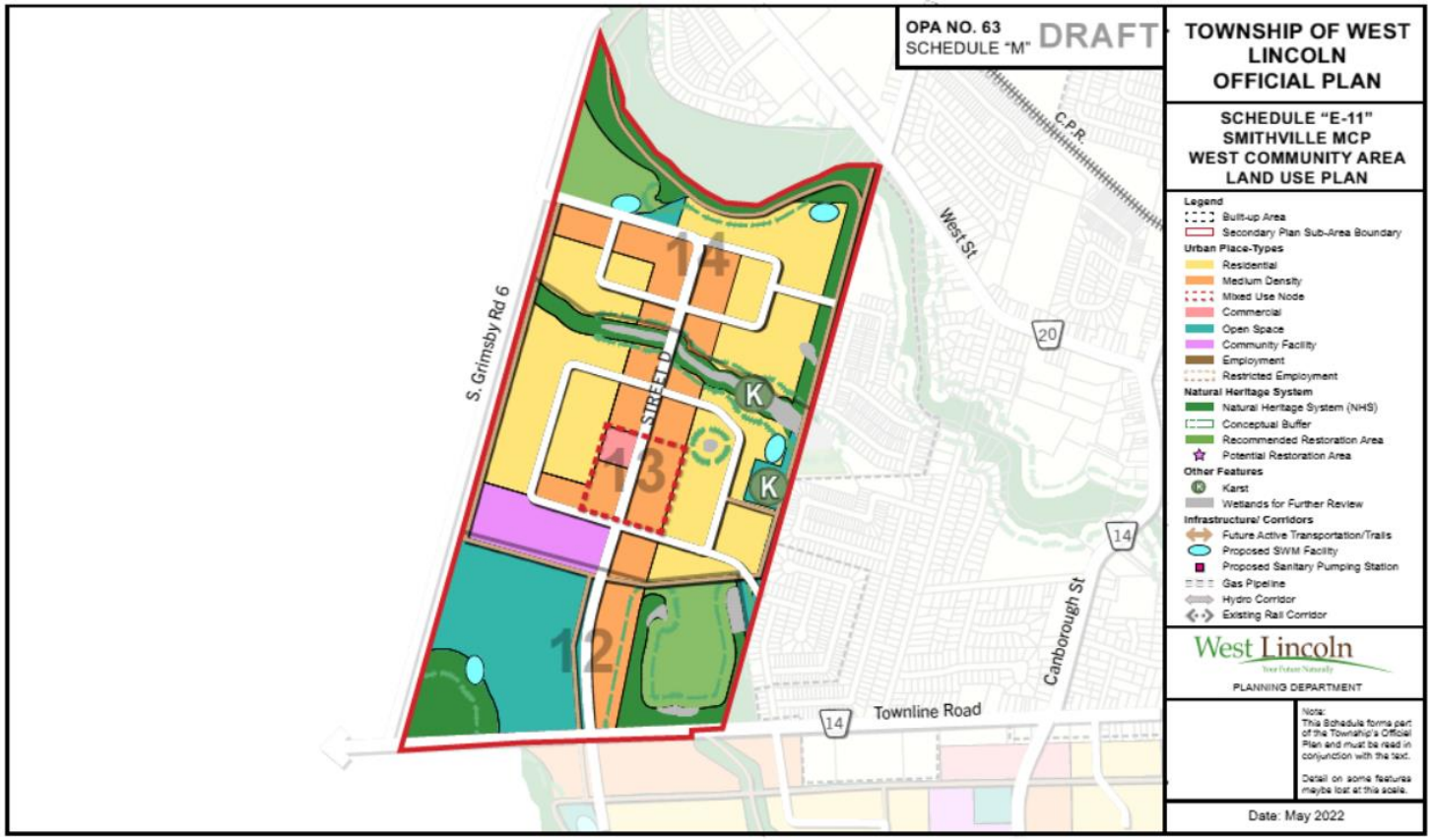
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN



DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN



DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN

Land Use Designations:

- Residential
- Medium Density
- Commercial
- Mixed Use Node*
- Open Space
- Employment
- Restricted Employment*

*overlay designations

- Proposed SWM facilities – conceptual locations – based upon SWS
- Conceptual Buffers – part of NHS
- Density target: 50 people and jobs per hectare

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Residential:

- **Planned Function:** to provide opportunity for the development of low-rise, ground-related residential land uses at lower densities.
- **Permitted Uses:** Single detached dwellings; Semi detached dwellings; Duplex dwellings; Townhomes; Converted Dwellings & Additional Residential Units; Home Occupations; Bed & Breakfast Establishments; Day-Care Facilities; Public & Private Utilities
- **Other Potential Uses (subject to ZBA):** Local convenience retail/services; Places of worship; Educational facilities
- **Density:** 15-20 units per hectare
- **Height:** Up to 2.5 storeys
- **Key Design Principles:** attractive street edge and strong public face; designed for an additional residential unit or ease of conversion; animated residential streetscape; variety of housing types, sizes and styles yet consistent and compatible

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Medium Density:

- **Planned Function:** to provide opportunity for the development of low-rise, multi-unit residential land uses at medium densities.
- **Permitted Uses:** Townhomes (variety of forms – street, cluster, back-to-back, stacked), triplexes, fourplexes and other multiples (80%); apartments (10%); duplex and semi-detached (10%); additional residential units; communal housing; home occupations; bed-and-breakfast establishments; day-care facilities; public and private utilities
- **Other Potential Uses (subject to ZBA):** Local convenience retail/services; Places of worship; Educational facilities
- **Density:** 20-40 units per hectare
- **Height:** Up to 3 storeys (up to 4 storeys where justified through re-zoning)
- **Key Design Principles:** attractive street edge and strong public face; transition of density and height with adjoining low-density residential; individual unit and common parking areas; animated residential streetscape, pedestrian-oriented;

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Commercial:

- Planned Function: provide a wide range of commercial uses to meet the needs of residents, with a reasonable walking distance and contribute to achieving a complete community.
- Permitted Uses: full range of retail commercial uses; personal services and commercial services; medical clinics, dental clinics, and other health care-related uses; restaurants; hotels; cultural, recreational and entertainment uses; community and institutional uses; public and private utilities.
- Height: Up to 3 storeys (up to 4 storeys where justified through re-zoning)
- Key Design Principles: strong street edge and pedestrian and transit-orientation; mix of uses and building/unit sizes; multi-unit and single-tenant building formats; high quality public amenities and landscaping (urban squares/greenspaces, landmark features); walkable and cycling supports; plan for integration of future transit connections/stops

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Mixed-Use Nodes:

- Planned Function: neighbourhood focal points accommodating a mix of compatible residential, commercial and community uses centrally located as a walkable destination and/or along key corridors and community gateways.
- Permitted Uses: Commercial Mixed-Use Nodes: primarily commercial uses with appropriately located residential uses in the form of apartments in the upper storey(s) of mixed-use buildings. Medium Density Mixed-Use Nodes: primarily medium density residential with compatible commercial uses primarily small-scale retail, personal service, office, live-work and community uses at the ground floor/street-level.
- Height: Up to 3 storeys (up to 4 storeys where justified through re-zoning)
- Key Design Principles: vibrant street with prominent building entrances and street-level facades clear-glazed to promote a high level of visibility; separate residential entrances in mixed-use buildings; design transition from commercial to residential components of mixed-use buildings through architectural detailing such as cornices, signage, porches, and/ or changes in materials or colours.

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Open Space:

- Planned Function: accommodate needs for a range of outdoor recreation facilities and amenities, active and passive recreation, trails and access to natural spaces, establish a connected public open space system, recognize and provide for community greening / green infrastructure and enhanced tree canopy coverage.
- Permitted Uses: Parks, trails, associated buildings and structures, conservation and natural areas restoration and enhancement, for a range of active and passive recreation activities; public and private utilities.
- Key Design Principles: well-connected open spaces and corridors that encompass both natural and manicured landscapes and supportive amenities and facilities for public access to greenspace and recreation in a variety of settings.

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Community Facility:

- Planned Function: accommodate needs for a range of community facilities that play an important role in civic life, often as the heart of community activities and social events for all ages, abilities and cultures.
- Permitted Uses: Schools and other educational facilities; Community Centres; Libraries; Cultural and Recreational Facilities; Parks; Places of Worship; Parks; and similar uses and facilities (per ZB).
- Height: Up to 3 storeys (site-specific exceptions may be made by OPA for up to 4 storeys)
- Key Design Principles: sense of community and neighbourhood/community focal point for gathering; access to transit and transportation options; extension of public realm; best practices in sustainability, safety and accessibility; high quality design, prominent entrances, transparency between indoor and outdoor spaces.

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Employment:

- Planned Function: protected land base for employment as an extension of Smithville's existing North-East Industrial Park for a range of industrial, office and ancillary/supportive employment area uses.
- Permitted Uses: Industrial uses (including manufacturing, processing, servicing, warehousing, and the storage of goods and raw materials); data processing, laboratories, and research and development facilities; business parks; accessory offices; agricultural services; other uses (per ZB).
- Other Potential Uses: ancillary facilities and uses supportive of the employment area. Accessory retail limited to goods manufactured or processed on-site.
- Key Design Principles: buildings with continuous street frontage to the extent possible to promote a more urban character; campus-style developments; screening of loading and outdoor storage areas; gateway and prestige sites defined by high profile buildings; strong access and connectivity to primary goods movement corridors.

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Restricted Employment:

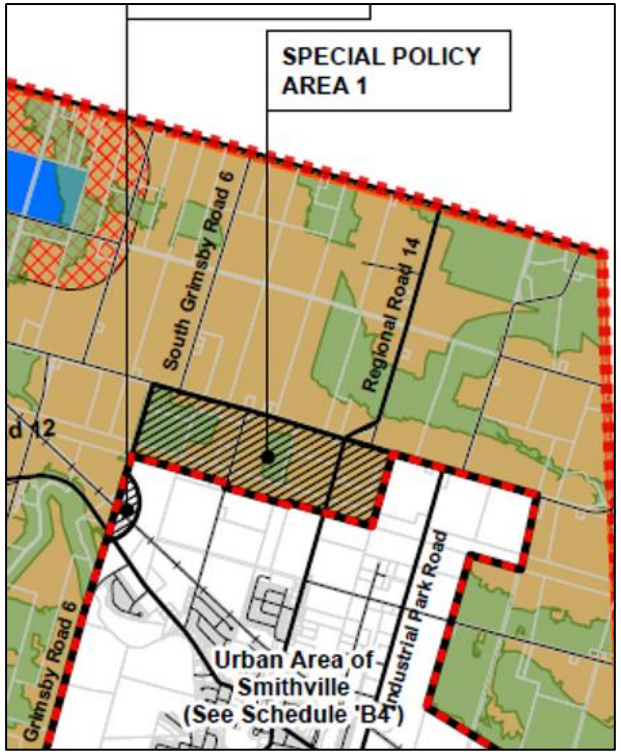
- Planned Function: to provide for limited types of employment uses compatible with adjacent residential areas and appropriate transition of land uses between residential areas and larger employment areas.
- Permitted Uses: automotive related uses, including car wash facilities; automobile sales establishments; commercial and recreational facilities; financial institutions; health clubs; local convenience/retail uses; nurseries and garden centres; Light/prestige industrial uses (light manufacturing, processing, servicing, warehousing, and the storage of goods and raw materials); data processing, laboratories, and research and development facilities; business parks; professional and administrative offices; agricultural services; other uses (per ZB).
- Key Design Principles: buildings with continuous street frontage to the extent possible to promote a consistent urban character; screening of loading and outdoor storage areas; gateway and prestige sites defined by high profile buildings; strong access and connectivity to primary goods movement corridors.

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Special Policy Area 1 (Agriculture-Related Uses):

- Planned Function: to promote the location of a range of agriculture-related uses and the clustering of these uses in a central location on the edge of Smithville, with strong access and connectivity to goods movement corridors, to support the viability and vitality of farming in West Lincoln and Niagara Region. To support rural economic development and employment opportunities linked to the agricultural sector.
- Permitted Uses: Farm equipment and service; food / agricultural product processing; veterinary services; similar uses as per Provincial Guidelines.
- Key Design Principles: design for compatibility with nearby sensitive uses and integration with rural character and service levels, avoid/minimize/mitigate potential for adverse impacts to farm operations in the area.

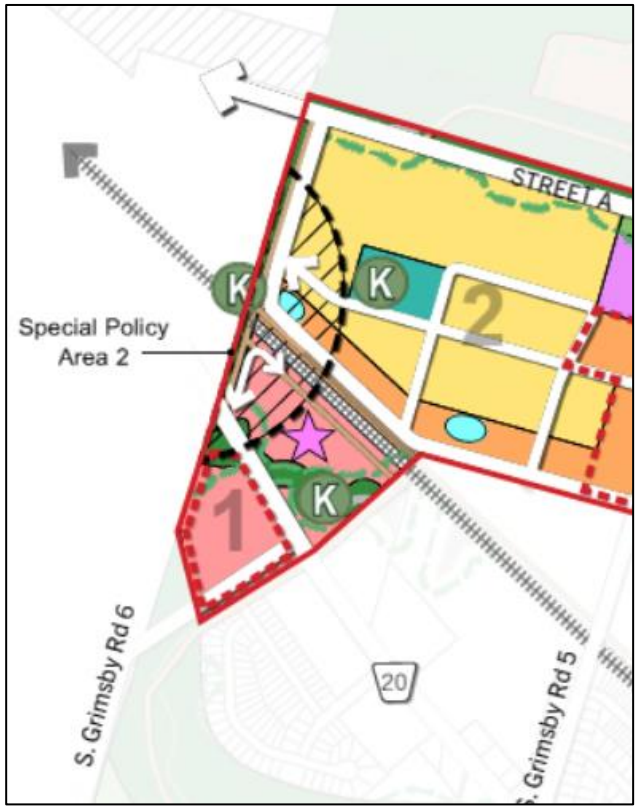


DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

Special Policy Area 2 (Limited Permitted Uses / Urban Infrastructure):

- Purpose: to limit permitted uses within the designated area until such time as:
  - the livestock operation at 6817 Highway 20 ceases to operate; or
  - it is demonstrated through future MDS analysis that a reduced MDS setback is justified based on changes to the livestock operation and/or intervening land uses
- No urban community uses shall be permitted within the MDS setback

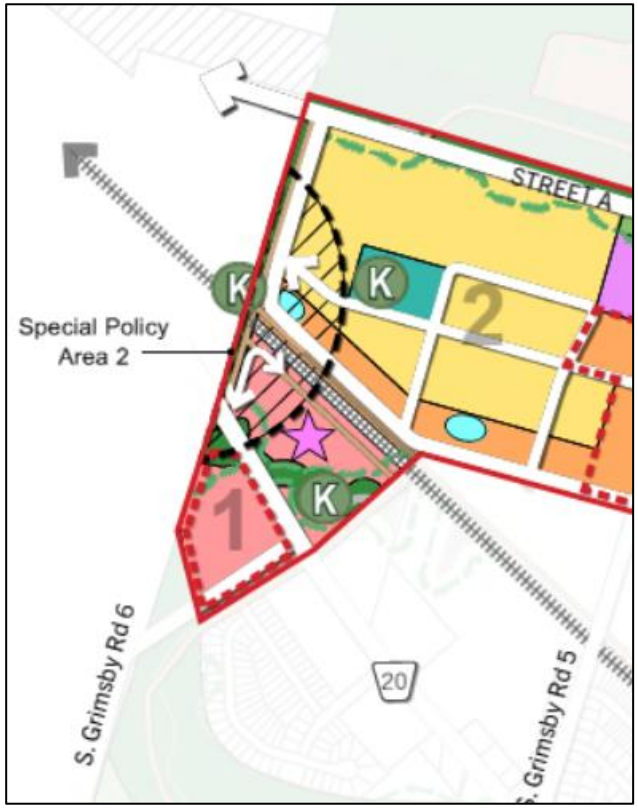


DRAFT OFFICIAL PLAN AMENDMENT NO. 63

LAND USE PLAN – POLICIES

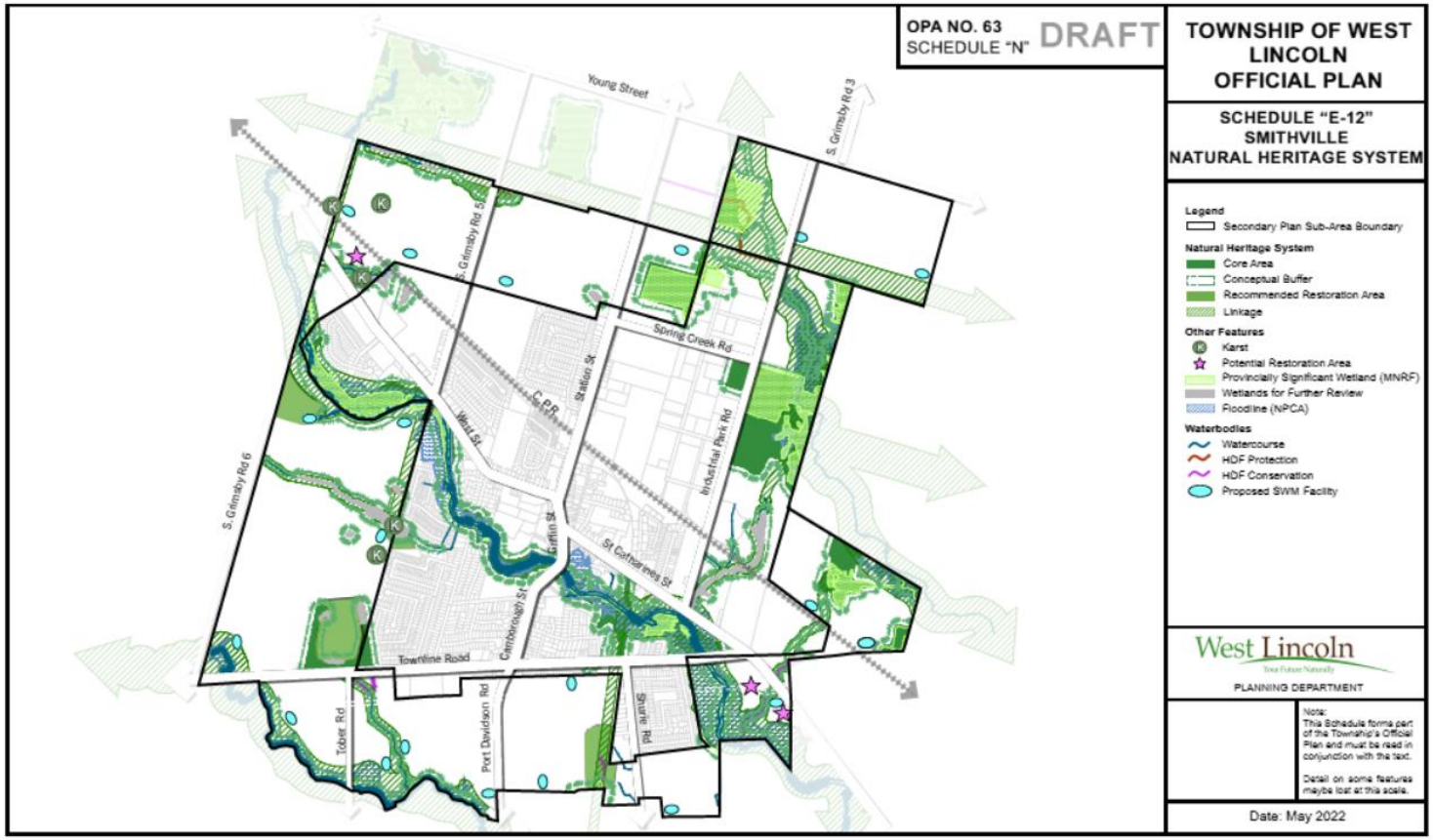
Special Policy Area 2 (Limited Permitted Uses / Urban Infrastructure):

- Urban infrastructure permitted to support the development of Blocks 1 and 2 for their intended urban uses
  - public roads, trails, and multi-use pathways;
  - public utilities and other forms of linear infrastructure;
  - stormwater management facilities; and
  - public open space uses that do not involve a sensitive land uses



DRAFT OFFICIAL PLAN AMENDMENT NO. 63

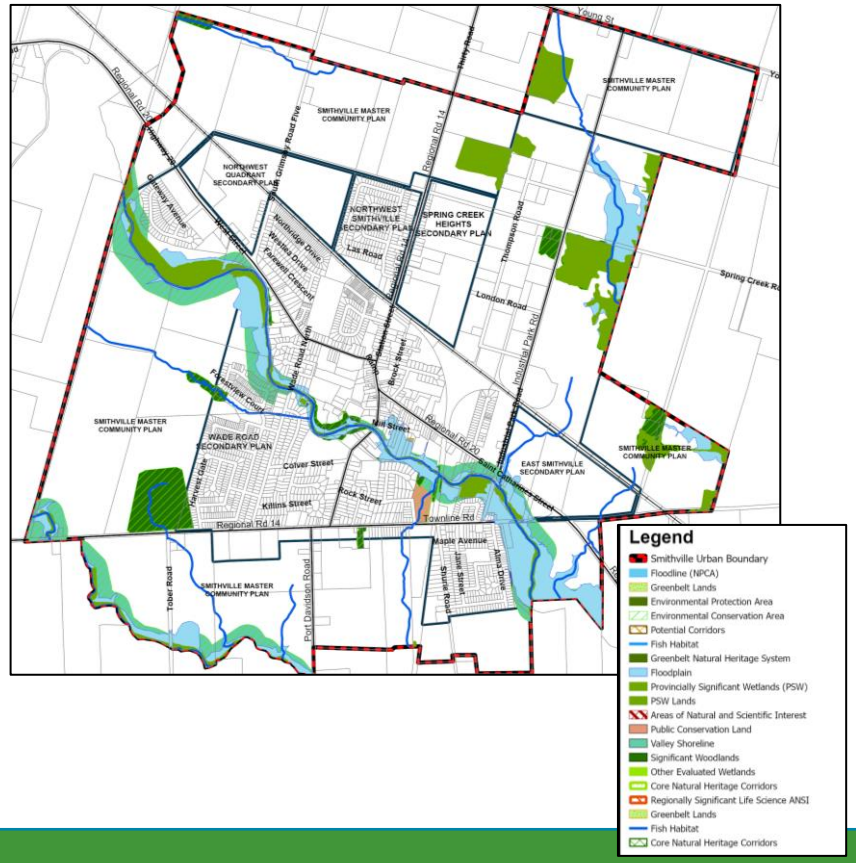
NATURAL HERITAGE SYSTEM



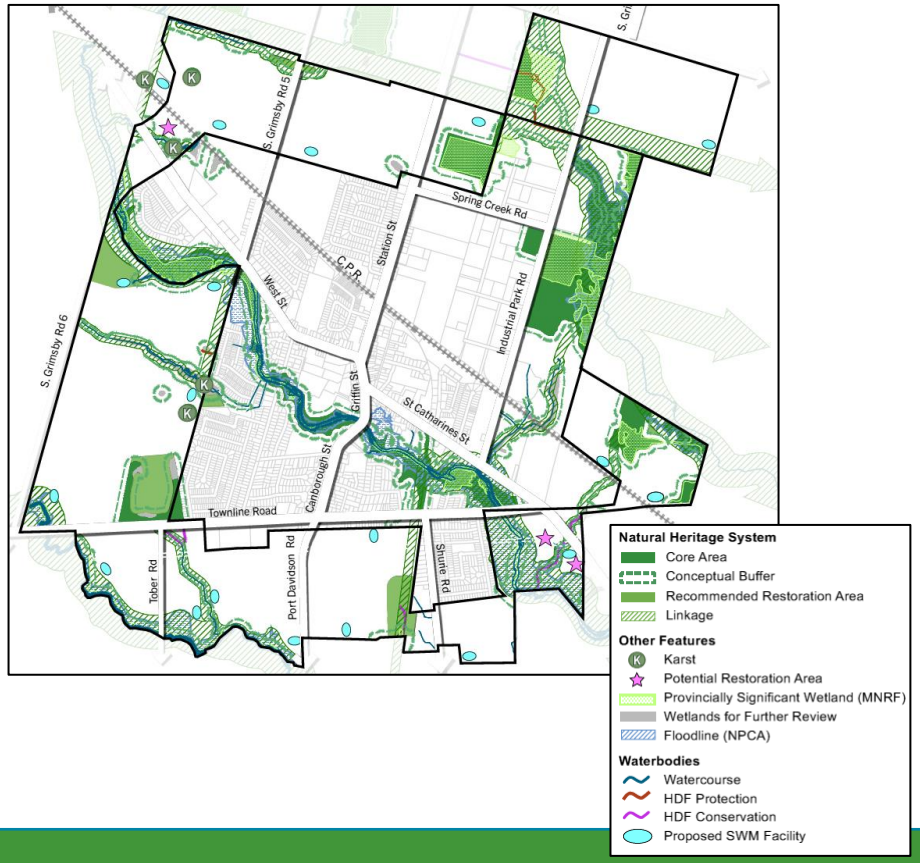
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

NATURAL HERITAGE SYSTEM

Current Official Plan Mapping:



Draft OPA 63 Mapping:



DRAFT OFFICIAL PLAN AMENDMENT NO. 63

NATURAL HERITAGE SYSTEM

- Core Areas
  - central defining features of the NHS
  - significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered and threatened species
- Conceptual Buffers
  - to protect Core Areas from nearby land uses and to mitigate the impacts of development
- Linkages
  - provide physical and functional connections between Core Areas
  - maintain the ability of various species to move between habitats
- Recommended Restoration Areas
  - areas where restoration of the land to a natural state will enhance the functions of the overall NHS and provide a range of ecological benefits

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

NATURAL HERITAGE SYSTEM

- Principles/Objectives
  - Identify, plan for, and protect a robust NHS, that will contribute to the creation of a complete and resilient community while helping mitigate climate change
  - Protect, and where possible enhance and restore, high-quality habitats that accommodate a diverse range of flora and fauna, rare and significant species
  - Ensure that the water budget of important natural heritage and water resource features is maintained to support those features post-development
  - Provide ecological buffers that will protect key natural heritage features and their functions
  - Ensure that connectivity between key natural heritage features is maintained
  - Provide Restoration Areas that will contribute towards meeting established targets for natural cover

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

NATURAL HERITAGE SYSTEM

- Interpretation – definition of key terms and phrases
  - Adjacent to a wetland
  - Key natural heritage features
  - Ministry of Environment
  - Ministry of Natural Resources
  - Significant wetland
  - Unevaluated wetland
  - Wetland
  - Wetland for further review
  - Wetland that is not considered significant

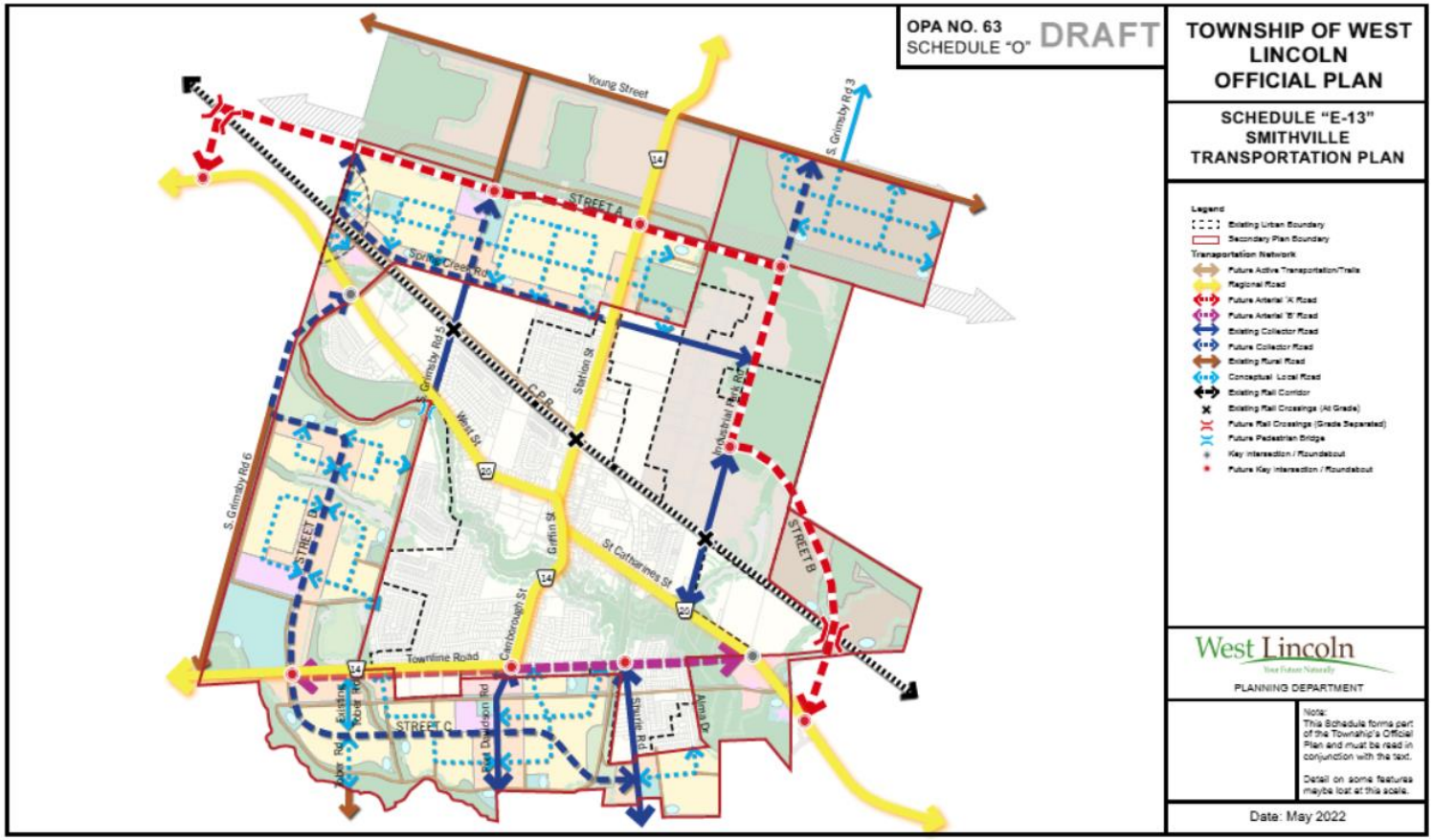
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

NATURAL HERITAGE SYSTEM

- General Policies
  - NHS for entire Smithville Urban Area (including MCP Area)
  - Smithville NHS policies prevail if conflict with Township-wide NHS policies
  - Existing Secondary Plans recognized
  - Boundaries of NHS to be refined through Block Plans and EIS
    - Maintain or increase the overall NHS area
  - EIS shall be in accordance with Section 10.8 of Official Plan
  - Additional features may be identified and added by EIS
  - Generally no lot creation within NHS
  - Watercourse crossings
  - Fencing/delineation

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INFRASTRUCTURE & TRANSPORTATION SYSTEMS



DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Street A
  - Future Arterial 'A' Road
    - Potential future alternative truck route/by-pass
    - Final right-of-way width to be determined through EA/design process
    - Corridor protection required as part of Block Plans for Blocks 1, 2 and 3
    - No direct access
    - Land uses oriented with window streets and acoustic mitigation where required
    - EA to address grade-separated crossing of CPR
  - Alternative: if EA determines a different by-pass route for Regional Road 20, Street A will be a Future Arterial 'B' Road

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Street B
  - Future Arterial 'A' Road
    - Potential future alternative truck route/by-pass
    - Final right-of-way width to be determined through EA/design process
    - Corridor protection required as part of Block Plan for Block 7
    - No direct access
    - Land uses oriented to internal local streets
    - EA to address grade-separated crossing of CPR
  - Alternative: if EA determines a different by-pass route for Regional Road 20, Street B may not be required.

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Townline Road
  - Future Arterial 'B' Road
    - Turning lane to be added
    - Urbanization
    - Required for Stages 3 and 4 developments
- Streets C and D, Spring Creek Road
  - Future Collector Roads
- South Grimsby Roads 5 and 6, Young Street
  - Existing rural roads at urban edge – semi-urban cross-section may be considered
  - Maintain rural profile outside of urban area

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Local Roads
  - Conceptually shown on transportation system to illustrate overall intent of the street pattern/layout
  - To be refined in Block Plans and finalized as part of complete applications for development
  - Township standard right-of-way widths (20m)
- Active Transportation / Trails System
  - Conceptual primary routes to be refined in Block Plans and finalized as part of complete applications for development
  - Special Policy Area for Hydro Corridor to permit/encourage multi-use trail opportunity
  - On-road active transportation facilities to be recommended as part of TMP / typical road profile designs

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Water/Wastewater Servicing
  - All new development in the Smithville MCP Area shall be provided with full municipal water services and full municipal wastewater services (MESP required)
  - New development in the Smithville MCP Area may be required to provide for the future connection of adjacent existing uses
    - Existing uses in the Smithville MCP Area will eventually be connected to full municipal water and wastewater services, but expansions to, or the redevelopment of, an existing use may be permitted on existing private services (subject to criteria)
  - No development shall proceed in any given Overall Stage Area shown on Schedule “E-14” unless the infrastructure and services to support that development have been constructed

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Water/Wastewater Servicing
  - Infrastructure and systems for water, wastewater, and other buried services shall be installed using best management practices to prevent the redirection of groundwater flow.
  - It is recommended that any construction of municipal services that will require dewatering systems apply for and obtain a Permit to Take Water from the Ministry of the Environment before any construction activities begin, in the event that unexpectedly high flows are encountered.
  - Backfilling during the decommissioning of any existing sewer lines should consider the use of materials with low hydraulic conductivity to prevent preferential groundwater flow.

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

INFRASTRUCTURE & TRANSPORTATION SYSTEMS

- Stormwater Management
  - All development in the Smithville MCP Area shall proceed according to a stormwater management strategy that has been prepared as part of an approved MESP
  - The stormwater management facilities provided with development in the Smithville MCP Area shall generally be located to conform with the conceptual locations shown on Schedules “E-8” through “E-11” to this Plan, except where the SWM Plan prepared as part of Phase 3 of the SWS has recommended a different specific location for the facility
  - All wet end-of-pipe facilities shall be constructed to provide a permanent pool volume and forebay design, in accordance with current Provincial guidelines

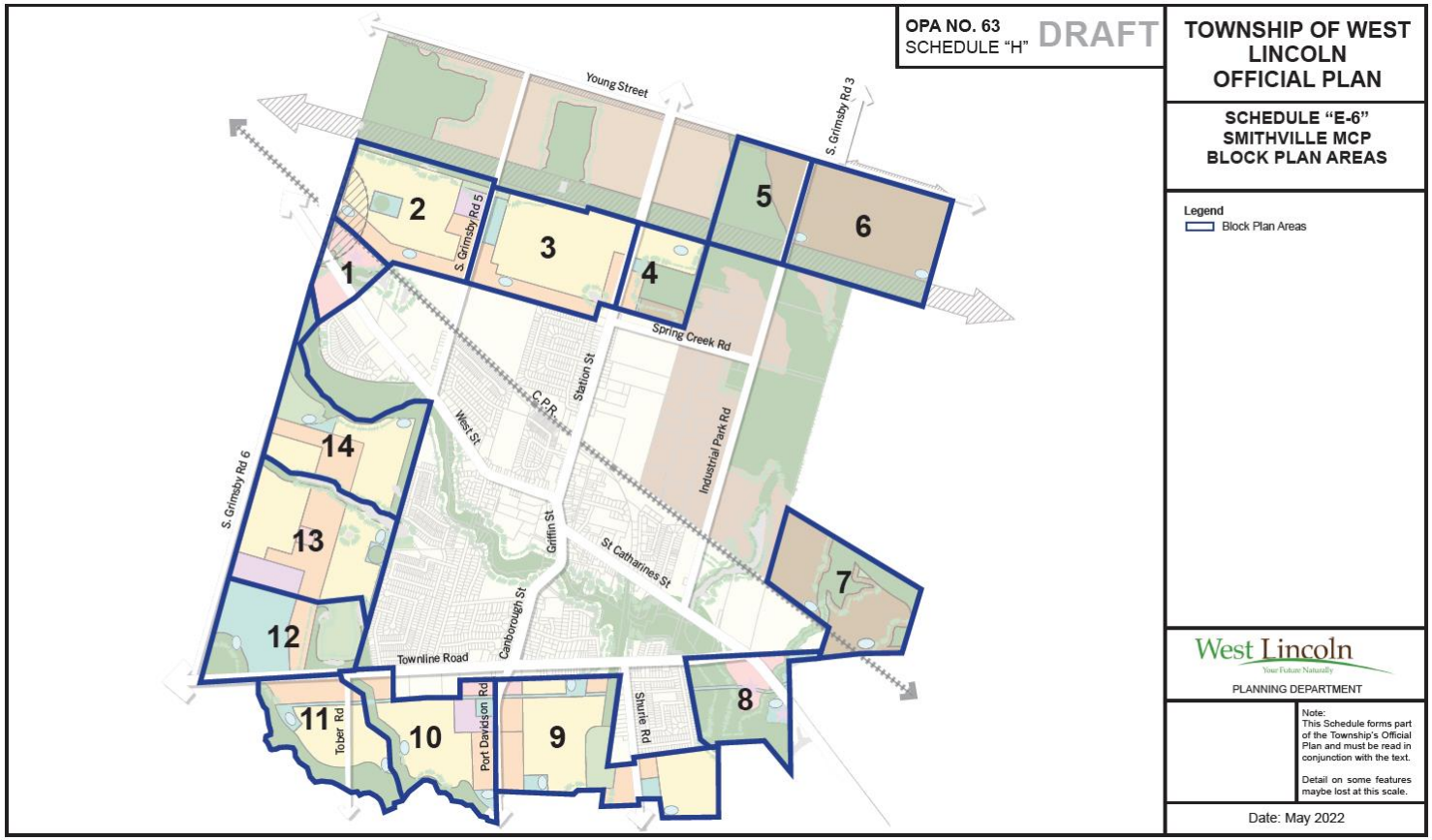
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

COMMUNITY DESIGN & SUSTAINABILITY

- Urban Design Guidelines
  - Residential, Medium Density and Open Space Areas
  - Commercial Areas
  - Mixed Use Nodes
  - Community Facilities
  - Urban Employment

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – BLOCK PLANS



DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – BLOCK PLANS

- Detailed planning will occur by Block Plan
- Block Plan Areas (Schedule E-6) are the smallest areas for Block Plans
- One Block Plan may be accepted for multiple Block Plan Areas if the land is contiguous and within the same development stage
  - Example: one Block Plan could cover all of Block Plan Areas 1, 2, 3 and 4

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – BLOCK PLANS

- Block Plan components:
  - Detailed land uses – location, area, type, dimensions of each land use area, conforming to and refining the Land Use Concept Plan
  - Community facilities parks and open spaces – conforming to and refining land use designations and based on the applicable Township Master Plan(s)
  - Master Environmental Servicing Plan (MESP) – in accordance with Smithville MCP Master Servicing Plan, Transportation Master Plan and Subwatershed Study
  - Housing mix and densities, population and related employment estimates, demonstrate greenfield density target will be met
  - Vision and design principles with associated graphics and imagery to illustrate the design intent, demonstrate conformity with design and sustainability policies and Township Design Guidelines

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – BLOCK PLANS

- Potential exceptions to Block Plans:
  - Employment Area and Commercial land use designations, if all information is provided as part of a complete application for development for the entire block
  - Minor applications such as variances or site plans related to existing or interim land uses (excluding urban land uses)
- Township Council approval required, unless otherwise delegated to Township staff
  - Terms of Reference to set out process, review and consultation requirements

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – MASTER ENVIRONMENTAL SERVICING PLANS (MESPs)

- Required for each Block Plan
- MESP's to include:
  - EIS to delineate and confirm/refine the NHS boundaries
  - Water and sanitary servicing plans and confirmation of capacities, including water system modelling, based upon MSP
  - Proposed order/phasing of development, in accordance with Development Staging Plan and policies
  - Stormwater Management Strategy, description of LID measures, preliminary grading, coordination with external areas, conforming to and refining the SWM locations shown on the Land Use Concept Plan
  - Karst Hazards Assessment (where applicable)
  - TIS prepared in accordance with TMP

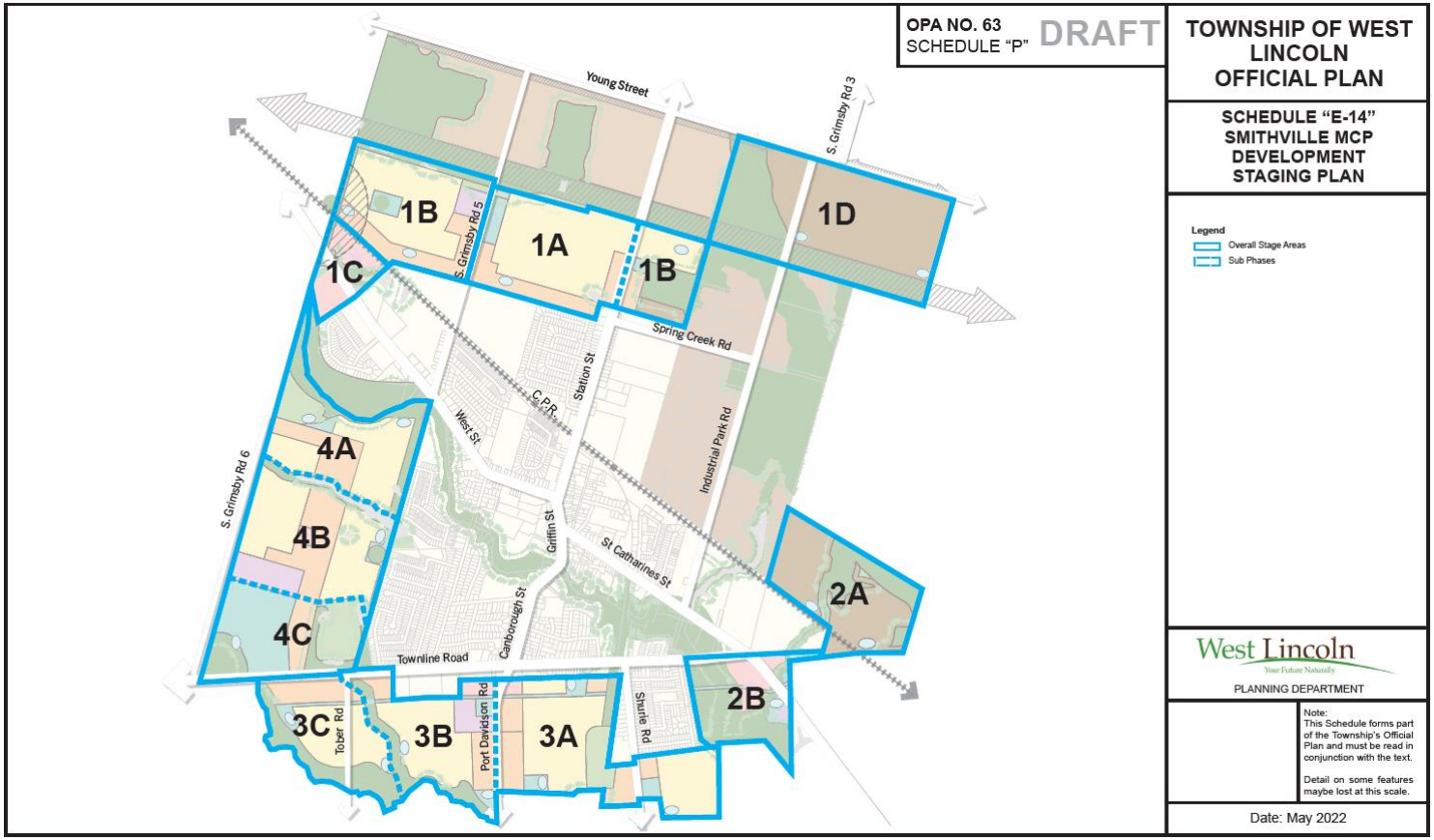
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – MASTER ENVIRONMENTAL SERVICING PLANS (MESPs)

- MESP's to include:
  - Detailed street network and profiles/sections, as per Transportation System and based upon TMP
  - Noise impact assessment for transportation-related and stationary noise sources (where applicable)
  - Minimum Distance Separation (MDS I) assessment and proposed phasing and other measures to avoid/mitigate potential land use conflicts with any existing livestock operations within MCP Area
  - Environmental site assessment(s)
  - Archaeological assessment(s)

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – DEVELOPMENT STAGING PLAN



DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – DEVELOPMENT STAGING PLAN

- Development to occur in logical and orderly manner, aligned with the planning and implementation of required infrastructure and transportation systems
- Order of development based on Development Staging Plan (E-14) and timing of provision of required infrastructure and transportation systems based on MSP and TMP
- Possible exceptions / adjustments to Development Staging Plan to change the order of development, subject to criteria:
  - Demonstrated need based on growth forecasts and status of other developments/supply to meet expected needs
  - Will not adversely impact achievement of intensification target
  - Will establish necessary roads and infrastructure including those external to the development / Block Plan Area

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – DEVELOPMENT STAGING PLAN

- Possible exceptions / adjustments to Development Staging Plan to change the order of development, subject to criteria:
  - No adverse impacts to the provision of the required roads and infrastructure in keeping with MSP and TMP;
  - Oversizing and other improvements addressed through appropriate agreements with Region, Township and affected landowners
  - Grading and drainage addressed and coordinated with future development of adjoining external areas
  - Required community facilities and parks will be provided or adequate capacity exists in existing facilities, based on applicable Township Master Plan(s)
  - Adequate reserve infrastructure capacity is or will be available to service the development without negatively impacting earlier sub-phases/stages

DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – DEVELOPMENT STAGING PLAN

- Possible exceptions / adjustments to Development Staging Plan to change the order of development, subject to criteria:
  - Any changes to planned infrastructure and transportation systems are addressed through EA addendum, where required
  - Any temporary or interim infrastructure, transportation or other facilities that are not part of the permanent systems in the MSP and TMP are appropriately designed for future removal/decommissioning
- Infrastructure and transportation systems to be coordinated among Township and Region, in a financially viable manner, based on “growth pays for growth”, aligned with Block Plans and complete applications for development and the applicable Region and Township Master Plans
- Infrastructure and transportation improvements may be advanced municipally before development is permitted

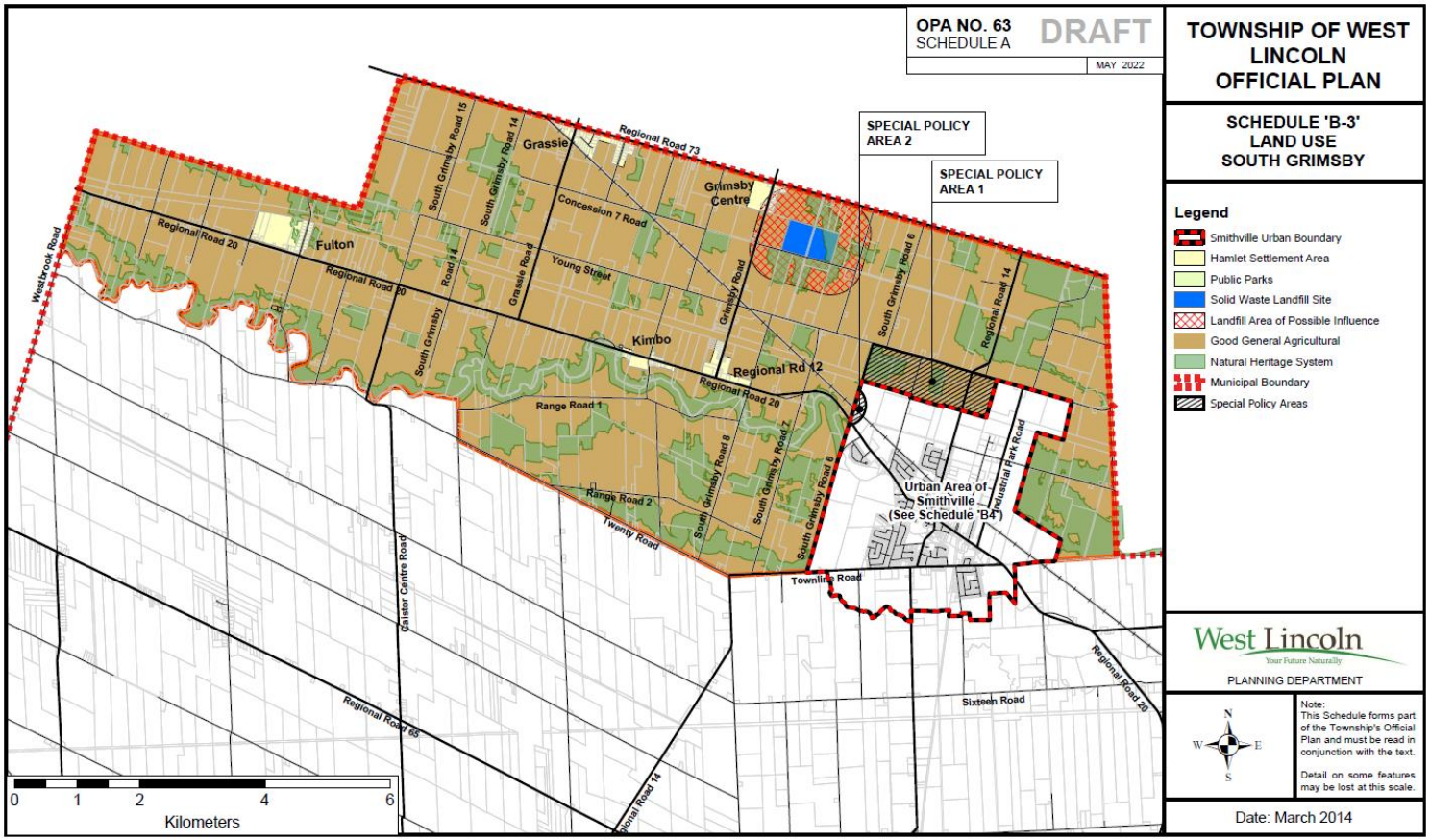
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

IMPLEMENTATION – DEVELOPMENT STAGING PLAN

- Approval of Block Plans will be based on timing of implementation of required infrastructure and available capacities
- Township may adopt and implement a servicing allocation policy
- Township may use holding zones, conditions of development approval and front-ending/credit agreements to establish phasing and other requirements to support he logical and orderly development of the MCP Area
- Township may revise/update the Development Staging Plan without amendment to Official Plan

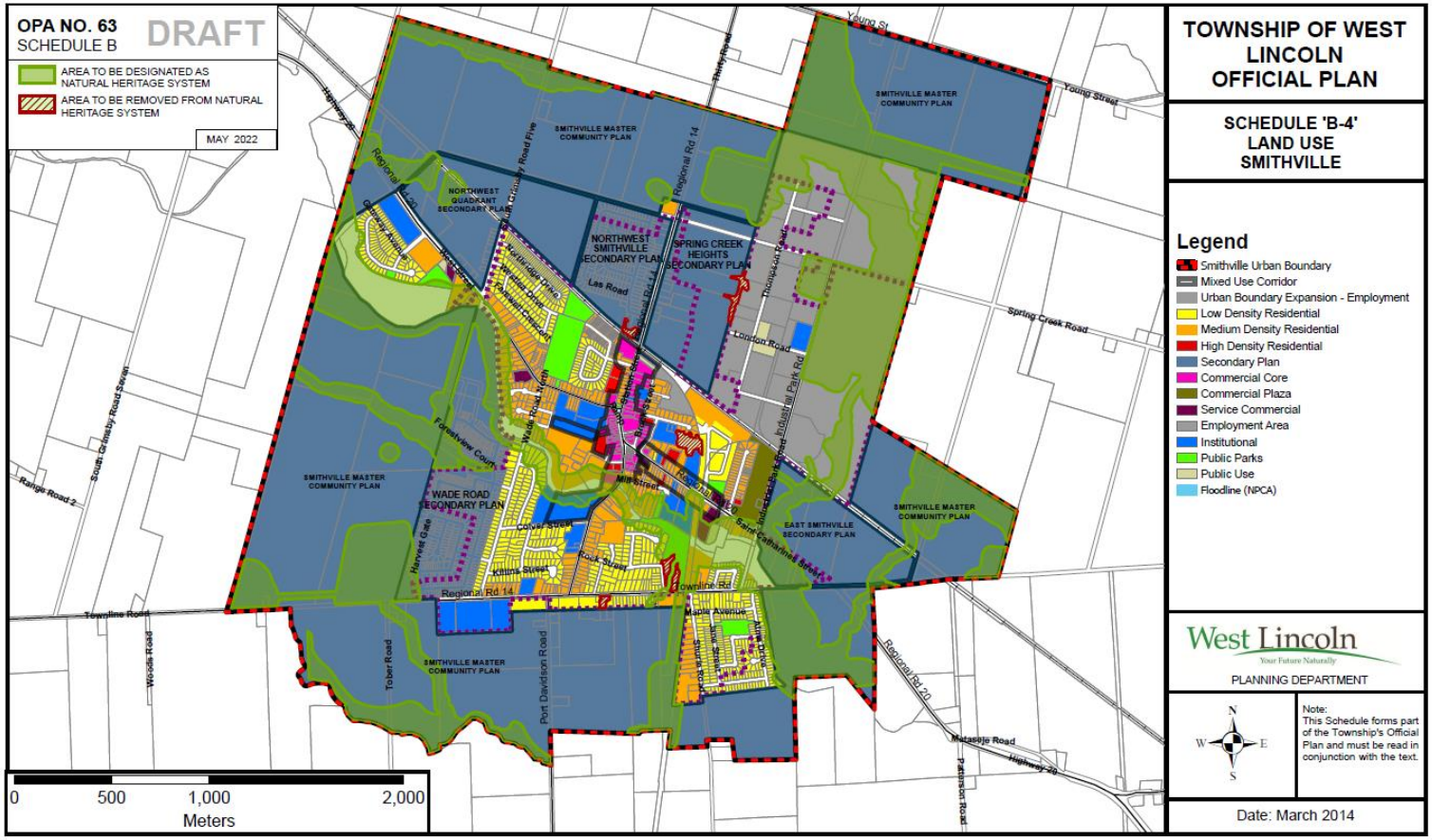
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

MAP SCHEDULES



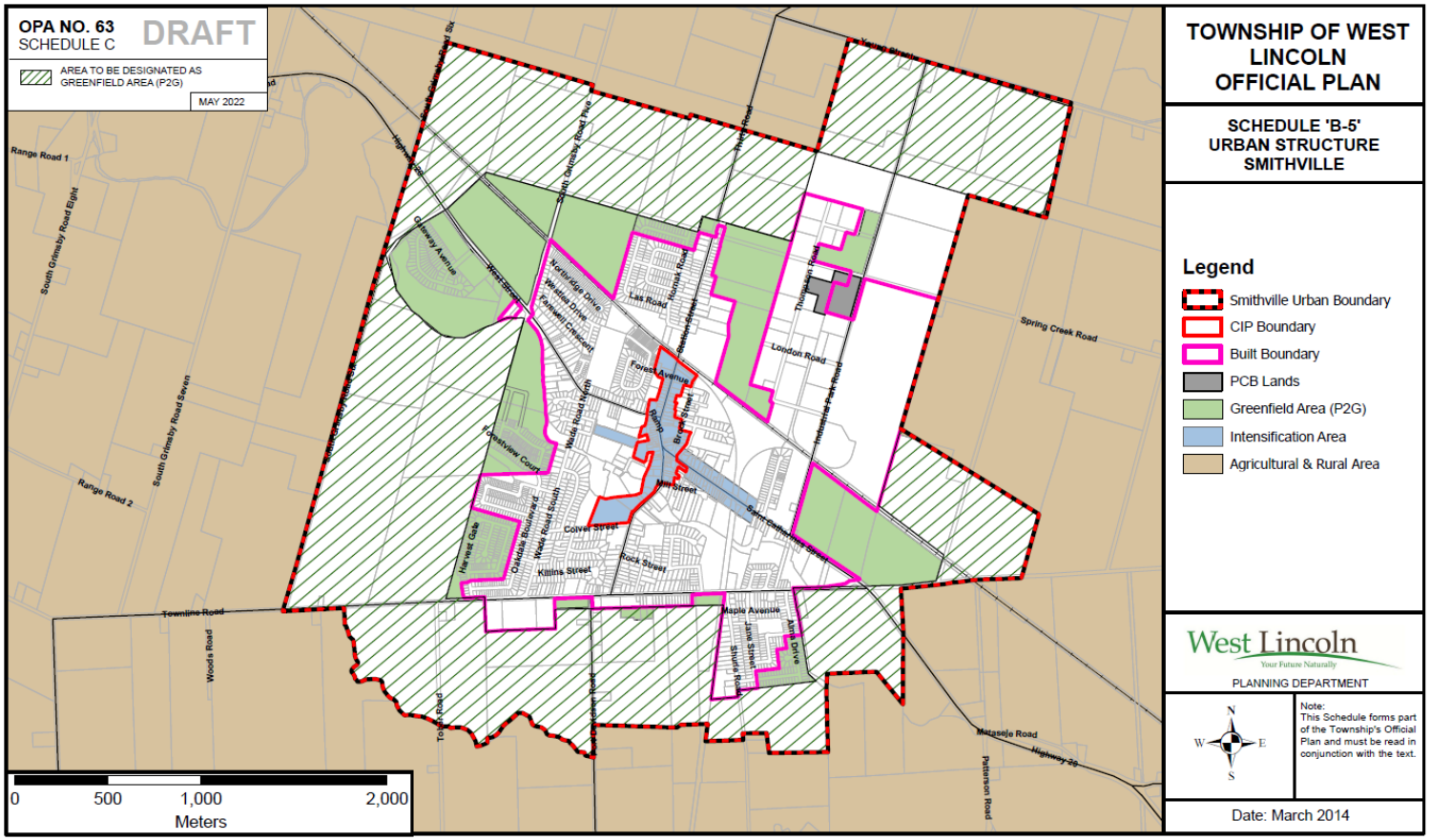
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

MAP SCHEDULES



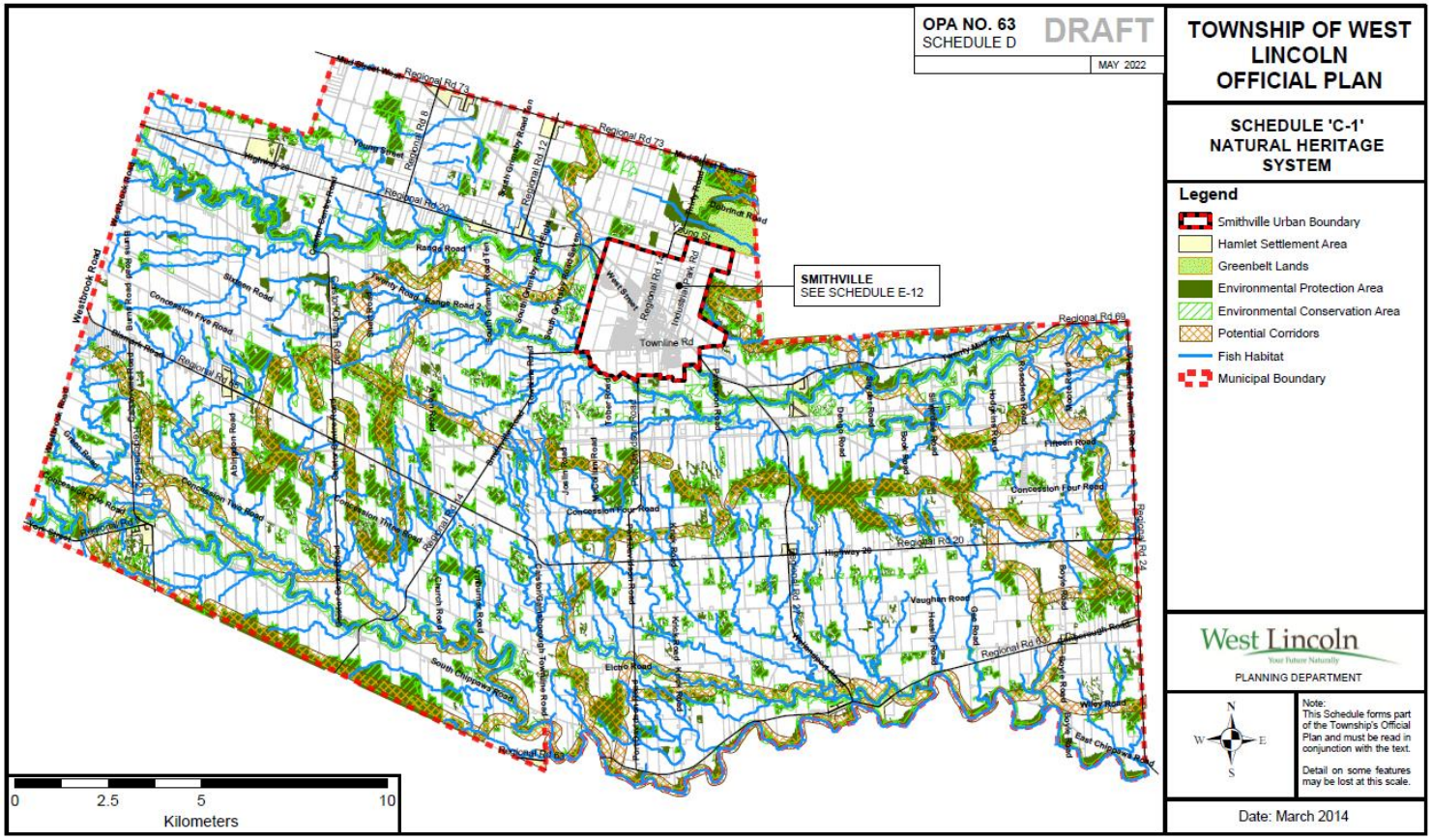
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

MAP SCHEDULES



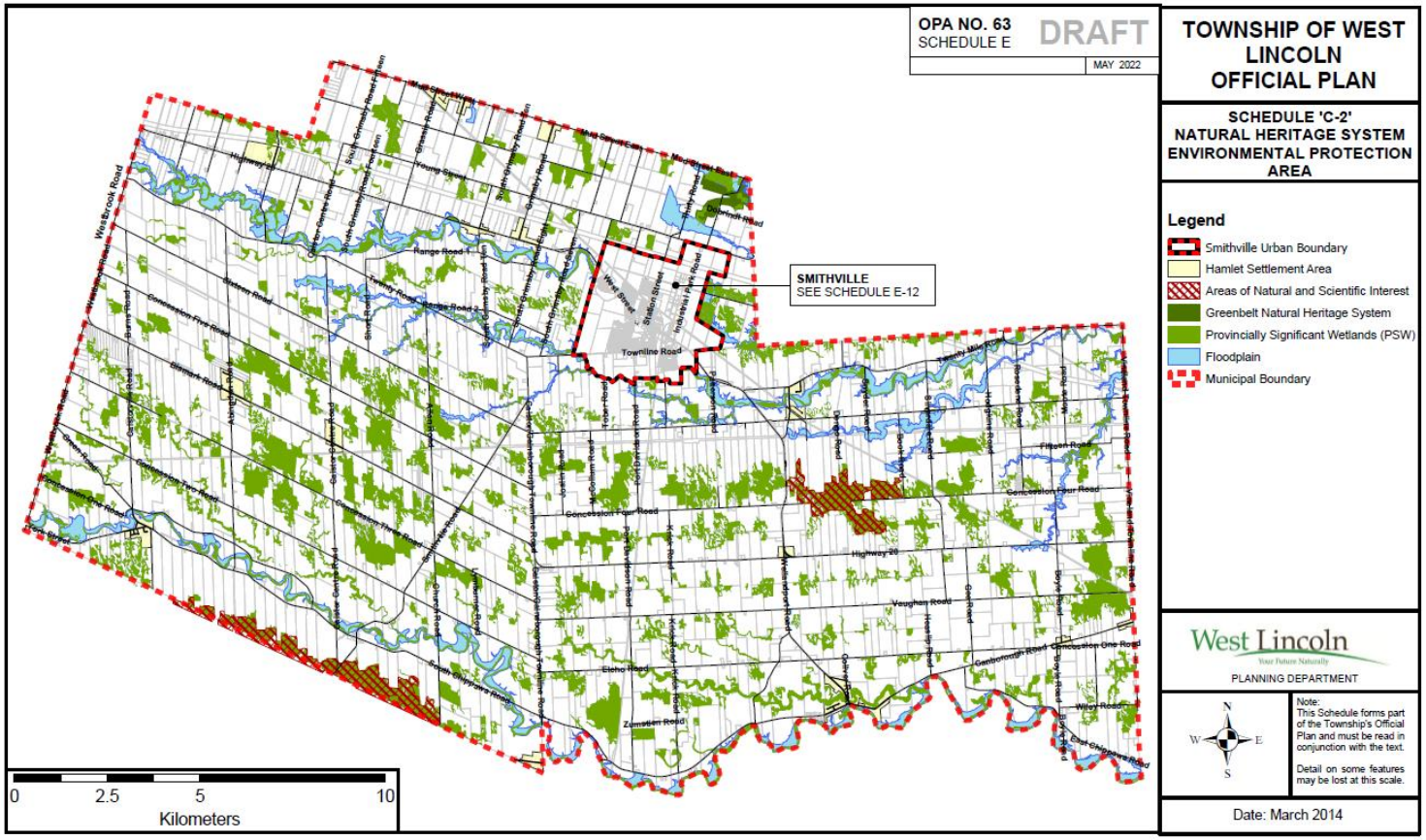
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

MAP SCHEDULES



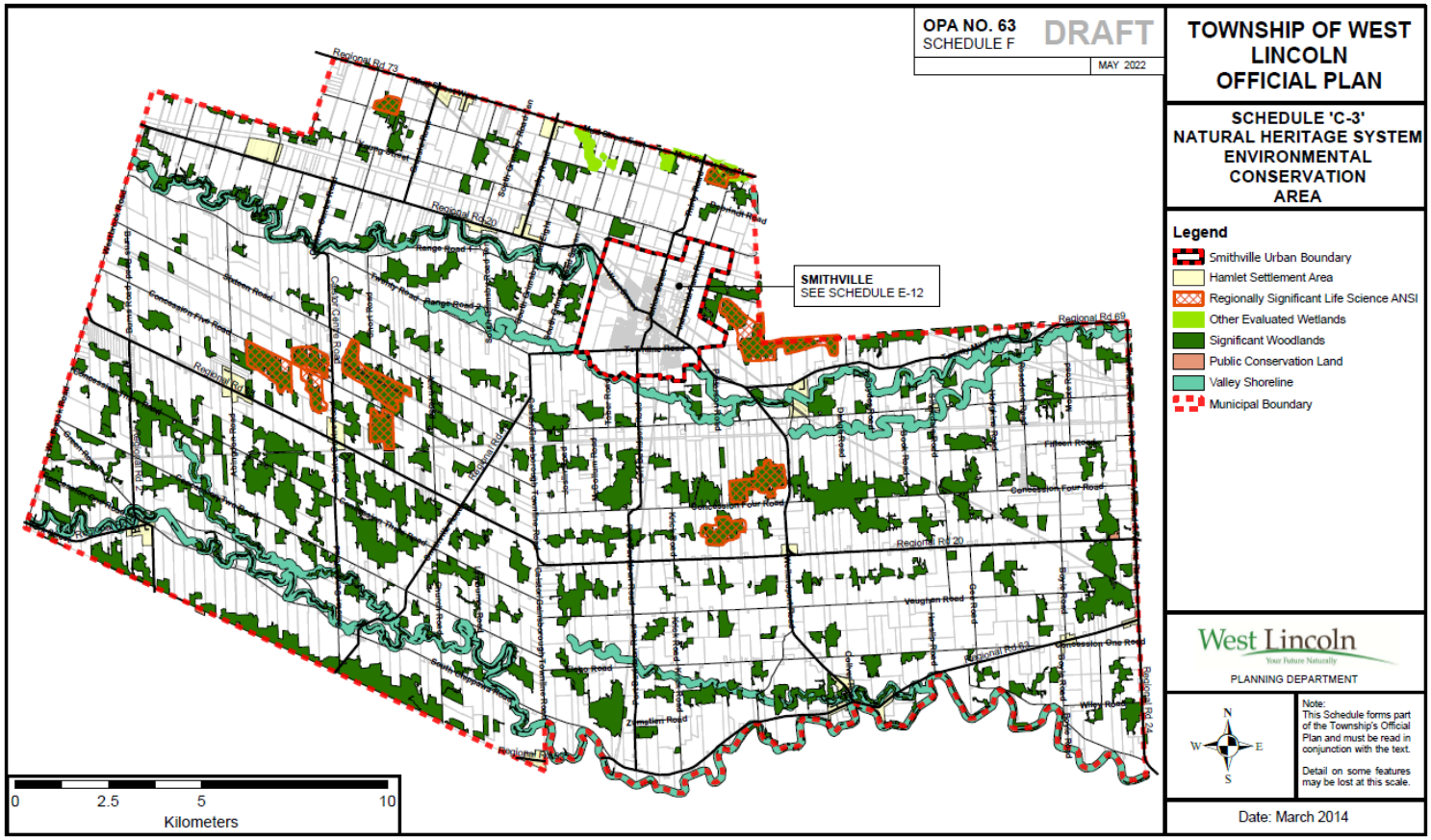
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

MAP SCHEDULES



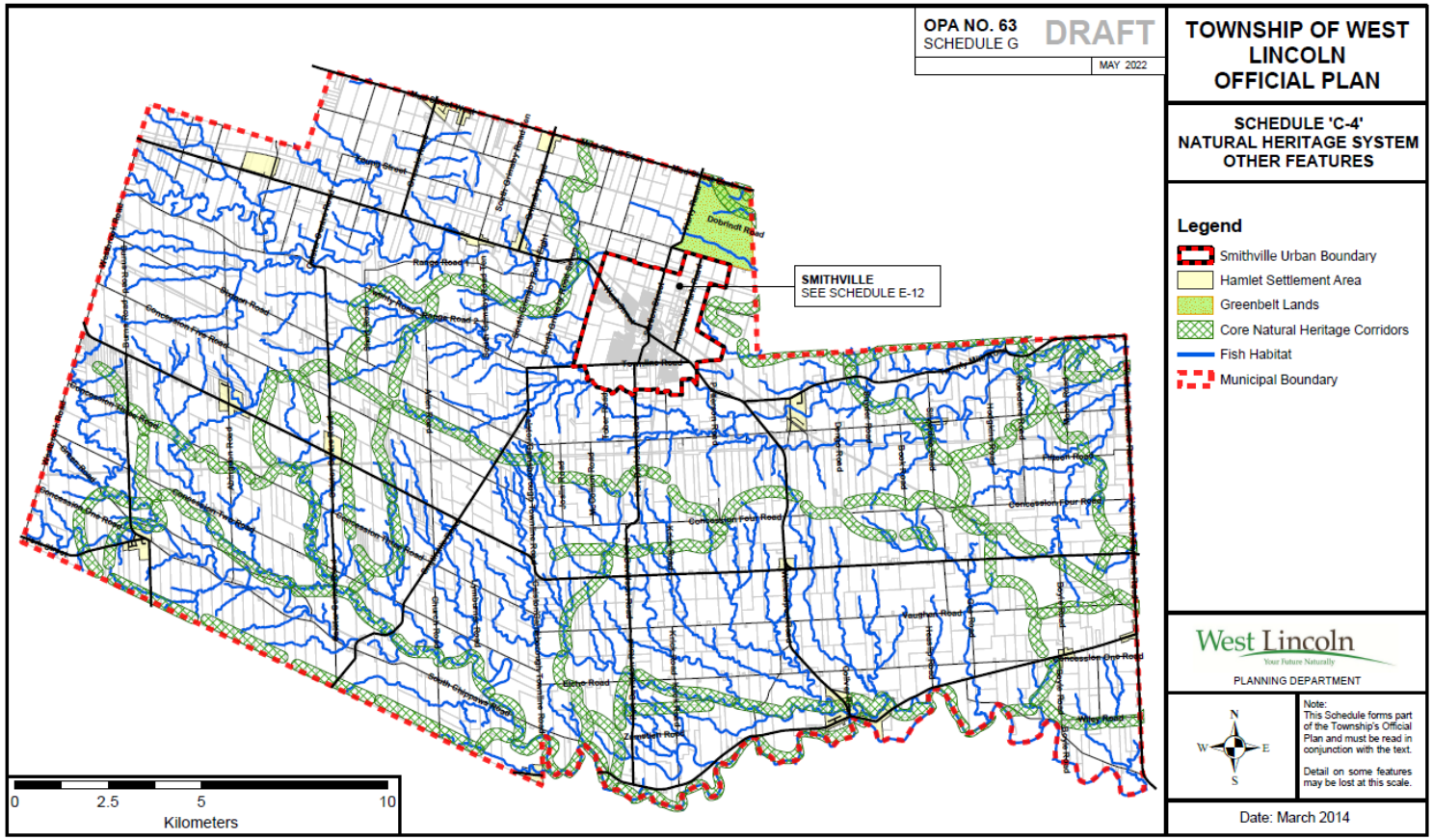
DRAFT OFFICIAL PLAN AMENDMENT NO. 63

MAP SCHEDULES



DRAFT OFFICIAL PLAN AMENDMENT NO. 63

MAP SCHEDULES



AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. Draft Official Plan Amendment No. 63
4. Next Steps
5. Questions

NEXT STEPS

- Review and respond to comments and questions received
- Finalize OPA No. 62 (Growth Forecasts & Settlement Area Boundary Changes) for Township and Region of Niagara approval
- Finalize OPA No. 63 (Smithville MCP Secondary Plan) for Township and Region of Niagara approval
- Subject to adoption by Township and Regional councils, and no appeals the MCP, Sub Watershed Study and Municipal Servicing Master Plans will be finalized and be used to guide implementation of the MCP

AGENDA

1. Project Timeline
2. Recap: Draft Official Plan Amendment No. 62
3. Draft Official Plan Amendment No. 63
4. Next Steps
5. Questions

Thank you!
Question Period

West Lincoln
Your Future Naturally

SMITHVILLE MASTER COMMUNITY PLAN

COUNCIL MEETING, **June 27, 2022**

AECOM GSP group wood.

West Lincoln
Your Future Naturally

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

COUNCIL MINUTES

MEETING NO. SEVEN
May 24, 2022, 7:00 p.m.
Township Administration Building
318 Canborough Street, Smithville, Ontario

Council:	Mayor Dave Bylsma Councillor Shelley Bradaric Councillor Cheryl Ganann Councillor Harold Jonker Councillor Mike Rehner* (refer to page 10) Councillor William Reilly Councillor Jason Trombetta
Staff:	Joanne Scime, Clerk Bev Hendry, CAO* (refer to page 10) Kevin Geoghegan, IT Help Desk Analyst
Others:	Vittoria Wikston, Niagara 2022 Canada Summer Games* Bruce Harris, WeeStreem*

*** IN ATTENDANCE PART-TIME**

---

1. SINGING OF "O CANADA"

Mayor Bylsma called the Council meeting to order at approximately 7:00 p.m.

Prior to commencing with the Council meeting, Mayor Bylsma made the following announcements:

1. Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.
2. The public may submit comments for matters that are on the agenda to jscime@westlincoln.ca before 4:30 pm. on the day of the meeting. Comments submitted will be considered as public information and read into public record.

3. Any Members of the Public can watch this evening's Council meeting by using the livestream link found on the Township's website as this meeting is being livestreamed and is also being audio/video recorded and will be posted on the Township's website and can be viewed anytime following the meeting.

2. LAND ACKNOWLEDGEMENT STATEMENT

Mayor Bylsma read the following Land Acknowledgement Statement:
The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen- DA-ronk), the Haudenosaunee (Hoe-den-no- SHOW-ee), and the Anishinaabe (Ah-nish-ih- NAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. OPENING PETITION - Councillor William Reilly

Councillor Reilly read the opening statement which included recognition of upcoming Pride Month (June) celebrations as well as the horrific event that occurred in Buffalo, New York, on May 14, 2022, at a Tops Friendly Markets store that resulted in ten people being killed and three other people being injured. Councillor Reilly forward Council's condolences to the families and individuals of those who were killed and injured in this horrific attack. A moment of silence was taken to honour the lives that were lost.

4. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no changes in order of items on the agenda.

5. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no Members of Council that declared a pecuniary interest and/or conflict of interest.

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

The Mayor inquired if the IT Help Desk Analyst was aware if there were any members of the public in attendance virtually on the Zoom meeting call that wished to address a specific item on tonight's agenda as permitted under Section 6.7 of the Procedural By-law, for which the IT Help Desk Analyst confirmed there were not.

Additionally, the Mayor asked the Clerk if she had received any emails or correspondence from a member of the public prior to 4:30 p.m. today to read into the record, for which the Clerk confirmed she had not.

7. APPOINTMENTS/PRESENTATIONS

7.1 Vittoria Wikston, Niagara 2022 Canada Summer Games
Re: Niagara 2022 Canada Summer Games - Update & West Lincoln Inclusion

Vittoria Wikston, Niagara 2022 Canada Summer Games reviewed a PowerPoint Presentation regarding the upcoming Niagara 2022 Canada Summer Games which will be held across the Niagara Region. A copy of the PowerPoint Presentation is attached as **Schedule "A"** to the minutes. Councillor Bradaric expressed that this was a wonderful presentation and that she was excited to see all of the events that will be happening.

Councillor Bradaric questioned how the Township could support in getting the word out to our community to engage in this historic event.
Ms. Wikston advised that on May 25th the "Launch the Torch" event will be held, as well as the 13 for 13 event, which will be shared on the organization's website. Ms. Wikston expressed that the Township's administration team has been wonderful to work with.

Councillor Ganann stated her appreciation for the presentation, as well as the community involvement already occurring from the Kiwanis to assist with the 2022 Canada Summer Games. Councillor Ganann expressed her admiration for a local man who will be representing the Township of West Lincoln during the playing of 'Flight of the Bumblebees" with other pianists around the Region, and who will also be gaining his Canadian citizenship on Canada Day.

8. REGIONAL COUNCILLOR’S REMARKS

Mayor Bylsma stated that Regional Councillor Witteveen had advised that, due to a work commitment, he will be unable to attend this evening's Council meeting. On behalf of Regional Councillor Witteveen, Mayor Bylsma advised Members of the Council that Niagara Region will be commencing with the environmental assessment for the realignment of Thirty Road (Regional Road 14), which has been scheduled to start in June. Mayor Bylsma stated that this has been a long standing project, which was finally being addressed.

Mayor Bylsma advised that he had been appointed to Niagara Region's Development Chair Task Force Committee, and that the north-south corridor of West Lincoln will be focal points of the escarpment crossing and bypass development planning. Mayor Bylsma stated that these projects are now on the Region's radar in terms of necessary upcoming projects.

9. CONFIRMATION OF MINUTES

9.1 Council Minutes – Regular
Re: April 25, 2022

Moved By Councillor Shelley Bradaric
Seconded By Councillor Harold Jonker
That, the minutes of the April 25, 2022 regular Council meeting be accepted.
Carried

9.2 Council Minutes – Special
Re: April 27, 2022

Moved By Councillor Cheryl Ganann
Seconded By Councillor William Reilly
That, the minutes of the April 27, 2022 special Council meeting be accepted.
Carried

9.3 Public Meeting Under the Planning Act
Re: Minutes of April 27, 2022

Moved By Councillor Harold Jonker
Seconded By Councillor Shelley Bradaric
That, the minutes of the public meeting held on April 27, 2022 under Section 17 of the Planning Act, with respect to:
a. Official Plan Amendment - OPA No. 62 - Smithville Master Community Plan;
be accepted.
Carried

10. COMMUNICATIONS

10.1 The Town of Grimsby & Township of West Lincoln Taxpayers
Re: Grimsby Regional Airport

Councillor Reilly requested for a friendly amendment to the resolution to include the Chair and CEO of Transportation Canada to be circulated copy of the resolution, which was supported by the mover and seconder of the resolution.

Moved By Councillor Mike Rehner
Seconded By Councillor Jason Trombetta

That, the Council of the Township of West Lincoln support the citizens residing in the area of the Grimsby Air Park, which is located in the Town of Grimsby, directly adjacent to the municipal border of the Township of West Lincoln; and,

That, the Township of West Lincoln support both the citizens West Lincoln and Grimsby whose rights to safety, enjoyment of property and privacy are being compromised as a result of the use and operation of Grimsby Air Park; and,

That, the Township of West Lincoln request the Federal Transportation Minister to address the concerns raised by citizens of West Lincoln and Grimsby whose rights to equal treatment under the laws and policy of the Federal Government have been disregarded; and,

That, the Federal Transportation Minister be also aware of the negative impact that the continued operation of the Grimsby Air Park may have on the Town of Grimsby and Township of West Lincoln's ability for future growth; and,

That, the Federal Minister of Transportation be and hereby requested to investigate the use and operation of Grimsby Air Park and the possible abuse of the privileges that have been bestowed upon them, being Interjurisdictional Immunity, in a manner that disservices the many other Air Parks that contribute positively to their immediate communities; and,

That, a copy of this resolution be forwarded to Dean Allison, MP – Niagara West, the Town of Grimsby to take further action to address the citizens of Grimsby and West Lincoln who are being affected by the use and operation of Grimsby Air Park; and,

That, a copy of this resolution be forwarded to the Chair and CEO of Transportation Canada, France Pegoet, as well as Niagara Region and the Niagara Region Area Municipalities for support.

	For	**Against**	**Conflict**
Mayor Dave Bylsma	X		
Councillor Shelley Bradaric	X		
Councillor Cheryl Ganann	X		
Councillor Harold Jonker	X		
Councillor Mike Rehner	X		
Councillor William Reilly	X		
Councillor Jason Trombetta	X		
Results	**7**	**0**	**0**

Carried (7 to 0)

11. MAYOR'S REMARKS

Mayor Bylsma stated that the recent tree planting initiative was a great success, and thanked Councillor Reilly and Councillor Ganann, the CAO, members of the Green Team, and the students who participated in the project. Mayor Bylsma stated that he appreciated the participation and discourse at the All Provincial Candidates Night debate that had been recently held.

12. REPORT OF COMMITTEE

12.1 Planning/Building/Environmental Committee
Re: Minutes of May 9, 2022

Moved By Councillor William Reilly
Seconded By Councillor Jason Trombetta

That, the minutes of the May 9, 2022 Planning/Building/Environmental Committee meeting, be accepted, and the recommendations contained therein, be approved.
Carried

12.2 Administration/Finance/Fire Committee
Re: Minutes of May 16, 2022

Moved By Councillor Jason Trombetta
Seconded By Councillor William Reilly

That, the minutes of the May 16, 2022 Administration/Finance/Fire Committee meeting, be accepted, and the recommendations contained therein, be approved with the exception of Item # A36-22.
Carried

1. ITEM 36-22
Fire Chief/CEMC (Dennis Fisher)
Re: Recommendation Report NO. WLFD-07-2022 - New Fire Station #2 Tender Report

Councillor Rehner stated that the project for a new Fire Hall has been on his plate since 2003 and pointed out how important this was for the community.

Moved By Councillor Mike Rehner
Seconded By Councillor Harold Jonker

That, ITEM A36-22 of the May 16, 2022 Administration/Finance/Fire Committee minutes be approved. (ITEM 36-22
1. That, Recommendation Report WLFD-07-2022 Re: New Fire Station # 2 Tender Report, dated May 16, 2022 be accepted; and,
2. That the tender be awarded to Niacon Construction in the amount of $3,456,590.00; (excluding HST); and,
3. That, Council approve a total budget of $3,950,000 for the replacement of Fire Station #2; and,
4. That, Council approve Budget Amendment BA2022-04 for $1,250,000 as outlined in this report; and,
5. That a bylaw be adopted to authorize the Mayor and Clerk to sign an agreement with Niacon Construction for the construction of New Fire Station # 2 in the amount of $3,456,590.00 (excluding HST))

	For	**Against**	**Conflict**
Mayor Dave Bylsma	X		
Councillor Shelley Bradaric	X		
Councillor Cheryl Ganann	X		
Councillor Harold Jonker	X		
Councillor Mike Rehner	X		
Councillor William Reilly	X		
Councillor Jason Trombetta	X		
Results	**7**	**0**	**0**

Carried (7 to 0)

12.3 Public Works/Recreation/Arena Committee
Re: Minutes of May 16, 2022

Moved By Councillor Harold Jonker
Seconded By Councillor Cheryl Ganann

That, the minutes of the May 16, 2022 Public Works/Recreation/Arena Committee meeting, be accepted, and the recommendations contained therein, be approved.
Carried

13. RECONSIDERATION

There were no items put forward for reconsideration.

14. NOTICE OF MOTION TO RESCIND

There were no motions to rescind put forward by any Member of Council.

15. OTHER BUSINESS

15.1 TABLED ITEM (March 28, 2022 Council Meeting)
Director of Planning & Building (Brian Treble)
Re: Recommendation Report No. PD-36-2022 - Smithville Landowners Group request for support of Minister's Zoning Order (MZO)

15.2 Members of Council
Re: Council Remarks
1) Councillor Mike Rehner
Re: Spongy Moth Spraying and The Protection of Native Trees

Councillor Rehner expressed his appreciation for the efforts being taken with respect to the Spongy Moth spraying program. Councillor Rehner noted that helicopters started spraying this week, which was crucial to bringing the Spongy Moths under control to protect our trees.

2) Councillor Cheryl Ganann
Re: Various Matters

(i) FACS LemonAid Day
With respect to the Mountainview LemonAid Day presentation at the April 25, 2022 Council Meeting, Councillor Ganann stated that there still had been no families in West Lincoln that had came forward to have a lemonaid stand and that FACS were still looking for 1 or 2 families to participate and take part in this event to be held on Sunday, June 12, 2022.

(ii) Upcoming Events - Discussion at the Wellandport Library Meeting, Rockin' the Hospice and the Smithville Farmers Market
Councillor Ganann advised residents of upcoming events, such as an open discussion with a member of the Niagara Chapter of Native Women at the Wellandport Public Library, the Rockin' the Hospice at West Niagara Hospice, and the Smithville Farmers Market.

(iii) Fire Department Outreach
Councillor Ganann expressed her appreciation to the West Lincoln Fire Department for their outreach work to residents regarding the importance to have working smoke detectors and carbon monoxide detectors in their homes.

3) Councillor William Reilly
Re: Burn Permits and Road Safety

Councillor Reilly advised that residents should acquire a burn permit, as it lasts the entire year and ensures safe-burning practices in the community. Councillor Reilly advised residents to be more vigilant of road signs and rules, and requested that the Council look into advocating for more police presence on West Lincoln roads to ensure road laws are being followed.

4) Mayor Dave Bylsma
Re: Road Safety - Farming Equipment

Mayor Bylsma advised the community to be extra cautious and patient when passing farm equipment machinery, who will have an increased presence on the roads during the summer and fall months.

4) Councillor Harold Jonker
Re: Road Safety - Construction Work & Heavy Equipment

Councillor Jonker echoed the comments made by Councillor Reilly and Mayor Bylsma and stressed the importance of also being patient when approaching and passing construction workers and heavy equipment while working along roadways.

16. NEW ITEMS OF BUSINESS

There were no new items of business brought forward by any Member of Council.

17. BY-LAWS

Moved By Councillor Jason Trombetta
Seconded By Councillor Harold Jonker

1. That, leave be granted to introduce By-laws # 2022-40, 2022-41, 2022-42, 2022-43, 2022-44, 2022-45, 2022-46 and 2022-47 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,

2. That, the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.
Carried

17.1 BY-LAW 2022-40

A By-law to confirm the proceedings of the Council of the Corporation of the Township of West Lincoln at its regular meeting held on the 25th day of April, 2022 and of its special meeting held on the 27th day of April.

17.2 BY-LAW 2022-41

To delegate specific authority to the Chief Administrative Officer of the Corporation of the Township of West Lincoln for certain acts during a “Lame Duck” period.

17.3 BY-LAW 2022-42
Being a By-law to amend By-law 2013-58 which adopted Rules for Procedures of Council and Committees thereof.

17.4 BY-LAW 2022-43
A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln.

17.5 BY-LAW 2022-44
A By-law to authorize a Site Alteration Agreement between the Corporation of the Township of West Lincoln and P. Budd Developments Inc. (agent - Rankin Construction), for lands described as Plan M94 Lot 1 Plan 30M300; Pt Lots 12 and 13 and RP 30R15515 Parts 1 and 2, in the former Township of South Grimsby, now in the Township of West Lincoln.

17.6 BY-LAW 2022-45
A By-law to authorize an agreement between the Corporation of the Township of West Lincoln and Niacon Ltd. Construction Company for the replacement of Fire Station #2.

17.7 BY-LAW 2022-46
A Bylaw to amend Bylaw 2002-115 which By-law confirms Fees and Charges for the Corporation of the Township of West Lincoln - Development Charges Default Administration Fee

17.8 BY-LAW 2022-47
A By-law to amend By-law 89-2000 which regulates Traffic and Parking on Township Roads

18. CONFIDENTIAL MATTERS

Moved By Councillor Shelley Bradaric
Seconded By Councillor Cheryl Ganann

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239 (2) of the Municipal Act 2001:
18.1 CAO (Bev Hendry)
Re: Personal Matter Relating to an Identifiable Individual - CAO 2021 Performance
Applicable closed session exemption(s):
- Personal matters about an identifiable individual, including municipal or local board employees. (approximately 8 p.m.)
Carried

All Members of Committee noted as present as well as the CAO and the Clerk were in attendance for closed session; however, at certain points during closed session Councillor Rehner left the meeting at approximately 8:09 p.m. and did not return. Additionally, the CAO left the meeting at approximately 8:42 p.m.; however, returned to the meeting following closed session.

NOTE: Before proceeding into closed session deliberations, all members in attendance including Councillor Rehner and the CAO stated their name and confirmed that they understood and affirmed to the following statement: "You understand and will ensure that all matters discussed in the confidential portion of this meeting will be and will remain confidential; there is no one else present with you; and, that there is no one else who can hear the closed session discussion. Also, please confirm that you are not using any electronic devices other than your tablet or computer and that it is being used for the purpose of the video conferencing only and not to record any portion of this meeting. As well you have not shared or forwarded the link to the confidential ZOOM invitation to anyone."

Moved By Councillor Harold Jonker
Seconded By Councillor William Reilly

That, this Council meeting does now resume in open session at the hour of 9:25 p.m.
Carried

18.1 CAO (Bev Hendry)
Re: Personal Matter Relating to an Identifiable Individual - CAO 2021 Performance

Moved By Councillor Cheryl Ganann
Seconded By Councillor Shelley Bradaric

1) That, the memorandum, dated May 24, 2022, from the CAO regarding "2021 CAO Performance; be received for information; and,

2) That, requests approved in closed session be and are hereby approved.
Carried

19. ADJOURNMENT

The Mayor declared the meeting adjourned at the hour of 9:27 p.m.

Joanne Scime

JOANNE SCIME, CLERK **MAYOR DAVE BYLSMA**

CANADA GAMES

The next generation of Canadian leaders

JEUX DU CANADA GAMES

ABOUT THE CANADA GAMES

Largest multi-sport event in Canada

Hosted in a different Canadian province or territory **every 2 years**, alternating Winter/Summer

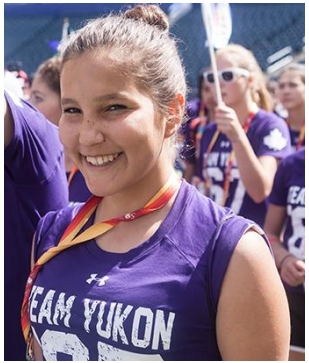
RED DEER JEUX DU CANADA GAMES 2019

NIAGARA 2022 JEUX DU CANADA GAMES

PEI·ÎPÉ 2023 JEUX DU CANADA GAMES

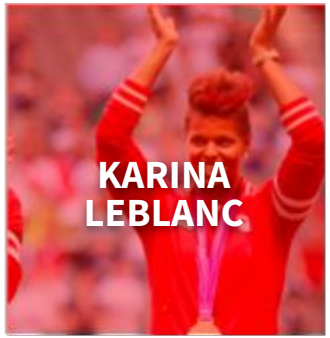
THE HIGHEST LEVEL OF NATIONAL COMPETITION FOR UP-AND-COMING CANADIAN ATHLETES

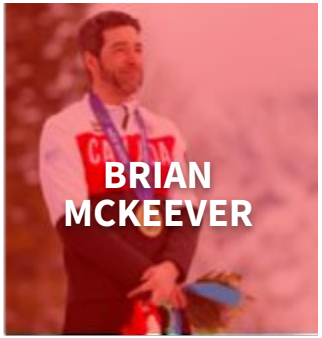
The best in their age group, these young competitors are coming to Niagara to represent their respective province or territory

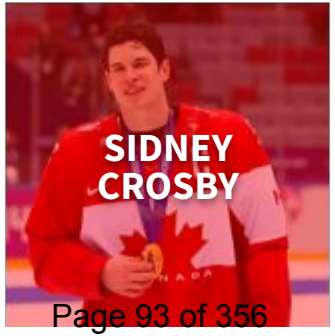


CANADA GAMES ALUMNI

Developing some of Canada's premier athletes.







CANADA GAMES

Since 1967

27

JEUX DU CANADA GAMES

Canada Games hosted since 1967

To date has been hosted in **23 communities** across Canada

130,000

Athletes

from over **700 communities** across the country (for each Games)

100,000

Volunteers

13

Provinces & Territories

MOVING FORWARD, TOGETHER.

INSPIRE. TRANSFORM. UNIFY.

28th EDITION OF THE CANADA GAMES – August 6-21, 2022

Once, and for all.

NIAGARA 2022

5 000

Participants (including athletes, coaches & support staff)

4 500

Volunteers (including 600 bilingual volunteers)

13

Municipalities & Region

CONNECTING PEOPLE.

CONNECTING COMMUNITIES.

BUILDING EXCITEMENT.

Niagara's Torch Program

VIVRE L'ESPRIT DES JEUX
CATCH THE SPIRIT

CATCH THE SPIRIT

SYMBOLIC CEREMONY IN OTTAWA

Mon. June 6th, 2022

The Roly McLenahan Torch will be lit on Parliament Hill from the Centennial Flame, signalling the start of the Niagara 2022 Canada Summer Games **Torch Relay**.

TRANS CANADA TRAIL
SENTIER TRANSCANADIEN TM/MC

CANADA STEAMSHIP LINES

NEW | Ottawa to Montreal

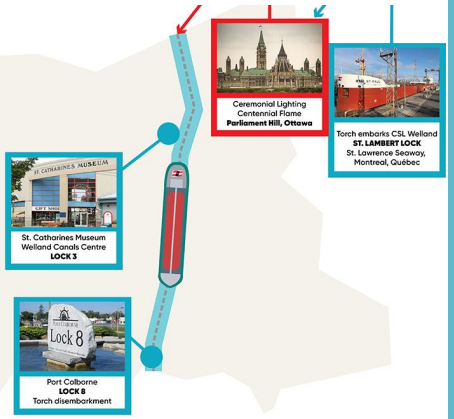
TRANS-CANADA TRAIL - June 6th - 15th'22

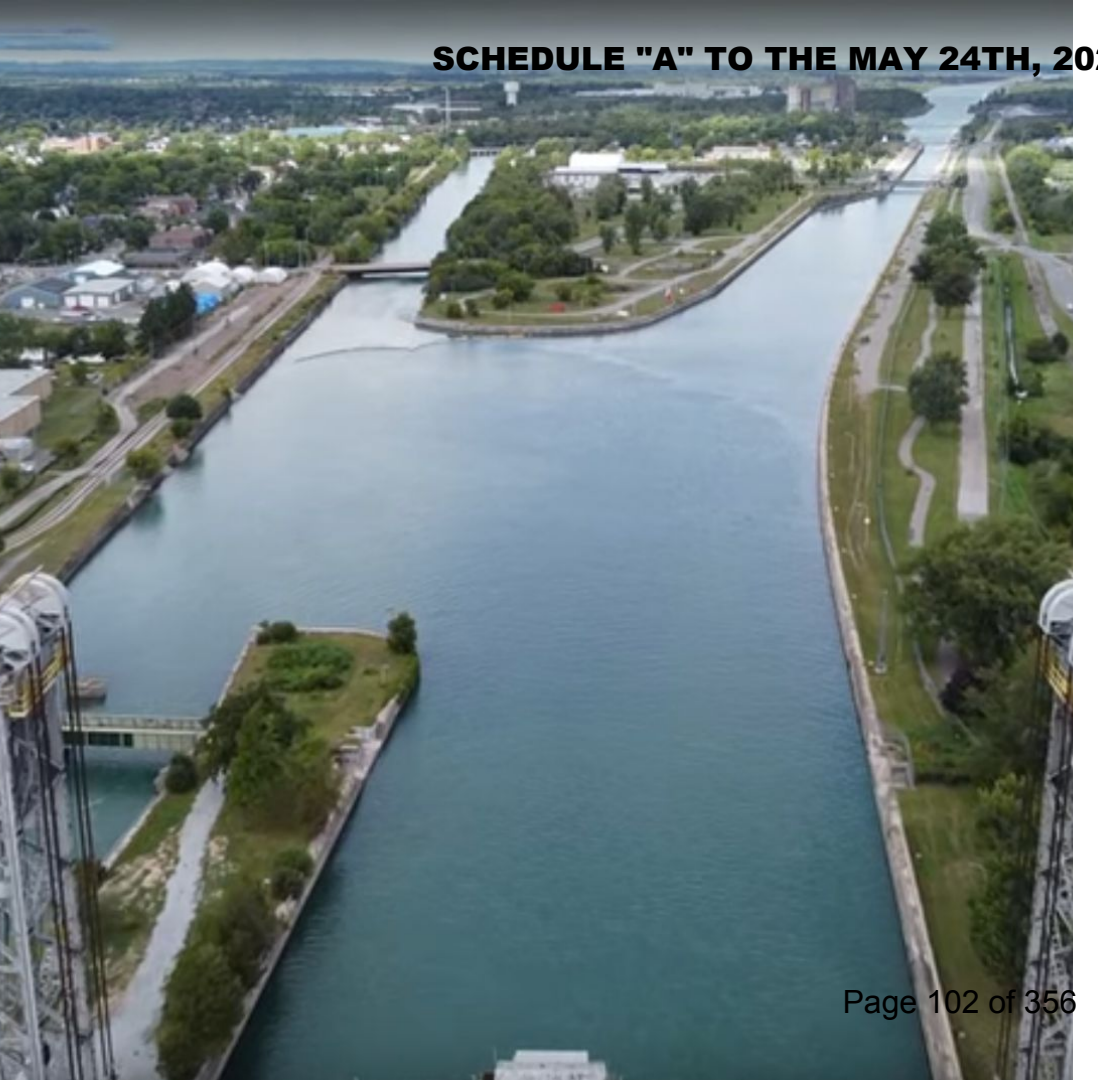
Five - Six Day Journey	
Start	Finish
Parliament Hill - Ottawa	Downtown Trails Pavillion - Montreal

Montreal to Niagara

CLS WATERWAYS PROGRAM - June 15th - 18th'22

Two & Half Day Journey	
Start	Finish
St. Lambert Lock - Montreal	Lock 8 - Port Colborne, Niagara





NIAGARA 2022 TORCH RELAY: WELLAND CANAL LEG

The torch will travel by ship through the Welland Canal during a single-day event with a disembarkment celebration at **Lock 8**.

NIAGARA 2022 JEUX DU CANADA GAMES

Torch Relay / Relais du flambeau

Land Program Running of the torch

Programme du parcours sur terre ferme

JUN 25 - AUG 6
25 juin - 6 août
2022

Canada Ontario Niagara Region JEUX DU CANADA GAMES

TORCH RELAY

JUNE 25th to JULY 31st

WEEKEND ONE	
Saturday, June 25th	Sunday, June 26th
Thorold	Niagara Falls
WEEKEND TWO	
Saturday, July 2nd	Sunday, July 3rd
Fort Erie	Port Colborne
WEEKEND THREE	
Saturday, July 9th	Sunday, July 10th
Wainfleet	Welland

TORCH RELAY

JUNE 25th to JULY 31st

WEEKEND FOUR	
Saturday, July 16th	Sunday, July 17th
Pelham	West Lincoln
WEEKEND FIVE	
Friday, July 15th	Saturday, July 16th
West Lincoln	Pelham
WEEKEND SIX	
Saturday, July 30th	Sunday, July 31st
Niagara-on-the-Lake	St. Catharines

Starting Location & Pep Rally

4:00pm - 6:00pm
West Lincoln Leisureplex

Ending Location & Closing Celebration

7:00pm - 8:30pm
West Lincoln Arena & Community Center

Route *(Starting at 6:00pm)*

1. Exit West Lincoln Leisureplex North on S Grimsby Rd 6
2. Turn South on Hwy 20
3. Turn North on S Grimsby Rd 5
4. Turn East on Young St
5. Turn South on Thirty Rd
6. Turn West on Hwy 20
7. Turn North into West Lincoln Arena Parking lot

West Lincoln Torch Program
Friday, July 15th, 2022 | 4:00pm - 8:30pm

Festivals and Celebrations

Arts & Culture

August 6, 2022 | Official Start to the Games

OPENING CEREMONY

August 6, 2022

- Welcoming of the Canadian Flag - Community Youth Ambassadors
- Piano Jam Session
- Arrival of Canada Games Flag | Mayoral Honour Guard

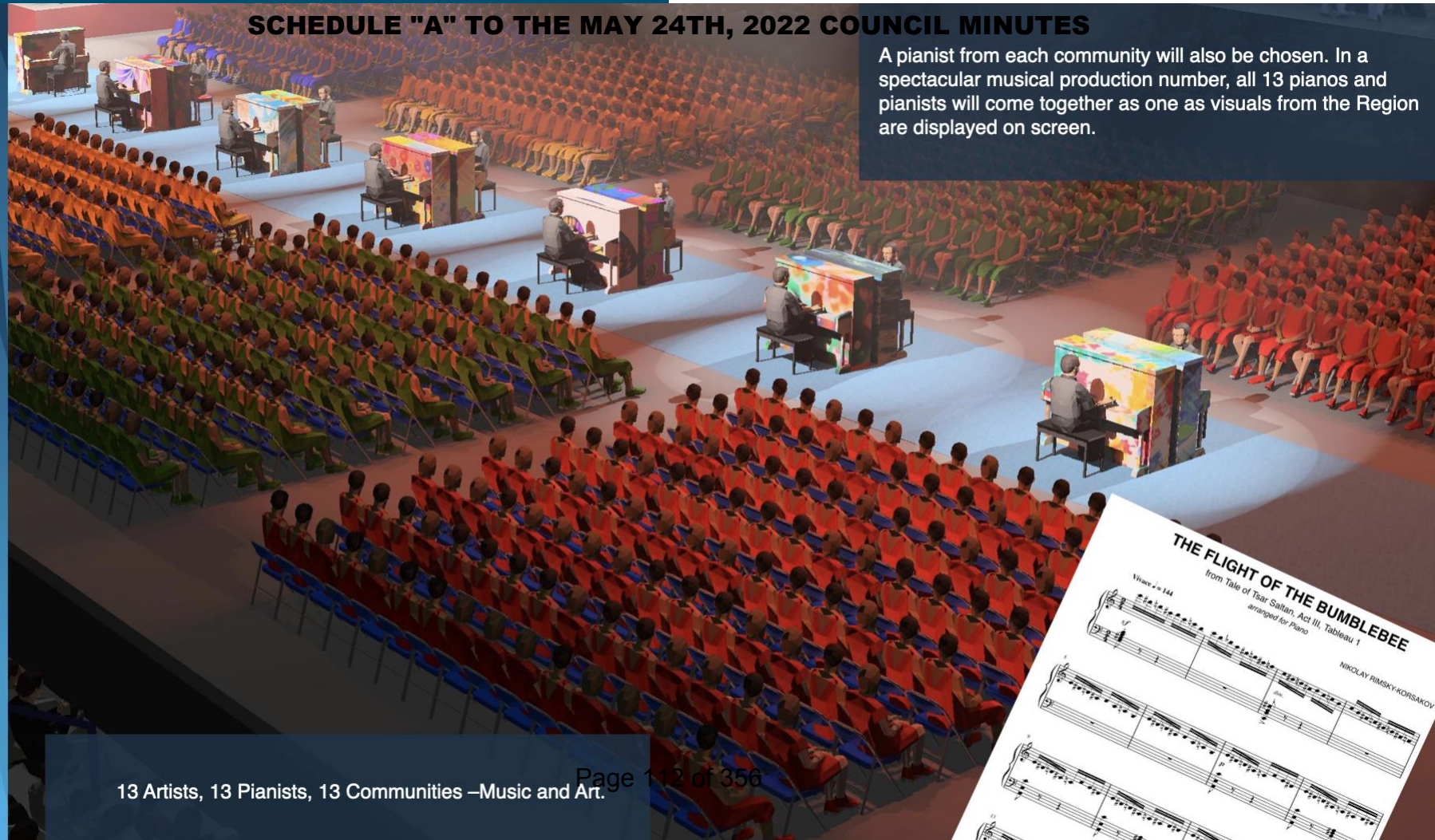
12 Community Youth Ambassadors
Canadian Flag Holders

Piano Jam – INSPIRE

Communities coming together in art and music.
Prior to the games, 13 pianos were transformed into works of art celebrating the characteristic of their host community.

INSPIRE Brock University

A pianist from each community will also be chosen. In a spectacular musical production number, all 13 pianos and pianists will come together as one as visuals from the Region are displayed on screen.



13 Artists, 13 Pianists, 13 Communities –Music and Art.

Niagara Region
12 Mayor Flag
Honour Guard

CLOSING CEREMONY

August 21, 2022

Open to the public

- Cultural & Musical Performances
- Celebration in Achievement
- Flag handover to PEI 2023 Winter Games

Games Time Accreditation VIP Protocols

NIAGARA 2022 JEUX DU CANADA GAMES

VIP Accreditations:

- Mayor
- CAO

Hall of Honour & Welcome Reception

- Full Council & One Guest

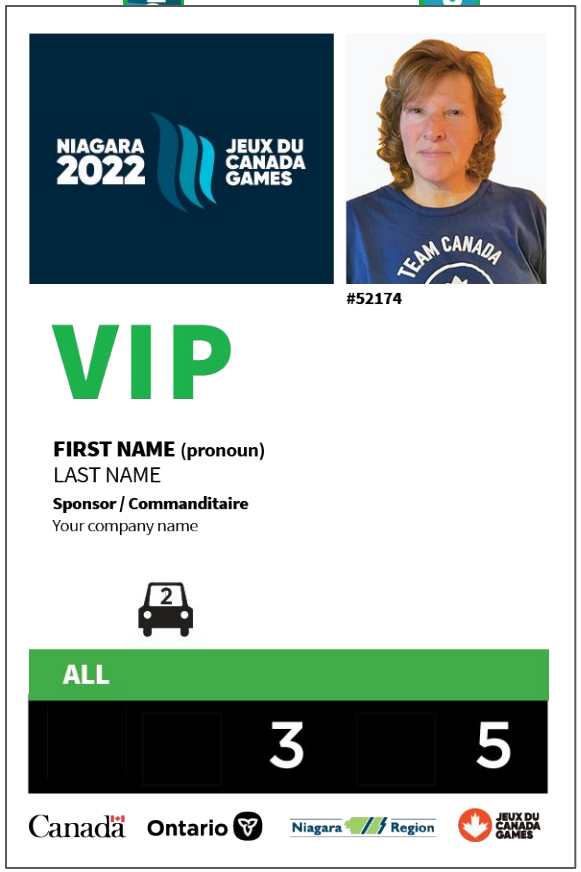
Opening Ceremony

- By Ticket Purchase *(very limited availability)*
- Pre-sale for Municipalities complete
- Communicated directly with EA Office

Sport Programming

- By Ticket Purchase
- 50% Promo Code | CITY50

VIP Events



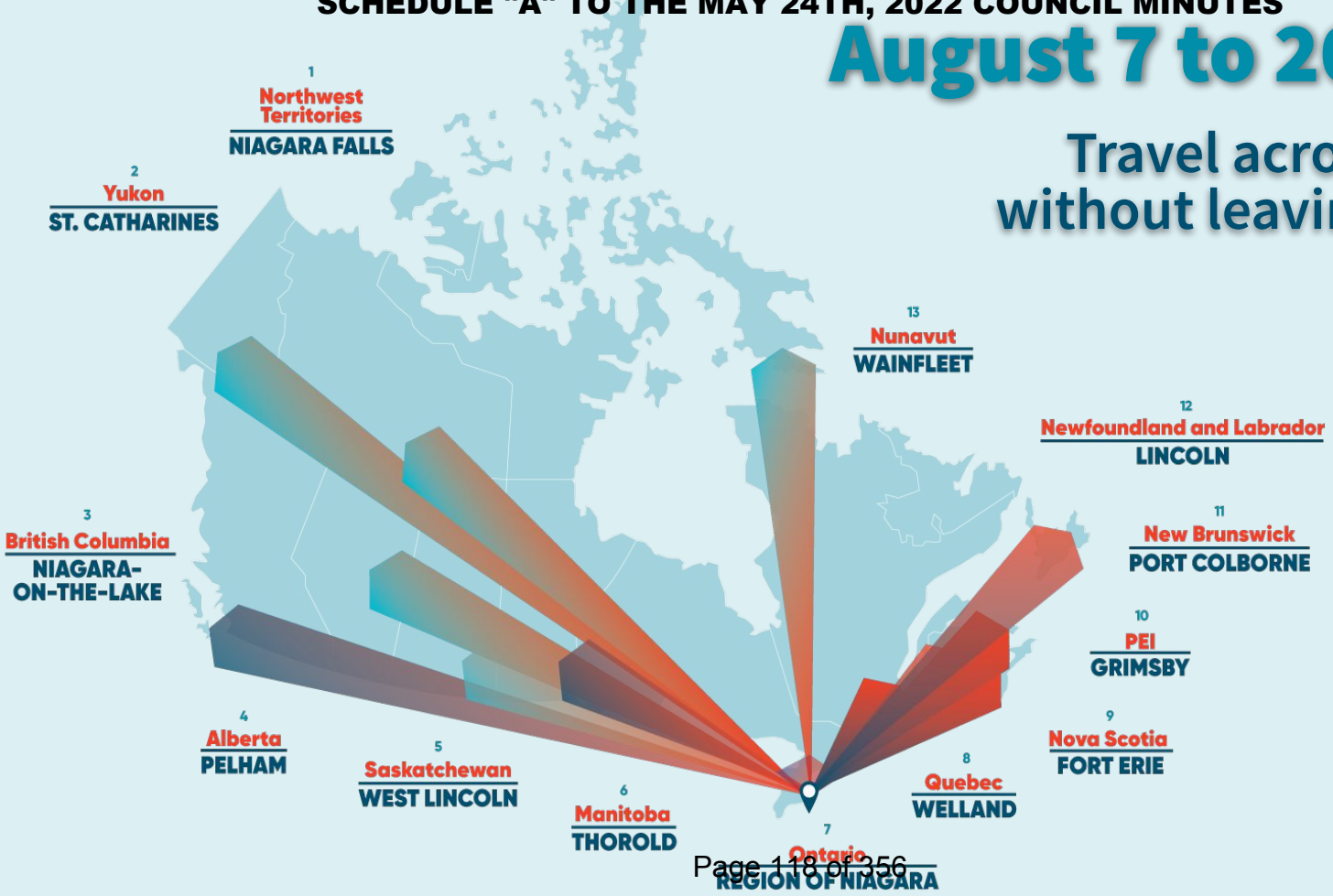
- **Hall of Honour and Welcome Reception**
  August 5th
  Niagara Falls Convention Centre - Niagara Falls

- **Pre-Opening Reception/Opening Ceremony**
  August 6th
  Meridian Centre in St.Catharines

- **Pre-Closing Reception/Closing Ceremonies**
  August 21st
  Queen Victoria Park Niagara Falls

August 7 to 20, 2022

Travel across Canada without leaving Niagara



13 FOR 13 FESTIVAL

Open to public free of charge

13 FOR SUR 13

FESTIVAL

- 13 sites
- Rotates nightly
- Celebration of each province and territories cultural heritage
- Entertainment, food, art, dance and more

West Lincoln + Saskatchewan

13 FOR 13 FESTIVAL

Monday, August 8, 2022
4:00pm to 9:00pm
Community Centre | Bandshell

The North Sound Duo | Saskatchewan

Josh Edwards | Moonlight Company Band | Niagara

CGP

Premier Festival

NIAGARA PLACE

Discover what makes Niagara and Ontario so special

August 7 to 21, 2022

NIAGARA PLACE

- Premier activation spot
- Daytime gathering hub
- Local Niagara artists
- Sample food, music, dance and language
- Pin trading area

Our Legacies

The Games are a powerful catalyst to provide vital and transformative legacies for the Niagara Region

CANADA GAMES PARK

Premier Legacy Project of the 2022 Canada Games

Sport and Ability Centre | Quadruple Gymnasium | Two Rinks
Parasport Gymnasium | 200m Indoor Track

HENLEY ROWING CENTRE

HOST OF THE 2024 WORLD ROWING CHAMPIONSHIP

Volunteer with Us
BONJOUR
HELLO
At the heart of every Games are thousands of dedicated volunteers who help provide the best Canada Games experience for athletes, spectators and guests

Volunteer with Us

AUGUST 6-21, 2022

VARIOUS VOLUNTEER ROLES

- Sports Operation
- Transportation
- Food and Beverage Services
- Fit-Out
- Accreditation
- Security
- Technology
- Media Relations / Broadcast
- Tickets and Merchandise
- Athletes Village

Connect With Us

niagara2022games.ca

Action N22
NEWSLETTER

info@2022canadagames.ca

@2022canadagames

NIAGARA 2022 JEUX DU CANADA GAMES

Thank You

QUESTIONS?

Canada Ontario Niagara Region JEUX DU CANADA GAMES

TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING UNDER THE PLANNING ACT MINUTES
AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW

MEETING NO. SIX
June 13, 2022, 6:30 p.m.
Township Administration Building
318 Canborough Street, Smithville, Ontario

Council: Councillor William Reilly (Chair)
Mayor Dave Bylsma
Councillor Cheryl Ganann
Councillor Harold Jonker
Councillor Jason Trombetta
Councillor Mike Rehner

Absent: Councillor Shelley Bradaric

Staff: Bev Hendry, CAO
Brian Treble, Director of Planning and Building
Jessica Dyson, Deputy Clerk
Madyson Etzl, Planner II*****
Gerrit Boerema, Planner II
Kevin Geoghegan, IT Help Desk Analyst

Other Members: Brianne McIntosh*
Charmaine Garby*
Chris Attema*
Eldon Darbyson*
Henry Lunshof*
Jared Marcus*
Joe Medeiros*
John Ariens*
Jonathan Sikkens*
Lianne Timbers-Sharp*
Lynn Schneider*
Marilyn Dixon*
Mike Vrugteveen*
Pam Heaslip*
Melanie Felvus*

***IN ATTENDANCE PART-TIME**

Township of West Lincoln Housekeeping Amendments No. 6 (ZBA)

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting for rezoning was being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34 of the Planning Act as submitted for the Township of West Lincoln Housekeeping Amendments No. 6 (File No. 1601-003-22).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The Township of West Lincoln is undertaking amendments to the Township's Zoning By-law 2017-70, as amended, to address a number of issues that have become apparent since the By-law first passed. The proposed amendments under consideration include:

- Changes to the definition of 'lot'
- Changes to permitted uses within Commercial Zones to allow Daycares within Commercial Plazas
- Reduction to required side yards for Employment 'M1' and 'M2' zones
- Changes to Section 13, special provision 'A-111'
- Changes to zones on lands legally described as Concession 9, Part Lot 4, former Township of South Grimsby, lands fronting onto Spring Creek Road just east of Smithville
- Changes to zones on 9558, 9578 & 9522 Regional Road 65 and 1461 Regional Road 2, Caistor Centre

2. Purpose of the Public Meeting

The Planning Act requires in Section 34(12) that before passing a Zoning By-law Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendment.

The Chair stated that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding the amendment to the Township of West Lincoln's Zoning By-law submitted for the Township of West Lincoln Housekeeping Amendments No. 6 (File No. 1601-003-22).

The Chair stressed that, at this point, no decision has been made on the proposed amendments and any comments received will be taken into account by Council in their consideration. The Chair advised that the Planning Act requires in Section 34(14) that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Ontario Land Tribunal (OLT).

3. Public Meeting

The Chair requested that the Deputy Clerk advise of the method and dates by which notice of the public meeting was given.

The Deputy Clerk advised that proper notice was given by way of advertising in the local newspaper on May 11, 2022, as well as mail circulation to all property owners where there are site specific zone changes proposed, email circulation to all relevant agencies and departments, and posted on the Township's website.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment application submitted for the Township of West Lincoln Housekeeping Amendments No. 6 (File No. 1601-003-22).

The Chair asked the Planner II, Gerrit Boerema, to explain the purpose and reason for the proposed Zoning By-law Amendment.

The Planner II, Gerrit Boerema, provided an overview of the application and Technical Report PD-55-2022.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the Zoning By-law Amendment. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as the OLT may not consider comments made during any other Council and/or Committee meetings.

1. Paul Griffin
   Caistor Centre

   Paul Griffin stated that there was a mislabeling of zoning on the previous By-law Amendment, which carried over to the current By-law amendment at hand. He stated that the housekeeping changes proposed altered the previous Amendment that the Griffin family wanted, and wished for the amendment to more closely represent the previous amendment from 2015.

   The Planner, Gerrit Boerema, responded to the inquires made by Paul Griffin, stating that the current amendment added in the extra desired building with proper zoning, and also included a required regulation for access to the specific structure. The Planner, Gerrit Boerema, stated further that the structure would also require a site plan, which was an included provision in the housekeeping amendment.

   In response to Paul Griffin's concerns regarding the missing mapping from the 2017 By-law, the Director of Planning & Building suggested that they reach out to staff to ensure that both the landowner and Township staff are on

the same page before the recommendation report goes forward, which the Director of Planning & Building speculated may be at the July 18th meeting.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public Meeting being held with respect to this application; therefore, he noted that if any Members of the Committee has any comments they should state them now as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

In response to Mayor Bylsma's inquiry regarding what prompts staff to conduct housekeeping amendments for By-laws, the Planner, Gerrit Boerema, stated that that housekeeping amendments can be prompted by numerous different factors. The Planner, Gerrit Boerema, provided examples such as changing regulations, best practices, resident driven, and staff prompted suggestions are some examples of how housekeeping amendments can be prompted.

The Chair stated that a Technical Report was being considered by Council later, as part of this evening's Committee meeting and that a recommendation report would be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Zoning By-law Amendment and if approved by Council, a notice of its passing will be circulated with an appeal period. The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested the public watch the Township's website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township's website after 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with their mailing address and phone number.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 6:56 p.m.

3976 Regional Road 20 (B & A Heaslip Farms Ltd.) - Zoning By-law Amendment

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34 of the Planning Act as submitted by Ben and Pam Heaslip on behalf of B & A Heaslip Farms Ltd. for the property located at 3976 Regional Road 20 (File No(s). 1601-006-22 & 1601-007-22).

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

Two applications for Zoning By-law Amendments have been submitted by Ben and Pam Heaslip on behalf of B & A Heaslip Farms Ltd. for the property legally described as Concession 3, Part Lot 22 and Part Lot 23 in the former Township of Gainsborough, now in the Township of West Lincoln, municipally known as 3976 Regional Road 20. Planning Staff have combined both applications into one application and report as they deal with the same property and related severance applications.

This application for rezoning is required as a condition of consent from two severance applications B15/2021WL and B01/2022WL, that were conditionally approved by the Township of West Lincoln's Committee of Adjustment on January 26th, 2022. Both consent applications had a condition that the subject property be rezoned. B15/2021WL required a zoning amendment to address a lot size deficiency on Parcel 2 (33.9 hectares) while B01/2022WL required a zoning amendment to zone Parcel 2 to Agricultural Purposes Only to restrict future residential development and to zone Parcel 3, being the severed residential lot, to Rural Residential 'RuR'. There is also a front yard setback for the existing dwelling of 5.49 metres which needs to be recognized as the minimum front yard setback for a dwelling is 15 metres. This is in part due to a Regional Road widening request.

2. Purpose of the Public Meeting

The Planning Act requires in Section 34(12) that before passing a Zoning By-law Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendment.

The Chair stated that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding the amendment to the Township of West Lincoln's Zoning By-law submitted by Ben and Pam Heaslip on behalf of B & A Heaslip Farms Ltd. for the property located at 3976 Regional Road 20 (File No(s). 1601-006-22 & 1601-007-22).

The Chair stressed that, at this point, no decision has been made on the proposed amendments and any comments received will be taken into account by Council in their consideration. The Chair advised that the Planning Act requires in Section 34(14) that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Ontario Land Tribunal.

3. Public Meeting

The Chair requested that the Deputy Clerk advise of the method and dates by which notice of the public meeting was given.

The Deputy Clerk advised that proper notice was given by way of email circulation to all relevant agencies on May 24th, 2022 as well as a yellow sign posted on the subject property and advertised on the Township's website on May 24th, 2022.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment application submitted by Ben and Pam Heaslip on behalf of B & A Heaslip Farms Ltd. for the property located at 3976 Regional Road 20 (File No(s). 1601-006-22 & 1601-007-22).

The Chair asked the Planner II, Gerrit Boerema, to explain the purpose and reason for the proposed Zoning By-law Amendment.

The Planner II, Gerrit Boerema, provided an overview of the application and Technical Report PD-60-2022.

The Chair asked if the applicant or their authorized agent were present to speak to the application. There were no comments from the applicants.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the proposed zoning by-law amendment. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as OLT may not consider comments made during any other Council and/or Committee meetings.

There were no comments or written submissions from any members of the public.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public Meeting being held with respect to this application;

therefore, he noted that if any Members of the Committee have any comments they should state them now as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

In response to Councillor Rehner's inquires regarding the specifics of the land severance involved, and the regulations surrounding land severance limitations, the Planner, Gerrit Boerema, clarified the specifics of the land severance in the case of the Heaslip property, and the Director of Planning & Building cited provincial and regional regulations regarding the severance of agricultural property.

The Chair stated that a Technical Report was being considered by Council later, as part of this evening's Committee meeting and that a recommendation report would be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Zoning By-law Amendment and if approved by Council, a notice of its passing will be circulated with an appeal period. The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested the public watch the Township's website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township's website after 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with their mailing address and phone number.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 7:08 p.m.

7330 Concession 3 Road (J & C Sikkens) - Zoning By-law Amendment

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34 of the Planning Act as submitted by Jonathan and Crystal Sikkens for the property located at 7330 Concession 3 Road (File No. 1601-008-22)

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

An application for a Zoning Bylaw Amendment has been made to rezone the property legally described as Concession 3, Part of Lot 2, formerly in the Township of Caistor, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 7330 Concession 3 Road.

The intent of this rezoning application is to fulfill a condition of consent for severance file B13/2021WL. This consent application is for a surplus farm dwelling severance. The application retained Parcel 2 – 32.66 hectares and severed Parcel 3 – 0.844 hectares.

This application proposes to rezone the severed portion from an Agricultural Zone 'A' to a Rural Residential Zone 'RuR-###' with a site specific provision to recognize the large accessory building (barn) on the property, refer to Parcel 1 on the attached survey for location. This application also proposes to rezone the retained portion from an Agricultural Zone 'A' to an Agricultural Purpose Only Zone 'APO-###' with a site specific provision to recognize the deficient lot area, refer to Parcel 2 on the attached survey for location.

2. Purpose of the Public Meeting

The Planning Act requires in Section 34(12) that before passing a Zoning By-law Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the amendment.

The Chair stated that the purpose of this meeting was to give an opportunity for the public and Council Members to provide comments and/or ask questions regarding the amendment to the Township of West Lincoln's Zoning By-law submitted by Jonathan and Crystal Sikkens for the property located at 7330 Concession 3 Road (File No. 1601-008-22)

The Chair stressed that, at this point, no decision has been made on the proposed amendments and any comments received will be taken into account by Council in their consideration. The Chair advised that the Planning Act requires in Section 34(14) that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to

the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Ontario Land Tribunal (OLT).

3. Public Meeting

The Chair requested that the Deputy Clerk advise of the method and dates by which notice of the public meeting was given.

The Deputy Clerk advised that proper notice was given by way of email circulation to all relevant agencies on May 24th, 2022, as well as a yellow sign posted on the subject property and posted to the website.

The Chair advised that this was a public meeting to consider a Zoning By-law Amendment application submitted by Jonathan and Crystal Sikkens for the property located at 7330 Concession 3 Road (File No. 1601-008-22).

The Chair asked the Planner II, Gerrit Boerema, to explain the purpose and reason for the proposed Zoning By-law Amendment.

The Planner II, Gerrit Boerema, provided an overview of the application and Technical Report PD-59-2022.

The Chair asked if the applicant or their authorized agent were present to speak to the application. There were no comments from the applicants.

The Chair asked if there were any oral or written submissions from any members of the public present as part of the Zoom meeting that wished to provide comments at this time with respect to the proposed zoning by-law amendment. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as OLT may not consider comments made during any other Council and/or Committee meetings.

There were no comments or written submissions from any members of the public.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Zoning By-law Amendment. The Chair advised that this may be the only Public Meeting being held with respect to this application; therefore, he noted that if any Members of the Committee have any comments they should state them now as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

In response to Councillor Ganann's question regarding why the Committee of Adjustment decided to allow the barn on the property to remain, against the advice of the staff, the Planner Gerrit Boerema stated that the Committee of

Adjustment may have made their decision in consideration of local heritage. The Director of Planning & Building also added that the barn was considered to be a heritage structure as it is constructed in the old Swing Beam method. The Director of Planning & Building also stated that this type of structure has recently been considered to be a heritage construction style to the Niagara region, and suggested this could be a reason why the structure was allowed to remain. Councillor Ganann thanked staff for their insight, but stated that the Township needs to be careful regarding the quick degradation of these old barns, despite being allowed by the Committee of Adjustment.

In response to Councillor Rehner's inquiry regarding whether or not this new consideration would require a provision in the new By-law Amendment, the Planner, Gerrit Boerema, stated that while the Committee of Adjustment wished to keep the structure, the decision still needs to be approved by council and staff. The Director of Planning & Building also added that within the current staff report recognizes that the structure is assumed to stay on the property, but is not allowed to house livestock.

Mayor Bylsma echoed concerns made by Councillor Rehner and Councillor Ganann, and agreed with the Committee of Adjustment's decision to allow the barn to remain on the property.

The Chair stated that a Technical Report was being considered by Council later, as part of this evening's Committee meeting and that a recommendation report would be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Zoning By-law Amendment and if approved by Council, a notice of its passing will be circulated with an appeal period. The Chair stated that if there was anyone who wished to be notified of Council’s decision, they should email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussion’s about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested the public watch the Township’s website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township's website after 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township’s website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with their mailing address and phone number.

4. Adjournment

The Chair advised that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 7:23 p.m.

JESSICA DYSON, DEPUTY CLERK	COUNCILLOR WILLIAM REILLY, CHAIR

From: Perkins, Chaundra
Sent: 16 June 2022 1:32 PM
To: j.scime@westlincoln.ca <j.scime@westlincoln.ca>
Cc: Rocket Fireworks <sales@rocketfireworks.ca>
Subject: Fireworks application for August 20th

Good Afternoon Joanne

We are having an event on August 20th and Rocket Fireworks will be doing a fireworks display for us.

Our property address is: 2433 Port Davidson Road.

I understand we have to be on the agenda for the next meeting in order to get approval.

Please advise what other steps we need to take.

Thank you.

Chaundra Perkins

Rocket Fireworks Inc.
14 Advance Rd. Etobicoke, ON M8Z 2T4
Tel: 416-456-5057 | Email: sales@rocket.ca | Fax: 1-866-835-8371

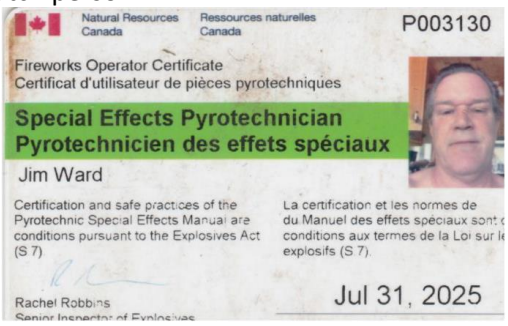
EVENT DESCRIPTION re 2433 Port Davidson Rd. Smithville, ON : AUGUST 20, 2022

Location, Date & Time of Display:
(a) **Location:** Rocket Fireworks Inc. proposes to conduct a Fireworks Display at 2433 Port Davidson Rd. Smithville, ON L0R 2A0

(b) **Date & Time of Display:** The proposed Display shall commence at 10:00pm (+/- 30 minutes), with a duration not to exceed 5 (five) minutes.

Expected Attendance: 200 persons,

Shooters: The Licensed Display Supervisor shall be Tom Jacobs or Jim Ward with Rober Schute (Display Assistant) acting as the designated Fire Watch person



Security & Emergency Planning:
* As per the attached Site Plan, the Firing Stage & Fallout Zone are within a secured area on private property. Distance to Spectators (70 m) and Fallour Area (60 m) exceed ERD required distances for the articles to be utilized during the Display.
* The Display Supervisor shall be in contact via 2-Way radio with the Display Assistant/Fire Watch to monitor the direction of fallout and ensure the safe proceeding of the Display.
* The appointed Fire Watch person shall be in radio or cell phone contact with Chaundra Perkins (Event Organizer) in the event of any concerns to persons or property before, during or after the Display.
* The Shooter will have a full view of the Firing Area/Fallout Zone.
* The Firing Area & Fallout Zone will be barricaded (see accompanying Site Map) such that unauthorized

persons shall be barred from entry.
* The Rocket Fireworks crew shall hold a Safety Meeting during set-up and also just prior to the Display to review signals, chain of command, communication protocols, emergency procedures, location of First Aid Kit, etc.
* In case of fire, 3 (three) 20-Lb pressurized water Extinguishers will be on hand (see accompanying Site Map for details).
* In case of an injury or emergency on Site, Rocket staff or Chaundra Perkins will contact Emergency Services. Emergency contacts include The Township of Lincoln Fire/Emergency Services (911) and CANUTEC.
* Emergency Vehicles can gain immediate access the site by way of the entrance to the property on Port Davidson Rd.

FIRE SUPPRESSION & SAFETY MEASURES:
* 3 (three) Pressurized Water-Based 20-lb Extinguishers will be onsite
* Angle of firing can be modified to account for winds
* Display Assistant will be on Fire Watch
* Paper or Foil tops will be removed from all articles prior to firing in order to minimize debris
* The Site will be thoroughly inspected and cleaned subsequent to the Display

Notifications:
* NAVCAN shall be notified 24 hours in advance of the event
* Local Police shall be sent informed of the proceedings on the day of the event.

Maximum Height of Effects and Safety Distances (refer to accompanying 'List of Articles' for details):
* The majority of the articles shall be Consumer Type F.1 Fireworks
* The maximum height of effects will be 60 meters (Type F.2 50mm Display Cakes)
* We are exceeding NRCan's recommended safety distances for the F.2 articles to be used during this Display (see accompanying Site Map and List of Articles)

Display Duration:
* The total duration of this Display shall is estimated at 4-5 minutes and shall not exceed 5.5 minutes.

Sequencing:
* Display shall consist of Consumer Fireworks (F.1) Cakes, fired singly and in pairs, followed by a finale of Type F.2 Display Cakes.

Method of Firing:
* The Display shall be fired with a Cobra Professional Firing System. Each article will be wired separately so that the Shooter will have maximum control of the Display and can cease firing at any moment should any safety concerns arise.

Indemnification & Liability Coverage:
* Rocket Fireworks Inc. has provided Certificates of Insurance naming The Township and also the property owner as 'Additionally Insured' in the amount of $5-Million.

Item Code/Name (as per NRCan Authorized List of Explosives)	Common Name	QTY	Item Type	UN #	UN Class	Hazzard Category

TYPE - F.1 (Consumer Fireworks)

IMPORTER: BEM Fireworks - Coteau Du Lac, Québec

BEM-1104D-100SC-P - Perseids	*100-Shot Perseids*	2	Cake	0336	1.4G	4
35 Shots Z And Fan Raid	*Z-Fan Raid*	2	Cake	0336	1.4G	4
BEM-46 - Brocade Crown	*Brocade Crown*	3	Cake	0336	1.4G	4
BEM-44 - Fiesta	*Fiesta*	2	Cake	0336	1.4G	4
BEM-45 - Gold Palm	*Gold Palm*	4	Cake	0336	1.4G	4

IMPORTER: Competition Fireworks Ltd. - Abbotsford, British Columbia

99887	*Double Trouble*	1	Cake	0336	1.4G	4

IMPORTER: Royal Pyrotechnie Inc. - St-Pie, Québec

DFC-1201 -	*DFC-1201*	2	Cake	0336	1.4G	4
DFC-1202 -	*DFC-1202*	2	Cake	0336	1.4G	4

IMPORTER: BDH Pyro Ltd. - Kitchener, Ontario

SRD-914	*Crazy Cyclone*	1	Cake	0336	1.4G	4
SRD-911	*Komodo*	2	Cake	0336	1.4G	4
SRD-915	*Maximum Load*	1	Cake	0336	1.4G	4

TYPE - F.2 (Display Fireworks)

IMPORTER: Mystical Distributing Company Ltd. - Abbotsford, British Columbia

66002	*Gold Stone*	1	45mm Cake	0335	1.3G	3
25C45M01-20	*Cranium Shrill*	1	45 mm Cake	0335	1.3G	3
25C45M01-52	*Salute Cake*	1	45mm Cake	0335	1.3G	3

Fireworks Operator Certificate
Certificat d'utilisateur de pièces pyrotechniques

Display Supervisor/Endorsements
Artificier/Mentions

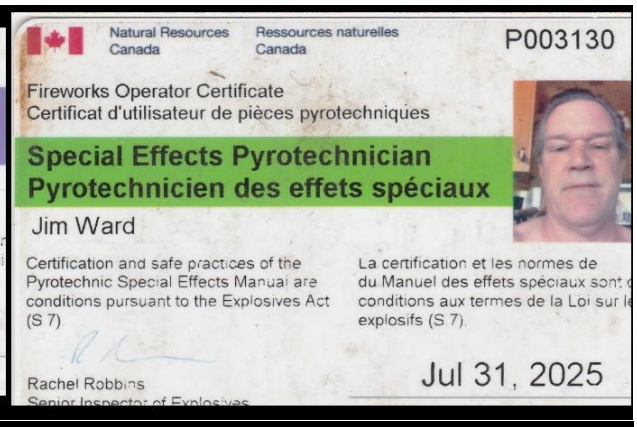
Jim Ward

Certification and safe practices of the Display Fireworks Manual are conditions pursuant to the Explosives Act (S.7).

La certification et les normes de sécurité du Manuel de l'artificier son des conditions aux termes de la Loi les explosifs (S.7).

Rachel Robbins
Senior Inspector of Explosives
Inspecteur principal des explosifs

Jul 31, 2025
Expiry / Expiré



Natural Resources Canada | Ressources naturelles Canada

P003130

Fireworks Operator Certificate
Certificat d'utilisateur de pièces pyrotechniques

Special Effects Pyrotechnician
Pyrotechnicien des effets spéciaux

Jim Ward

Certification and safe practices of the Pyrotechnic Special Effects Manual are conditions pursuant to the Explosives Act (S.7).

La certification et les normes de du Manuel des effets spéciaux sont conditions aux termes de la Loi sur l explosifs (S.7).

Rachel Robbins
Senior Inspector of Explosives

Jul 31, 2025

Natural Resources Canada | Ressources naturelles Canada

D039427

Fireworks Operator Certificate
Certificat d'utilisateur de pièces pyrotechniques

Display Supervisor/Endorsements
Artificier/Mentions

Thomas Jacobs

Certification and safe practices of the Display Fireworks Manual are conditions pursuant to the Explosives Act (S.7).

La certification et les normes de sécurité du Manuel de l'artificier sont des conditions aux termes de la Loi sur les explosifs (S.7).

Rachel Robbins
Senior Inspector of Explosives
Inspecteur principal des explosifs

Oct 31, 2025
Expiry / Expiré

Display Supervisor/Endorsements

The holder of this certificate is authorized to set up and fire Fireworks Displays in accordance with the principles set out in the Display Fireworks Manual.

Artificier/mentions

Le détenteur de ce certificat est autorisé à monter et à faire la mise à feu de feux d'artifice selon les dispositions décrites dans le Manuel de l'artificier.

Floating Platform/Platforme flottante
Rooftop/Toit

Signature

Natural Resources Canada | Ressources naturelles Canada

D040747

Fireworks Operator Certificate
Certificat d'utilisateur de pièces pyrotechniques

Display Supervisor/Endorsements
Artificier/Mentions

Brandon Walters

Certification and safe practices of the Display Fireworks Manual are conditions pursuant to the Explosives Act (S.7).

La certification et les normes de sécurité du Manuel de l'artificier sont des conditions aux termes de la Loi sur les explosifs (S.7).

Rachel Robbins
Senior Inspector of Explosives
Inspecteur principal des explosifs

2026-11-30
Expiry / Expiré

2433 Port Davidson Rd. Smithville, ON
PROPERTY BOUNDARY
Port Davidson Rd
Fallout Zone
= BARRICADES (no spectators, mototized vehicles or occupied building within perimeter zone)
X = Firing Stage (70 m to Spectators)
= location of Fire Extinguishers (3)
= location of Operator
= location of First Aid Kit
3D

CSIO

CERTIFICATE OF LIABILITY INSURANCE

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer. This certificate does not amend, extend or alter the coverage afforded by the policies below.

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS			2. INSURED'S FULL NAME AND MAILING ADDRESS		
The Corporation of the Township of West Lincoln			Rocket Fireworks Inc.		
318 Canborough St			14 Advance Road		
Smithville	ON	POSTAL CODE L0R 2A0	Etobicoke	ON	POSTAL CODE M8Z 2T4

3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES (but only with respect to the operations of the Named Insured)

Wholesale, Retail, and Display of Fireworks & Sale of Novelties. Excess Liability Operates on a Follow Form Basis.
Professional Fireworks Display at 2433 Port Davidson Road. on August 20, 2022.
The Corporation of the Township of West Lincoln and Chaundra Perkins is/are added as an Additional Insured to the Commercial General Liability policy but only with respect to liability arising solely out of the operations of the Named Insured. The policy limits are not increased by the addition of such Additional Insured and remain as stated in this Certificate.

4. COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE YYYY/MM/DD	EXPIRY DATE YYYY/MM/DD	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise) COVERAGE	DED.	AMOUNT OF INSURANCE
COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE OR ☒ OCCURRENCE ☒ PRODUCTS AND / OR COMPLETED OPERATIONS ☒ EMPLOYER'S LIABILITY ☒ CROSS LIABILITY ☐ WAIVER OF SUBROGATION ☒ TENANTS LEGAL LIABILITY ☐ POLLUTION LIABILITY EXTENSION ☐ ☐	Certain U/W of Lloyds thru Totten Ins. PRLFP22-0029	2022/04/14	2023/04/14	COMMERCIAL GENERAL LIABILITY BODILY INJURY AND PROPERTY DAMAGE LIABILITY - GENERAL AGGREGATE		$2,000,000
				- EACH OCCURRENCE		$2,000,000
				PRODUCTS AND COMPLETED OPERATIONS AGGREGATE		$2,000,000
				☐ PERSONAL INJURY LIABILITY OR ☒ PERSONAL AND ADVERTISING INJURY LIABILITY		$2,000,000
				MEDICAL PAYMENTS		
				TENANTS LEGAL LIABILITY		$500,000
				POLLUTION LIABILITY EXTENSION		
☒ NON-OWNED AUTOMOBILES ☒ HIRED AUTOMOBILES	Certain U/W of Lloyds thru Totten Ins. PRLFP22-0029	2022/04/14	2023/04/14	NON-OWNED AUTOMOBILES		$2,000,000
				HIRED AUTOMOBILES		$75,000
AUTOMOBILE LIABILITY ☐ DESCRIBED AUTOMOBILES ☐ ALL OWNED AUTOMOBILES ☐ LEASED AUTOMOBILES ** ** ALL AUTOMOBILES LEASED IN EXCESS OF 30 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE				BODILY INJURY AND PROPERTY DAMAGE COMBINED		
				BODILY INJURY (PER PERSON)		
				BODILY INJURY (PER ACCIDENT)		
				PROPERTY DAMAGE		
EXCESS LIABILITY ☐ UMBRELLA FORM ☒ EXCESS	Unique Risks PRLEX22-0029	2022/04/14	2023/04/14	EACH OCCURRENCE		$3,000,000
				AGGREGATE		$3,000,000
				NON-OWNED AUTO		$3,000,000
OTHER LIABILITY (SPECIFY) ☐						
☐						

5. CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

6. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS			7. ADDITIONAL INSURED NAME AND MAILING ADDRESS (Commercial General Liability- but only with respect to the operations of the Named Insured)		
Purves Redmond Limited			For Additional Insured(s) Refer To Description Box.		
70 University Avenue					
Toronto	ON	POSTAL CODE M5J 2M4			
BROKER CLIENT ID: ROCKFIR-01					POSTAL CODE

8. CERTIFICATE AUTHORIZATION

ISSUER Purves Redmond Limited	CONTACT NUMBER(S)			
AUTHORIZED REPRESENTATIVE Terri Phomsouvanh	TYPE Phone	NO. 416-644-4033	TYPE	NO.
	TYPE Fax	NO. 866-570-6922	TYPE	NO.
SIGNATURE OF AUTHORIZED REPRESENTATIVE Terri Phomsouvanh	DATE 2022/06/21	EMAIL ADDRESS bkushnier@purvesredmond.com		

©2016, Centre for Study of Insurance Operations. All rights reserved.

Morning Tom
Thanks for all the attached documents

Joanne :
Fire services have reviewed all the documentation and has no concerns and approves the Fireworks application
Any questions contact me
Dennis

Dennis Fisher

Fire Chief
Tel: 905-957-3346 ext.6729
Email: dfisher@westlincoln.ca
Web: www.westlincoln.ca

From: Rocket Fireworks [mailto:sales@rocketfireworks.ca]
Sent: June 22, 2022 7:43 AM
To: Perkins, Chaundra Joanne Scime <jscime@westlincoln.ca>; Dennis Fisher <dfisher@westlincoln.ca>
Subject: Re: Fireworks application for August 20th

Good morning, all:

Please see attached documents re Aug 20th:
* Event Description
* Site Plan
* List of Articles
* Certificate of Insurance ($5-Million)

If you have any additional questions, please contact me directly
Thank you very much

Regards,

Tom Jacobs

Rocket Fireworks Inc.
Office Tel: 416-456-5057
Web: www.rocket.ca

East Gwillimbury

Corporate Services

Tara Lajevardi, Hon.B.A.
Municipal Clerk/Director of Legislative Services
905-478-4282 ext. 3821
tlajevardi@eastgwillimbury.ca

June 15, 2022

Sent via email: premier@ontario.ca

Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Dear Premier Ford:

Re: Summary and Implications of Provincial Bill 109: More Homes for Everyone Act, 2022

For your information and records, at its electronic meeting held on June 7, 2022 the Council of the Town of East Gwillimbury enacted as follows:

> *WHEREAS the Town of East Gwillimbury is Canada's fastest growing municipality (with more than 5,000 residents) according to 2021 Census Canada data; and*
>
> *WHEREAS the Council of the Town of East Gwillimbury has significant concerns regarding the impact of Bill 109 on the community planning process, and the ability of municipalities to deliver on initiatives to address housing supply and attainability, and*
>
> *WHEREAS the refund provisions in Bill 109 will result in existing taxpayers subsidizing development applications as well as lost revenue and increased staff costs for municipalities; and*
>
> *WHEREAS the prescription of what constitutes a complete application does not address differing levels of complexities and the unique circumstances and diverse landforms that exist across the province, nor does it recognize the collaborative process and relationships between parties that deliver results for municipalities; and*
>
> *WHEREAS limiting conditions on Draft Plan of Subdivision does not address the unusual and often challenging circumstances best understood by local municipal staff and elected officials;*

East Gwillimbury

Corporate Services

Tara Lajevardi, Hon.B.A.
Municipal Clerk/Director of Legislative Services
905-478-4282 ext. 3821
tlajevardi@eastgwillimbury.ca

BE IT THEREFORE RESOLVED THAT the Council of the Town of East Gwillimbury requests that Government of Ontario revisit the provisions of Bill 109 and work with all stakeholders, including municipalities represented by the Association of Municipalities of Ontario to deliver legislation that allows municipalities to plan, grow and deliver communities that adhere to local, provincially-approved Official Plans, rather than strict statutory timelines; and

THAT a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, MPP Caroline Mulroney, the Minister of Municipal Affairs and Housing, all York Region Mayors and Regional Chairs in Ontario; and

THAT a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

If you have any further questions, feel free to contact the undersigned.

Yours truly,

Tara Lajevardi, Hon.B.A.
Municipal Clerk

cc: The Honourable Steve Clark, Minister of Municipal Affairs and Housing
The Honourable Caroline Mulroney, MPP York – Simcoe
York Region Mayors and Regional Chairs
Association of Municipalities Ontario
All Ontario municipalities

TOWNSHIP OF WEST LINCOLN

PLANNING/BUILDING/ENVIRONMENTAL

COMMITTEE MINUTES

MEETING NO. SIX
June 13, 2022, 6:30 p.m.
Township Administration Building
318 Canborough Street, Smithville, Ontario

Council: Councillor William Reilly (Chair)
Mayor Dave Bylsma
Councillor Cheryl Ganann
Councillor Harold Jonker
Councillor Jason Trombetta
Councillor Mike Rehner

Absent: Councillor Shelley Bradaric (notification provided)

Staff: Bev Hendry, CAO
Brian Treble, Director of Planning and Building
Jessica Dyson, Deputy Clerk
Madyson Etzl, Planner II*****
Gerrit Boerema, Planner II
Kevin Geoghegan, IT Help Desk Analyst

Other Members: Brianne McIntosh*
Charmaine Garby*
Chris Attema*
Eldon Darbyson*
Henry Lunshof*
Jared Marcus*
Joe Medeiros*
John Ariens*
Jonathan Sikkens*
Lianne Timbers-Sharp*
Lynn Schneider*
Marilyn Dixon*
Mike Vrugteveen*
Pam Heaslip*
Melanie Felvus*

***IN ATTENDANCE PART-TIME**

---

1. CHAIR - Councillor William Reilly

Prior to commencing with the Planning/Building/ Environmental Committee meeting agenda, Chair Reilly provided the following announcements:

- Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.
- The public may submit comments for matters that are on the agenda to jdyson@westlincoln.ca before 4:30 p.m. on the day of the meeting. Comments submitted will be considered as public information and will be read into the public record.
- This meeting will be livestreamed and recorded and available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

Councillor Reilly read the following Land Acknowledgement Statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen-DA-ronk), the Haudenosaunee (Hoe-den-no-SHOW-ee), and the Anishinaabe (Ah-nish-ih-NAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no disclosures of pecuniary interest and/or conflicts of interest by any Member of the Committee in attendance.

4. PUBLIC MEETING(S)

4.1 Zoning By-law Amendment - Township of West Lincoln Housekeeping Amendments No. 6

Re: The Township of West Lincoln is undertaking amendments to the Township Zoning By-law 2017, as amended, under the proposed Housekeeping Amendments No. 6 (File No. 1601-003-22).

4.2 Zoning By-law Amendment - 3976 Regional Road 20 (B & A Heaslip Farms Ltd.)

Re: Zoning By-law Amendment has been submitted by Ben and Pam Heaslip on behalf of B & A Heaslip Farms Ltd. for the property municipally known as 3976 Regional Road 20.

4.3 Zoning By-law Amendment - 7330 Concession 3 Road (Jonathan and Crystal Sikkens)

Re: Zoning By-law Amendment has been submitted by Jonathan and Crystal Sikkens for the property municipally known as 7330 Concession 3 Road.

5. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no requests to change the order of items on the agenda.

6. APPOINTMENTS

There were no appointments.

7. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Section 10.13 (5) & (6) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff. A person who wishes to discuss a planning application or a matter that can be appealed, will be permitted to speak for ten (10) minutes.

1. Jared Marcus, IBI Group Re: Item P57-22 Staff Report - Recommendation Report PD-54-2022 - DeHann Homes Inc., Crossings on the Twenty South Site Plan Amendment and Condition Clearance

   Jared Marcus provided comments regarding the Crossings on the Twenty South Site Plan, noting that they are working at getting the appropriate documents and plans in order to move forward with the preapproval. Mr. Marcus thanked staff, and provided an update to the residents of West Lincoln regarding the Site Plan, and stated that these plans will be made available to township staff soon.

2. Brianne McIntosh, IBI GroupRe: Item P60-22 – Silverdale Sports Centre Ltd. – 4944 Concession 4 Road Zoning Bylaw Amendment and Site Plan Authorization (File NO. 1601-019-19 & 2100-018-19)

   Brianne shared their support of the recommendation report regarding the Silverdale Gun Club zoning amendment. They assured residents of West

Lincoln that these amendments would not cause issues of safety or nuisance for local residents surrounding the Silverdale Gun Clun.

3. Eldon Darbyson, G. Douglas Vallee LimitedRe: Item P59-22 – Recommendation Report No. PD-03-2022 – Zoning By-law Amendment – JCT Services – Eldon Darbyson (Agent) Joe Dilluio (Owner)

   Eldon stated that they were interested in working with Township staff to finely tune the proposed land amendments in Item 10.2. They offered some explanations for residents of West Lincoln regarding the specifics of the amendment, as well as offering the Township assistance for future inquiries in order to ensure the amendment goes smoothly.

8. CONSENT AGENDA ITEMS

All items listed below are considered to be routine and non-controversial and can be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it, in which case the item will be removed from the consent resolution and considered immediately following adoption of the remaining consent agenda items.

8.1 ITEM P55-22

CONSENT AGENDA ITEMS

Moved By Councillor Cheryl Ganann
Seconded By Councillor Mike Rehner

That the Planning/Building/Environmental Committee hereby approve the following Consent Agenda items:

1. Items 1, 2 and 3 be and are hereby received for information; and,
2. Item 4 be and is hereby received and that the recommendations contained therein be adopted
   with exception of Item No.(s) _____.

Carried

1. Technical Report - PD-59-2022 - Zoning By-law Amendment Application Jonathan and Crystal Sikkens – 7330 Concession 3 Road (File No. 1601-008-22)
2. Technical Report - PD-55-2022– Comprehensive Zoning By-law 2017-70, as amended, Housekeeping Amendments No. 6 (File No. 1601-03-22)
3. Technical Report PD-60-2022 – Zoning Bylaw Amendment – B & A Heaslip Farms Ltd. – 3976 Regional Road 20 (File No. 1601-006-22 & 1601-007-22)

4. Recommendation Report - PD-63-2022 - Amendment to Parking By-law 89-2000

9. COMMUNICATIONS

There were no communications.

10. STAFF REPORTS

10.1 ITEM P56-22

Director of Planning & Building (Brian Treble)
Re: Information Report - PD-62-2022 - Efforts to Commence Township of West Lincoln Official Plan 5 Year Review

Moved By Mayor Dave Bylsma
Seconded By Councillor Cheryl Ganann

1. That, Information Report No. PD-62-2022, regarding the “Efforts to Commence Township of West Lincoln Official Plan 5 Year Review”, dated June 13th, 2022, be received for information purposes.

Carried

10.2 ITEM-57-22

Planner II (Gerrit Boerema) & Director of Planning & Building (Brian Treble)
Re: Recommendation Report - PD-54-2022 - DeHaan Homes Inc., Crossings on the Twenty South Site Plan Amendment and Condition Clearance (File No. 2100-008-21 (Site Plan)) (File No. 2000-072-08 (Condo))

In response to Mayor Bylsma's concern regarding the the proposed Site Plan Amendment and whether this recommendation was the best way forward, the Director of Planning & Building assured Mayor Bylsma that the report followed the Council's earlier decision, and stated that there are more milestones that need to be met, although they are out of the Township's hands.

Councillor Reilly echoed comments made by Mayor Bylsma, and stated that they hoped that this matter would be resolved quickly and efficiently.

Moved By Councillor Cheryl Ganann
Seconded By Councillor Harold Jonker

1. That Report PD-54-2022, regarding “Recommendation Report Crossings on the Twenty South Site Plan Amendment and Condition

Clearance File No. 2100-008-21 (Site Plan) File No. 2000-072-08 (Condominium)" dated June 13, 2022, be received; and,

2. That, the Mayor and Clerk be authorized to enter into an Amending Site Plan Agreement with DeHaan Homes Inc. and any mortgagees once the Amending Site Plan Agreement and associated schedules are finalized to the satisfaction of the Director of Planning and Building; and
3. That, Condition No. 3b. of the Crossings on the Twenty South Community Draft Plan of Condominium be deemed to be cleared following the signing, registration of the Amending Site Plan Agreement and submission of security to the Township of West Lincoln.

Carried

10.3 ITEM-58-22

Planner II (Gerrit Boerema) & Director of Planning & Building (Brian Treble)
Re: Recommendation Report - PD-58-2022 - Housekeeping Amendments No. 7 Residential Zone Regulations

In response to Mayor Bylsma's inquiry regarding whether this amendment will be completed in this term of council or next term of council, the Director of Planning & Building stated the amendment at hand was presented previously in Housekeeping Amendment No. 5, but was appealed by outside parties, which has changed the amendment slightly. The Director of Planning & Building stated that staff hoped the appeal would be dealt with quickly, and the amendment will be finished as efficiently as possible.

In response to Councillor Jonker's inquiry regarding how the Township intends to retain a consultant for this specific amendment, the Director of Planning & Building stated that the Township Planning office has an account already for consultant fee's and will maintain the use of this account to retain the consultant for the Township.

Moved By Councillor Jason Trombetta
Seconded By Councillor Mike Rehner

1. That Report PD-58-2022, regarding "Recommendation Report, Housekeeping Amendments No. 7, Residential Zone Regulations", dated June 13, 2022 be received; and
2. That, Township staff be authorized commence a Township initiated Zoning By-law amendment process, including a public consultation

process and public meeting, and to obtain a consultant to review and recommend changes to the Township's Zoning By-law, Residential Zone Regulations.

Carried

10.4 ITEM-59-22

Planner II (Madyson Etzl) & Director of Planning & Building (Brian Treble)
Re: Recommendation Report - PD-03-2022 - Zoning Bylaw Amendment – JCT Services – Eldon Darbyson (Agent) Joe Dilluio (Owner)

In response to Councillor Rehner's question regarding whether all issues regarding this amendment have been dealt with, the Director of Planning & Building state that precautions have been taken, and that consistent contact with the landowner has been made in order to sort through potential concerns, although the Director is pleased with the Bylaw as written.

Councillor Reilly stated that it was important to go through this process, and to allow for the public to provide feedback to these types of issues.

Councillor Ganann stated that language within Mr. Darbyson's presentation may not be congruent with what staff has written into the Bylaw as it stands, and stated that this misunderstanding could cause further issues.In response to Councillor Ganann's inquiry, the Director of Planning & Building stated that they have been in contact with Mr. Darbyson very recently, and stated that Mr. Darbyson has recognized concessions that he would need to make to the Township.

Moved By Councillor Jason Trombetta
Seconded By Mayor Dave Bylsma

1. That, Recommendation Report PD-003-2022, regarding "Zoning Bylaw Amendment – JCT Services – 7005 Concession 4 Road, File No. 1601-014-21" Dated May 9th 2022, be RECEIVED; and,
2. That, an application for Zoning By-law Amendment 1601-014-21 submitted by Eldon Darbyson (Agent) on behalf of Joe Dilluio (Owner), be amended and approved in accordance with the attached amending by-law; and,
3. That, no further public meeting is required for the consideration of this by-law in accordance with Section 34(17) if the Planning Act; and,
4. That a draft by-law as found at Attachment No. 1 to this report is supported by Township staff and can be approved; and,

5. That an authorizing bylaw be passed at council to authorize the Mayor and Clerk to enter into a Development Agreement that will implement the approved Zoning By-law amendment which will regulate the scale of the use and will require the return of previous areas of the property to agricultural use.

Carried

10.5 ITEM-60-22

Planner II (Gerrit Boerema) & Director of Planning & Building (Brian Treble)

Re: Recommendation Report - PD-56-2022 - Silverdale Sports Centre Ltd. – 4944 Concession 4 Road Zoning Bylaw Amendment and Site Plan Authorization (File No. 1601-019-19 & 2100-018-19)

In response to Councillor Rehner's question regarding if this proposed amendment would follow the Township's By-law and Region's environmental concerns, the Planner II Gerrit Boerema stated that these current plans satisfied the Conservation Authority and the Niagara Region standards.

In response to Councillor Ganann's inquiries regarding the Holding Zone Provisions within the Bylaw amendment and whether or not these provisions had a time limit, Planner II Gerrit Boerema, stated that the Township did not attach a timeframe to the Holding provision, although the Township reserved the right to create one if it is not dealt within a reasonable timeline.

Moved By Mayor Dave Bylsma
Seconded By Councillor Cheryl Ganann

1. That, Report PD-56-2022 "Recommendation Report, Silverdale Sports Centre Ltd. – 4944 Concession 4 Road Zoning Bylaw Amendment and Site Plan Authorization. File No. 1601-019-19 & 2100-018-19" dated June 13, 2022, BE RECEIVED; and,
2. That, Section 34(17) of the Planning Act apply and that no further public meeting is required; and,
3. That, an application for Zoning By-law Amendment 1601-019-19, submitted by Silverdale Sports Centre be approved subject to a Holding provision and modifications to the environmental zones; and,
4. That, staff be authorized to circulate the Notice of Decision for the zoning By-law Amendment with the corresponding 20-day appeal period; and,

5. That, Committee and Council authorize the Mayor and Clerk to enter into a site plan agreement with Silverdale Sports Centre and Joan Miller, and any mortgagees, once all site plan details have been worked out to the satisfaction of the Director of Planning and Building and that an authorizing bylaw be presented to Council to authorize the signing of the agreement.

Carried

10.6 ITEM-61-22

Planner II (Gerrit Boerema) & Director of Planning & Building (Brian Treble)
Re: Recommendation Report - PD-57-2022 - Development Agreement Authorization - Giro Estates 5482 Twenty Mile Road (File No. 2100-015-21)

Moved By Councillor Cheryl Ganann
Seconded By Councillor Jason Trombetta

1. That, Report PD-57-2022 “Recommendation Report, Development Agreement Authorization Giro Estates 5482 Twenty Mile Road, File No. 2100-015-21” dated June 13, 2022, BE RECEIVED; and,
2. That, Committee and Council authorize the Mayor and Clerk to enter into a development agreement with Albino Giro, Marcus Bruno Giro, Stephan Lino Giro, Nathan Joseph Giro-Norton, Palmira Giro-Norton, Anthony Daniel Giro-Norton, and any mortgagees, once all development details have been worked out to the satisfaction of the Director of Planning and Building.

Carried

10.7 ITEM-62-22

Director of Planning & Building (Brian Treble)
Re: Recommendation Report - PD-61-2022 - External Assistance to become Compliant with Bill 109

Mayor Bylsma stated that this report showed strong initiative to avoid future issues.

Councillor Reilly echoed comments made by Mayor Bylsma, and also stated that they hoped this report would prove useful in avoiding the much larger burden that Bill 109 will place on the Township planning office.

Moved By Mayor Dave Bylsma
Seconded By Councillor Cheryl Ganann

1. That, Report PD-61-2022, regarding "Recommendation Report – Recommendation Report – External Assistance to become Compliant with Bill 109", dated June 13th, 2022, be RECEIVED; and,
2. That, staff be authorized to utilize the services of MHBC Planning to assist with Bill 109 compliance.

Carried

11. OTHER BUSINESS

11.1 ITEM P63-22

Director of Planning & Building (Brian Treble)
Re: Helen Kszan, Ontario Land Tribunal (OLT) Update
VERBAL UPDATE

The Director of Planning & Building provided a verbal update, stating that the hearing was adjourned early. The postponement of the hearing may cause issues regarding staff availability, which is why the Director of Planning & Building suggested the use of Mr. Currie in order to ensure that the Township will be available to provide timely and effective information for the hearing.

Moved By Councillor Cheryl Ganann
Seconded By Councillor Harold Jonker

1. That, Committee and Council hereby confirm that Dan Currie of MHBC Planning and Hugh Fraser of OTB Farm Solutions be hired, if required, to represent the Township on the decision of the Township Committee of Adjustment relating to File A5-2017WL (Kszan) as before the Provincial Appeal body, Ontario Land Tribunal (OLT) through File No. OLT-21-002806 (previously PL170547).

Carried

11.2 ITEM P64-22

Members of Committee
Re: Other Business Matters of an Informative Nature

1) Mayor Bylsma
   Re: Community Garden

   Highlighted the Community Garden Event that is occurring on Thursday, June 16th at 1pm.

2) Councillor Harold Jonker
   Re: MMWTG Meeting & West Lincoln Chamber of Commerce Breakfast

Councillor Jonker stated that the committee recognized the submissions of letter of support from multiple municipalities, such as the Township's of West Lincoln, expressing their appreciation for their support. Big Environmental impact on the wind turbines when they are decommissioned.

Councillor Jonker shared that the West Lincoln Chamber of Commerce is hosting it's first breakfast June 15th.

12. NEW BUSINESS

There were no items for new business brought forward by any Member of Committee.

13. CONFIDENTIAL MATTERS

All Members of Committee were noted as present as well as the CAO, Deputy Clerk and Director of Planning & Building were in attendance for discussion of all confidential matters.

Prior to the closed session, all Members of Committee were reminded that any discussions in closed are to remain confidential as per the Township's Code of Conduct and the Procedural By-law.
All those in attendance electronically for closed session deliberations confirmed and acknowledged that they understood and confirmed to all of the following statements:

- That all confidential matters and discussions are to remain confidential;
- No one else was present with them during the electronic confidential discussions;
- No one else could hear the electronic closed session deliberations;
- No one was using any electronic devices other than their tablet or computer; for the purpose of the video conferencing; and,
- No one was recording any portion of the confidential portion of the meeting.

Moved By Councillor Harold Jonker
Seconded By Councillor Cheryl Ganann

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239(2) of the Municipal Act 2001:

13.1 Director of Planning & Building (Brian Treble)
Re: Legal/Solicitor-Client Privilege - Peter Budd - Ontario Land Tribunal (OLT)
VERBAL UPDATE

Applicable closed session exemption(s):

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- The security of the property of the municipality or local board;
- Advice that is subject to Solicitor-client privilege, including communications necessary for that purpose

13.2 Director of Planning & Building (Brian Treble)
Re: Legal/Solicitor-Client Privilege/Property Sale Matter - Sale of Lands in former Gainsborough Township
VERBAL UPDATE

Applicable closed session exemption(s):

- The security of the property of the municipality;
- Personal matters about an identifiable individual, including municipal employees;
- Advice that is subject to Solicitor-client privilege, including communications necessary for that purpose.

Carried

Moved By Councillor Cheryl Ganann
Seconded By Mayor Dave Bylsma

That, this Committee meeting does now resume in open session at the hour of 9:15p.m.
Carried

13.1 ITEM P65-22
Director of Planning & Building (Brian Treble)
Re: Legal/Solicitor-Client Privilege - Peter Budd - Ontario Land Tribunal (OLT) Appeal
VERBAL UPDATE

Moved By Mayor Dave Bylsma
Seconded By Councillor Cheryl Ganann

That, staff be and are hereby authorized to proceed as directed in closed session.
Carried

13.2 ITEM P66-22

Director of Planning & Building (Brian Treble)
Re: Legal/Solicitor-Client Privilege/Property Sale Matter - Sale of Lands in former Gainsborough Township
VERBAL UPDATE

Moved By Councillor Mike Rehner
Seconded By Councillor Harold Jonker

That, staff be and are hereby authorized to proceed as directed in closed session.
Carried

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 9:17pm.

JESSICA DYSON, DEPUTY CLERK	COUNCILLOR WILLIAM REILLY, CHAIR

TOWNSHIP OF WEST LINCOLN

ADMINISTRATION/FINANCE/FIRE COMMITTEE

MINUTES

MEETING NO. SIX
June 20, 2022, 6:30 p.m.
Township Administration Building
318 Canborough Street, Smithville, Ontario

Council:	Councillor Jason Trombetta Councillor Shelley Bradaric Mayor Dave Bylsma Councillor Cheryl Ganann Councillor Harold Jonker Councillor Mike Rehner Councillor William Reilly
Staff:	Bev Hendry, CAO Joanne Scime, Clerk Mike DiPaola, Director of Public Works and Recreation Donna DeFilippis, Treasurer/Director of Finance Dennis Fisher, Fire Chief* Kevin Geoghegan, IT Help Desk Analyst
Others:	Steven Soos* Jordan Gonda, Senior Asset Management Consultant, PSD Citywide Inc.* Bruce Harris, WeeStreem

***IN ATTENDANCE PART-TIME**

---

1. CHAIR - Councillor Jason Trombetta

The Chair called the meeting to order at 6:30 p.m.

Prior to commencing with the Administration/Finance/Fire Committee meeting agenda, Chair Trombetta made the following announcements:

1. Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.
2. The public had the opportunity to submit comments for matters that are on the agenda to jscime@westlincoln.ca prior to 4:30 pm on the day of the meeting, being today April 19, 2022. Any comments submitted are considered as public information and will be read into public record at a later point in the agenda.
3. This meeting was being livestreamed as well as recorded and will be available on the Township's website following the meeting.

2. LAND ACKNOWLEDGEMENT STATEMENT

Chair Trombetta read the following Land Acknowledgement Statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen- DA-ronk), the Haudenosaunee (Hoe-den-no- SHOW-ee), and the Anishinaabe (Ah-nish-ih- NAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no requests to change the order of the items on the agenda.

4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no disclosures of pecuniary interest and/or conflicts of interest made by any Member of the Committee in attendance.

5. APPOINTMENTS

5.1 ITEM A41-22

Steven Soos
Re: Motion for Township of West Lincoln to Declare a State of Emergency on Mental Health, Homelessness & Addiction

Steven Soos addressed Members of Committee regarding his motion for the Township of West Lincoln to declare a State of Emergency on mental health, homelessness and addiction. Steven Soos spoke to Niagara Region's decision, as well as the City of Thorold's declaration, and stated

there was a need for more funding and capacity. Mr. Soos stressed that these measures were needed now, and we need to see services extended and expanded. Mr. Soos suggested that if nothing was done now than this will become a growing problem and we will see our children and grandchildren affected. Mr. Soos stated the healthcare system was in a shambles as it relates to mental health, homelessness, addiction, and suggested that we create a united front and take action and to see our communities flourish.

An amendment to Mr. Soos motion was put forward by Councillor Reilly which was supported by Mr. Soos.

It was noted that West Lincoln may not be at the same threshold as some other Niagara area municipalities, such as the City of Thorold, are experiencing in terms of addiction, however supporting their resolution was important and showed a united approach to these issues.

Both the amendment and original motion, as amended were unanimously support by Members of Committee.

Moved By Mayor Dave Bylsma
Seconded By Councillor William Reilly

WHEREAS According to the Province of Ontario Emergency Response Plan (2008), Canadian municipalities are free to declare states of emergencies in response to "any situation or impending situation caused by the forces of nature, an accident, an intentional act or otherwise that constitutes a danger of major proportions to life or property."

WHEREAS 11/12 of Niagara-area municipalities have unanimously requested that Niagara Region declare a state of emergency on mental health, homelessness, and addiction, West Lincoln previously unanimously supported a motion requesting the Niagara Region declare a state of emergency on mental health, homelessness, and addiction

WHEREAS Niagara EMS reported 1001 suspected opioid overdoses (2021) and 210 suspected opioid overdoses already this year (April 2022)

WHEREAS Niagara’s suicide rate of 9.8 deaths per 100,000 is higher than the provincial average of 7.7 deaths per 100,000 in Ontario (Stats Can)

BE IT RESOLVED That West Lincoln Township Council direct Mayor Dave Bylsma as the Head of Council to declare a state of emergency on

mental health and addiction in the Township of West Lincoln.

FURTHERMORE, that the Ontario Minister of the Solicitor General, Emergency Management Ontario, the Premier of Ontario, the Ontario Ministry of Community and Social Services, the Ontario Associate Minister for Mental Health, all Niagara-area MPP's, and all Niagara-area Municipalities be copied on the resolution.
Carried as Amended

AMENDMENT:
Moved By Councillor William Reilly
Seconded By Mayor Dave Bylsma

That, the motion presented by Steven Soos at the June 20th, 2022 Administration/ Finance/Fire Committee Meeting be amended by removing the following section of the motion:

"BE IT RESOLVED that West Lincoln Township Council direct Mayor Dave Bylsma as the Head of Council to declare a state of emergency on mental health and addiction in the Township of West Lincoln."

and replacing it with the following new sections:

"BE IT RESOLVED that West Lincoln Township Council request Niagara Region to reconsider declaring a state of emergency on mental health, homelessness and addiction as approved by adoption of a resolution at the December 20, 2020 Council which supported the City of Niagara Fall's motion and request; and,

FURTHERMORE, the Township of West Lincoln support the City of Thorold's resolution declaring a state of emergency on mental health and addiction in the City of Thorold as adopted at their Council Meeting on June 7, 2022; and,

FURTHERMORE, the Township of West Lincoln request Niagara West MPP, Sam Oosterhoff, to provide the funding formula used by the Province of Ontario as it relates to mental health, homelessness and addiction; and,"
Carried

5.2 ITEM A42-22
Jordan Gonda, Senior Asset Management Consultant, PSD Citywide Inc.

Re: Township of West Lincoln Asset Management Plan
(Refer to Treasurer/Director of Finance Report No. T-19-2022)

Mr. Jordan Gonda, Senior Asset Management Consultant with PSD Citywide Inc., reviewed a PowerPoint Presentation with respect to the Township of West Lincoln's 2021 Asset Management Plan, which was attached as Schedule A to the Treasurer/Director of Finance's Report RFD-T-T19-2022.

Mr. Gonda reviewed and explained Ontario Regulation 588/17, asset management, service management, what asset management involves, and the Township's asset portfolio for the 2021 Year end which equates to approximately $3.85 million. Mr. Gonda reviewed the state of the infrastructure condition, although in good condition today, still reviewed the forecasted capital requirements in order to maintain our assets at the current level. Mr. Gonda compared the infrastructure deficit of West Lincoln, being approximately 20-30%, to other municipalities and deemed it not be an outlier or cause to be alarmed. Mr. Gonda reviewed the financial strategy of the Township, and suggested that the Township needed approximately a 5% tax increase for tax-funded assets and a 2.9% increase for water assets in order to maintain the current infrastructure.

Mr. Gonda reviewed the Asset Management Plan key recommendations which included (1) developing a data governance framework, including condition assessment strategy, and develop procedures and policy to collect better data, (2) continue to operationalize Asset Management Program findings in Citywide and update database regularly; and, (3) Track current levels of service and evaluate proposed levels of service which can be done by conducting a public engagement survey; and, (4) continuous improvement and regular review of services to continue to review and refine Citywide with different elements of asset management.

Mr. Gonda stated that the Township's Asset Management Plan was attached as Schedule B to the Treasurer/Director of Finance's Report No. RFD-T-19-2022.

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

The Chair inquired if the IT Help Desk Analyst was aware if there were any members of the public in attendance virtually on the Zoom meeting call that wished to address a specific item on tonight's agenda as permitted under Section

6.7 of the Procedural By-law, for which the IT Help Desk Analyst confirmed he did not.

Additionally, the Chair asked the Director of Legislative Services/Clerk if she had received any emails or correspondence from a member of the public prior to 4:30 p.m. today to read into the record, for which the Director of Legislative Services/Clerk confirmed she had not.

7. CONSENT AGENDA ITEMS

7.1 ITEM A43-22

CONSENT AGENDA ITEMS

Moved By Councillor Cheryl Ganann
Seconded By Councillor Harold Jonker

That the Administration/Finance/Fire Committee hereby approves the following Consent Agenda Items:

1. Item 1, 2 and 3 be and are hereby received for information,

with the exception of Item 1.
Carried

SUMMARY OF CONSENT AGENDA ITEMS APPROVED:

2. Information Report T-14-2022 - Development Charges 2021 Treasurer's Annual Statement

3. Information Report T-17-2022 - Financial Update as of May 31, 2022

1. Information Report WLFD-08-2022 - Monthly Update May 2022

Councillor Ganann wished to recognize the accomplishments of Township staff, specifically Mike Perry and Tamara Clark of the Fire Department, who received promotions recently.

The Fire Chief advised that the ground breaking ceremony for Station 2 Fire Hall will be held on Friday, June 24, 2022 at 3:00 pm on site and asked if anyone other than those that have already advised him of their attendance, to reach out to him regarding their attendance as soon as possible.

Councillor Jonker advised that due to a family commitment on Friday he will be unable to attend the ground breaking ceremony.

Councillor Rehner advised that he will be attending the ceremony.

Moved By Councillor Cheryl Ganann
Seconded By Councillor William Reilly

That, Report No. WLFD-08-2022, Monthly Update May 2022, be received for information.
Carried

8. COMMUNICATIONS

8.1 ITEM A44-22

Ann-Marie Norio, Regional Clerk
Re: Niagara Region Report PHD 2-2022 & By-law 2022-35 - Waterpipe Smoking By-law

Moved By Councillor Shelley Bradaric
Seconded By Mayor Dave Bylsma

That, the Council of The Township of West Lincoln consents to the passage of the Waterpipe By-law of the Regional Municipality of Niagara, being a by-law to regulate waterpipe smoking in the Region.
Carried

9. STAFF REPORTS

9.1 ITEM A45-22

Director of Finance and Treasurer (Donna DeFillippis)
Re: Recommendation Report T-19-2022 - Township of West Lincoln Asset Management Plan

Moved By Councillor William Reilly
Seconded By Councillor Cheryl Ganann

1. That, Council accept report T-19-2022 regarding the “Township of West Lincoln Asset Management Plan” as an item of information; and,

2. That, Council accept the Township’s Asset Management Plan attached as Schedule B to this report as an item of information.
   Carried

9.2 ITEM A46-22

Deputy Treasurer/Manager of Finance (Katelyn Hall) & Treasurer/Director of Finance (Donna DeFilippis)
Re: Recommendation Report T-11-2022 - Proposed Changes to Finance and Public Works User Fees

Moved By Councillor Cheryl Ganann
Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report T-11-2022, regarding “Proposed Changes to Finance and Public Works User Fees”, dated June 20, 2022, be received; and,

2. That, Schedule A, outlining the updated Finance user fees and charges attached to this Report be approved with an effective date of October 1, 2022; and,

3. That, Schedule B, outlining the updated Public Works user fees and charges attached to this Report be approved with the effective dates as noted in Schedule B; and,

4. That, the applicable By-laws be passed to incorporate the new and revised Finance and Public Works fees and charges, with effective dates as indicated.
   Carried

9.3 ITEM A47-22

Director of Finance and Treasurer (Donna DeFillippis)
Re: Recommendation Report T-15-2022 - Elected Officials Remuneration for the 2022 to 2026 Term

Mayor Bylsma stated that he was glad this matter had come at the end of this term of Council and will come into effect at the beginning of the next term of Council, as being a Member of Council, he felt that these types of discussions are often personally conflicting. Mayor Bylsma asked Treasurer/Director of Finance if the basis of the report was centered on the 50th percentile rate of all other area municipalities.

The Treasurer/Director of Finance confirmed to Mayor Bylsma that staff used the same methodology as the non-union staff salary review, which was based on the 50th percentile rate from other area municipalities in the Region.

Mayor questioned what the rate would be if the Township went to the 25th percentile.

The Treasurer/Director of Finance confirmed that they had compiled both the 25th percentile and 75th percentile numbers, which they shared with Council. The 25th percentile, which the Mayor requested, would be $38,310 for the Mayor, and would $15,744 for Councillors.

Mayor Bylsma advised that he would recommend that the Township use the 25th percentile amount rather than the 50th percentile amount, as it was his opinion, $38,310 as the annual remuneration for the Mayor was more than sufficient.

Councillor Bradaric inquired to the Treasure/Director of Finance regarding the Fort Erie Mayor, who receives a larger remuneration as compared to other area Mayors being $72,041.39 as a smaller municipality. Councillor Bradaric further inquired that if Fort Erie was removed, what would be the 50th percentile amount.

The Treasurer/Director of Finance advised the amount would be $41,740 as compared to the $42,122, which was not a large difference.

Councillor Ganann advised as the only registered candidate, to date, running for the Office of Mayor, it was difficult to support increasing the Mayor's remuneration and not Councillors, and therefore she could not support an increase for the Mayor only.

Councillor Reilly stated that when he brought this forward he was looking at either staying at status quo or seeing a cost savings possibility, instead of an increase.

The Treasurer/Director of Finance explained that this report was created in the same vein as the non-union staff salary, and is a reflection of the reality of the numbers. The Treasurer/Director of Finance pointed out that provisions regarding the removal of group benefits of council was not in the scope of the report, so it was not included in the recommendations.

Councillor Reilly suggested that with respect to group benefits, that Councillors should have to opt into a benefits plan, which would mean Councillors would need to pay for their group benefits or not receive benefits. Councillor Reilly asked the Treasurer/Director of Finance's opinion on this matter.

In response to Councillor Reilly's inquiry, the Treasurer/Director of Finance stated that benefits plan for Councillors was on an optional basis, but, it would be Council's decision if Members of Council wanted group benefits they would need to pay the cost of having group benefits.

Councillor Reilly stated that he would like to vote on the group benefit portion of the motion separately.

Councillor Jonker stated that he takes part in the benefit plan but doesn't submit expenses under the Council Expense Policy. Councillor Jonker

stated that Councillors handle expenses differently, as some may not claim benefits where others claim other expenses, and vice versa and for this reason, he would like to keep group benefits in place as an option for Members of Council.

Councillor Rehner expressed that he would like the benefits package to stay as he believes that removing the group benefits package for the incoming Council Members may cause issues.

Councillor Trombetta stated the reasons why he voted in favour of Councillors receiving group benefits in the last term of Council, as Councillors could opt in or out of receiving these benefits. Councillor Trombetta further noted that Members of Council's finances are transparent to the public through the yearly report by the Treasurer/Director of Finance and felt that the Township should stay status quo for all. Councillor Trombetta stated that remuneration does potentially attract candidates to come forward to run for a Municipal Council positions.

Councillor Reilly reiterated his request for the Committee Members to vote on group benefits portion of the motion separately.

Mayor Bylsma agreed with Councillor Reilly on voting on the items separately, however; Mayor Bylsma suggested recommendation 3 contained in the Treasurer/Director of Finance's report be amended to enact no increase to the Mayor's salary.

Moved By Councillor Harold Jonker
Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report T-15-2022 regarding “Elected Officials Remuneration for the 2022 to 2026 Term”, dated June 20th, 2022, be received for information; and

2. That, a By-Law be presented at the June 27, 2022 Council Meeting to address Council Remuneration, the draft of which can be found on Schedule A to this report; and,

3. That, the annual salary for the Mayor of West Lincoln be increased from $38,310 to $42,110, an annual increase of $3,800, effective November 15, 2022; and,

4. That, the annual salary for a West Lincoln Councillor remain at $21,423, effective November 15, 2022; and,

5. That, an annual increase to the above salaries be based on the same percentage increase and the same timing as reflected in the CUPE Local 1287 collective agreement, which is consistent with the current practice; and,

6. That, members of West Lincoln Council continue to have the opportunity to participate in the Township's Group Benefit plan.
Carried as Amended

Amendment:
Moved By Mayor Dave Bylsma
Seconded By Councillor Cheryl Ganann

That, recommendation 3 of Report No. RFD- T-15-2022, Elected Officials Remuneration for the 2022 to 2026 Term, be removed and replaced with the following new recommendation 3:

"(3) That, the annual salary for the Mayor of West Lincoln remain at $38,310, effective November 15, 2022; and,"
Carried

Moved By Councillor William Reilly
Seconded By Councillor Harold Jonker

That, members of West Lincoln Council continue to have the opportunity to participate in the Township's Group Benefit Plan.

	For	**Against**	**Conflict**
Councillor Jason Trombetta	X		
Councillor Shelley Bradaric		X	
Mayor Dave Bylsma		X	
Councillor Cheryl Ganann	X		
Councillor Harold Jonker	X		
Councillor Mike Rehner	X		
Councillor William Reilly		X	
Results	**4**	**3**	**0**

Carried (4 to 3)

9.4 ITEM A48-22

Director of Finance and Treasurer (Donna DeFillippis)
Re: Recommendation Report T-16-2022 - Members of Council Expense Policy

Councillor Reilly questioned why Councillor's Protocol Accounts, which was approximately $4,160, was substantially less than the Mayor's protocol amount, being approximately $8,220. Councillor Reilly questioned if it was necessary for the Mayor to have a higher protocol amount, and asked if Mayor Bylsma would be willing to reduce the amount of his protocol.

Mayor Bylsma responded to Councillor Reilly's inquiry by stating that after his usage over the three full years he has served as Mayor, he felt it could be reduced. Mayor Bylsma stated he hasn't come close to using 50% of the protocol, and that it could definitely be reduced somewhat.

The Treasurer/Director of Finance stated that this report was reflecting on the guidelines of the Council Expense Policy, and that protocol values were determined at budget deliberations. The Treasurer/Director of Finance stated that a change to the Mayor's protocol amount would require a budget amendment in order to reduce the amount of the Mayor's Protocol Amount.

Councillor Jonker stated that the Mayor does a good job at keeping his expenses to a minimum, however, another Mayor may not be in a situation to keep expenses to a minimal as Mayor Bylsma does and in order to encourage people from all backgrounds to run for office, he felt the protocol amount should remain the same. Councillor Jonker also pointed out that the amount of Mayoral protocol is not out of line as compared to other municipalities within the Region.

Mayor Bylsma stated that vagueness of the term "office supplies" in the Council Expense Policy needed to be addressed and questioned who owns those assets once a Member of Council's term on Council has finished. Mayor Bylsma stated that clarity surrounding these vague issues would be helpful for current and future Councils.

Councillor Reilly inquired to Mayor Bylsma about the Regional Councillor Protocol amount. Mayor Bylsma responded to Councillor Reilly's inquiry, and pointed out that the Protocol Amount for the Mayor was posted on the Region's website. Mayor Bylsma believed it was substantial higher than the municipal account, although he has never tested the limits.

Councillor Reilly stated that, in his opinion, a few thousand dollars could be removed from the Mayor's protocol account, as the Mayor receives a protocol account from the Region on top of the Township's protocol amount, which would save the municipality money.

Councillor Bradaric stated that the policy was very overdue which is very clear with respect to what was allowed, as well as highlighting being fiscally responsible and transparent practices. Councillor Bradaric stated that this policy was needed, and that she was excited to see it adopted.

Councillor Trombetta stated that some of the capping limits need to be changed and increased more than the $40.00 cap amount for cell phones and that he would like this amount increased to $100.00.

Councillor Reilly stated that Councillor Trombetta raised a great point regarding capping limits and that he would like to see the current capping limits contained in the proposed Council Expense Policy increased.

Both Councillor Reilly and Councillor Trombetta inquired to the Treasurer/Director of Finance on how to alter the current policy to vote on changing the capping limits.

The Treasurer/Director of Finance responded to the inquiry from Councillor's Reilly and Trombetta, and advised that Committee would have to amend recommendation 2, Section 11(f) of the Council Expense Policy, and it would be up to Council regarding whether they wanted a percentage change or a $100 dollar cap.

Councillor Trombetta advised that he would like to see a cap of $100 for reimbursement for personal cell phone costs.

Moved By Councillor Cheryl Ganann
Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report T-16-2022 regarding “Members of Council Expense Policy”, dated June 20th, 2022, be received; and,

2. That, POL-T-02-2022 Council Expense Policy, attached as Schedule B to this report, be approved and adopted effective November 15, 2022. **Carried as Amended**

AMENDMENT:
Moved By Councillor William Reilly
Seconded By Councillor Cheryl Ganann

(1) That, the amount of $40.00 under Section 11 (f) of the Council Expense Policy POL-T-02-2022 be removed and replaced with a $100.00 maximum amount.

	For	Against	Conflict
Councillor Jason Trombetta	X		
Councillor Shelley Bradaric	X		
Mayor Dave Bylsma		X	
Councillor Cheryl Ganann	X		
Councillor Harold Jonker		X	
Councillor Mike Rehner	X		
Councillor William Reilly	X		
Results	**5**	**2**	**0**

Carried (5 to 2)

10. OTHER BUSINESS

10.1 ITEM A49-22

CAO (Bev Hendry)
Re: Employment Recognition

1. Katelyn Hall - Award of Excellence in Municipal Accounting and Finance - Presentation at AMCTO Conference on June 14, 2022.
2. Jessica Dyson - Completion of Municipal Administration Program (MAP) - Unit 4.
3. Ontario Municipal Administrators' Association - Recognition of Bev Hendry, CAO - Presentation at the May 19, 2022 OMAA Awards Event.

CAO Bev Hendry congratulated Katelyn Hall, on receiving AMCTO's award, which was presented Gary Scallion, which was witnessed by her many of her peers at AMCTO's Annual Conference and Banquet held last week.

The CAO stated that Deputy Clerk, Jessica Dyson, had completed her Unit #4 of AMCTO's MAP program, which was another huge accomplishment.

The CAO stated that she was honoured by her peers in receiving the Ontario Municipal Administrators' Association's Recognition at the May 19, 2022 OMAA Award event, which was a big surprise.

Mayor Bylsma expressed his respect and appreciation of the CAO and the Township staff, and joined the CAO in celebrating their achievements.

10.2 ITEM A50-22

Councillor Shelley Bradaric
Re: Amend the Township of West Lincoln Procedural By-law to Change the Start Time for Council Meetings to 6:30 p.m.

Councillor Bradaric stated that this amendment was, in her opinion, a small ask, and would provide consistency for the start time of all Committee and Council Meetings.

Mayor Bylsma suggested that Council meeting be changed to Tuesday nights, but that this could be something to take into consideration for the next term of Council.

Councillor Jonker stated he liked the 7 p.m. start time; however, he understands the issue of consistency with respect to the time for Committee and Council Meetings all starting at 6:30 p.m.

Councillor Reilly would be in favour of a 6 p.m. start time for consideration for the next term of Council.

Moved By Councillor Shelley Bradaric
Seconded By Mayor Dave Bylsma

(1) That, Section 2.3 (Regular Meetings) of the Township of West Lincoln's Procedural By-law 2013-58 (as amended), be further amended to change the time Regular Meetings of Council, excluding the Inaugural Meeting, by removing "7:00 p.m." and replacing with "6:30 p.m." as the start time; and,

(2) That, the new time commence with the July 18, 2022 Council Meeting.
Carried

10.3 ITEM A51-22

Members of Committee
Re: Verbal Updates from Members of Boards and Committees - If required

There were no verbal updates provided from Members of Committee.

10.4 ITEM A52-22

Members of Council
Re: Other Business Items of an Informative Nature

(1) Mayor Bylsma
Re: Ribbon Cutting of the Community Garden at the Hank MacDonald Park & Recognition of Ken & Carol Haynes - Service on the Silverdale Community Hall Board

Mayor Bylsma stated that he attended the ribbon cutting ceremony for the Community Garden at the Hank MacDonald Park and that this project was such a gem and he was happy to see so many members of the staff and community support it.

Mayor Bylsma highlighted the efforts of Ken and Carol Haynes, who have served on the Silverdale Community Hall Board for many years.

(2) Councillor Jason Trombetta
Re: Firefighter Banquet Event

Councillor Trombetta stated that he attended the award ceremonies for the West Lincoln Firefighters, and stated it was a nice event that recognized the service of the veteran and rookie firefighters. Councillor Trombetta stated it was an honour to be in attendance.

11. NEW BUSINESS

11.1 ITEM A53-22

Councillor William Reilly
Re: Reducing the Mayor's Protocol Account

Councillor Reilly put forward a new item of business which was not seconded.

12. CONFIDENTIAL MATTERS

There were no confidential matters.

13. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:58 p.m.

JOANNE SCIME, CLERK

COUNCILLOR JASON TROMBETTA, CHAIR

TOWNSHIP OF WEST LINCOLN

PUBLIC WORKS/RECREATION/ARENA COMMITTEE

MINUTES

MEETING NO. SIX
June 20, 2022, 9:03 p.m.
Township Administration Building
318 Canborough Street, Smithville, Ontario

Council:	Councillor Harold Jonker Councillor Shelley Bradaric Mayor Dave Bylsma Councillor Cheryl Ganann Councillor Mike Rehner* (refer to page 8) Councillor William Reilly Councillor Jason Trombetta
Staff:	Bev Hendry, CAO Joanne Scime, Clerk Mike DiPaola, Director of Public Works and Recreation Donna DeFilippis, Treasurer/Director of Finance Cindy Weir, Interim Library CEO Kevin Geoghegan, IT Help Desk Analyst*
Others:	Bruce Harris, WeeStreem*

---

1. CHAIR - Councillor Harold Jonker

Councillor Jonker called the meeting to order at 9:03 p.m.

Prior to commencing with the Public Works/Recreation/Arena Committee meeting agenda, Chair Jonker made the following announcements:
1. Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chamber will not be open to the public to attend Standing Committee and Council meetings until further notice.
2. The public could have submitted comments for matters that were on the agenda to jscime@westlincoln.ca before 4:30 pm. today and any comments

submitted would be considered public information and read into the public record at a later point in the agenda this evening.
3. The meeting was being recorded and would be available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

Chair Jonker read the following Land Acknowledgement Statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk (Hat-i-wen- DA-ronk), the Haudenosaunee (Hoe-den-no- SHOW-ee), and the Anishinaabe (Ah-nish-ih- NAH-bey), including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no requests to change the order of the items on the agenda.

4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no disclosures of pecuniary interest and/or conflict of interest by any Member of the Committee in attendance.

5. APPOINTMENTS

There were no appointments/presentations.

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

The Chair inquired if the IT Help Desk Analyst was aware if there were any members of the public who were in attendance virtually on the Zoom meeting call that wished to address a specific item on tonight's agenda as permitted under Section 6.7 of the Procedural By-law, for which the IT Help Desk Analyst confirmed there was not.

Additionally, the Chair asked the Clerk if she had received any emails or correspondence from a member of the public prior to 4:30 p.m. today, for which the Clerk confirmed she had not.

7. CONSENT AGENDA ITEMS

7.1 ITEM PW20-22
CONSENT AGENDA ITEMS

Moved By Mayor Dave Bylsma
Seconded By Councillor Jason Trombetta

That the Public Works/Recreation/Arena Committee hereby approves the following Consent Agenda Items:

1. Items 1 and 2 be and are hereby received for information

with the exception of Item 2.
Carried

SUMMARY OF CONSENT AGENDA ITEMS APPROVED:

1. West Lincoln Public Library Board - Minutes of May 13, 2022

2. Information Report PW-12-2022 - St. Ann's Road Reconstruction Municipal Class Environmental Assessment Study (EA Study) Project Update

Councillor Jonker stated that this was an important project, and on June 28 2022 a public information consultancy will be held for residents affected by the project. Councillor Jonker stated that he looks forward to the benefits of the project for the residents of St. Anns.

Moved By Councillor Cheryl Ganann
Seconded By Councillor William Reilly

That, Information Report PW-12-2022, re: "St. Ann's Road Reconstruction Municipal Class Environmental Assessment Study (EA Study) Project Update", dated June 20, 2022, be received for information.
Carried

8. COMMUNICATIONS

8.1 ITEM PW21-22
Shannon Stubbes, MP - Shadow Minister for Rural Economic Development and Rural Bandband Strategy (Lakeland), Damien C. Kurek, MP - Deputy Shadow Minister for Rural Economic Development and Rural Bandband Strategy (Battle River - Crowfoot) and Jacques Gourde, MP - Deputy Shadow Minister for Rural Economic Development and Rural

Bandband Strategy (Levis - Lotbiniere)
Re: Federal Funding for Rural Communities - Network, Share Priorities and Solutions

Moved By Councillor William Reilly
Seconded By Mayor Dave Bylsma

That, the correspondence received June 6, 2022 from requesting the Township of West Lincoln, being a municipality of less than 20,000 residents, to provide a voice of rural Canadians and share the following three most important issues impacting our economic development as a rural community:
(1) Rural Broadband

(2) Airport Location and Flight Patterns

(3) Major Bridge and Culvert Replacement

And That, the Mayor's Office send a letter to M.P. Stubbs M.P. Kurek and M.P. Gourde advising of Township's feedback to ensure that work for rural Canada is as productive as possible and advise of the Township's interest in participating in any future proposed townhalls.
Carried

8.2 ITEM PW22-22
Township of East Hawkesbury, the Township of Clearview, the Township of Adjala-Tosorontio, the Township of Adelaide-Metcalfe, the Township of Lake of Bays, the Township of Amaranth, the Township of Scugog, and Northumberland County
Re: Funding Support for Infrastructure Projects - Bridge and Culvert Replacements in Rural Municipalities

Councillor Reilly stated that this is an important resolution that the Township needs to support and that he would be supporting this motion and hoped the Province will be responding accordingly.

Moved By Councillor William Reilly
Seconded By Councillor Cheryl Ganann

That, the correspondence from the Township of East Hawkesbury, the Township of Clearview, the Township of Adjala-Tosorontio, the Township of Adelaide-Metcalfe, the Township of Lake of Bays, the Township of Amaranth, the Township of Scugog, and Northumberland County, requesting support by encouraging the Province of Ontario and the Government of Canada to provide more funding to rural municipalities to

support infrastructure projects, including those projects related to major bridge and culvert replacements; be received and supported; and,

That, a copy of this resolution be sent to the Federal and Provincial Ministers of Infrastructure, Sam Oosterhoff, MPP - Niagara West, Dean Allison, MP - Niagara West, the Association of Municipalities of Ontario (AMO), and all Ontario Municipalities.
Carried

9. STAFF REPORTS

9.1 ITEM PW23-22

Project Manager (Ray Vachon) & Director of Public Works & Recreation (Mike DiPaola)
Re: Recommendation Report PW-11-2022 - Campbell Bridge Detailed Condition Survey RFP Award (PW RFP 2022-01) - Budget Amendment (BA2022-05)

Moved By Mayor Dave Bylsma

1. That, Recommendation Report PW-11-2022, re: “Campbell Bridge Detailed Condition Survey RFP Award (PW RFP 2022-01) - Budget Amendment (BA2022-05)”, dated June 20, 2022, be received; and,
2. That, Council awards the RFP submission to J. L. Richards & Associates Limited for the detailed condition survey work, in the amount of $29,902.50 (excluding HST); and,
3. That a project contingency allowance in the amount of $4,983.51 be provided for this project; and,
4. That, Council approve a $10,500 Budget Amendment BA2022-05, financed by Development Charges of $1,050 and a transfer from the Bridge Reserve of $9,450; and,
5. That a by-law be adopted to authorize the Mayor and Clerk to sign an agreement with J. L. Richards & Associates Limited for the detailed condition survey work for the Campbell Bridge in the amount of $29,902.50 (excluding HST).

Carried

10. OTHER BUSINESS

10.1 ITEM PW24-22

Councillor Shelley Bradaric
Re: Wellandport Park Shoreline Enhancement - Request for Verbal Update

Director of Public Works & Recreation Mike DiPaola provided an update. The Director stated that the Township is talking to the NPCA in regards to an opportunity to work with them to do some shoreline enhancement and protection. The Director stated that the NPCA will be working with us on a procurement document, a conceptual design and will be providing some funding opportunities. The Director stated that once the Township has a landscape architect and knows what aspects will be eligible for funding, the project will move faster. The Director stated that the plan is to take advantage of the waterway and for to staff touch base with a service provider regarding some concerns regarding docking, shallow waters, and watersport usage.

Councillor Bradaric stated that the Director of Public Works & Recreation had the opportunity to meet at Wellandport Park last summer and looked at the golden gem of Ward 2 and what could be done for the community to utilize this asset. Councillor Bradaric stated that they are looking at opportunities to enhance the area as there are ample outdoor opportunities, and they look forward to some future enhancements. Councillor Bradaric stressed that these enhancements should and will be accessible for all people.

Director of Public Works & Recreation stated that yes, staff will address accessibility with the NPCA and ensure that it is a part of the design.

Councillor Reilly stated that this sounds exciting and looks forward to what those enhancements will be. Councillor Reilly recalled a presentation regarding the European water chestnut, which sounds like a lengthy process. Councillor Reilly inquired whether this would pose a future roadblock for our project.

The Director of Public Works & Recreation stated that the NPCA is still going through a procurement process, and that staff will keep an eye on the European Water Chestnut issue. The Director of Public Works & Recreation stated once we are ready for the enhancement we will have to see where we are at with the invasive species.

The CAO responded to Councillor Reilly's inquiry that there was a requirement report back in July with a report. The CAO also stated that a hand pull project by the community will take place at the end of June. The CAO stated that in the 1st Week of July, local municipalities will be doing a presentation to the Minister of Natural Resources.

10.2 ITEM PW25-22
Councillor Shelley Bradaric
Re: Electric Vehicle Charging Stations

Councillor Bradaric stated that many people are more seriously thinking of purchasing an electric vehicle, especially in light of gas prices, and that a community charging station would allow West Lincoln to stay proactive. Councillor Bradaric stated that the Township should be prepared for electric charging to be available in our community, with the possibility of a funding opportunity.

The Director of Public Works & Recreation stated that there are funding opportunities with NRCAN for EV charging stations. The Director stated that there is another local municipality that has applied for funding for this initiative, and works with their local hydro company who applied for funding. The Director explained that the local hydro company in West Lincoln has applied for funding. The Director explained the arrangement working as the local hydro company would take care of the capital costs and that residents would pay the municipality kilowatt rate for their vehicles. The Director stated that it would be no extra cost for the Township for people to charge their vehicles, as we receive a credit for the use.

Councillor Reilly commented that he has heard from a handful of residents regarding gas prices, and feels this is something that is needed.

Moved By Councillor Shelley Bradaric
Seconded By Councillor William Reilly

That, the Director of Public Works & Recreation be and is hereby directed to investigate the installation of electric vehicle charging stations within the Township of West Lincoln and report back to a future Public Works/Recreation/Arena Committee meeting.
Carried

10.3 ITEM PW26-22
Members of Council
Re: Other Business Items of an Informative Nature

There were no other business items of an informative nature brought forward by any Member of Committee.

11. NEW BUSINESS

There were no new items of business brought forward by any Member of

Committee in attendance.

12. CONFIDENTIAL MATTERS

The Confidential portion of the meeting commenced at approximately 9:46 p.m.

Councillor Rehner left the meeting prior to Confidential Matters commencing, being at approximately 9:46 p.m.

All Members of Committee, with the exception of Councillor Rehner were in attendance, the CAO, the Treasurer/Director of Finance, the Director of Public Works & Recreation and Clerk were in attendance for the closed session deliberations.

NOTE: Before proceeding into closed session deliberations, all Members of Committee in attendance, the CAO, the Treasurer/Director of Finance, the Director of Public Works & Recreation stated their name and confirmed that they understand and affirmed to the following statement:

"You understand and will ensure that all matters discussed in the confidential portion of this meeting will be and will remain confidential; there is no one else present with you; and, that there is no one else who can hear the closed session discussion. Also, please confirm that you are not using any electronic devices other than your tablet or computer and that it is being used for the purpose of the video conferencing only and not to record any portion of this meeting. As well you have not shared or forwarded the link to the confidential ZOOM invitation to anyone."

Moved By Mayor Dave Bylsma
Seconded By Councillor Cheryl Ganann

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239(2) of the Municipal Act 2001:

12.1 CAO (Bev Hendry)

Re: Legal/Solicitor Client Privilege/Property Matter - West Lincoln Community Centre

VERBAL UPDATE

Applicable closed session exemption(s):

- advice that is subject to Solicitor-Client privilege including communication necessary for that purpose;
- the security of the property of the municipality or local board;
- personal matters relating to identifiable individual, including municipal or local board members;

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.
Carried

Moved By Councillor Cheryl Ganann
Seconded By Councillor Shelley Bradaric

That, this Committee meeting does now resume in open session at the hour of 10:15 p.m.
Carried

12.1 ITEM PW27-22
CAO (Bev Hendry)
Re: Legal/Solicitor-Client Privilege/Property Matter - Community Donations - West Lincoln Community Centre

Moved By Councillor William Reilly
Seconded By Councillor Jason Trombetta

That, the CAO be and is hereby authorized to proceed as directed in closed session with respect to a legal, solicitor client and property matter relating to the West Lincoln Community Centre.
Carried

13. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 10:16 p.m.

JOANNE SCIME, CLERK

COUNCILLOR HAROLD JONKER, CHAIR

West Lincoln
Your Future Naturally

REPORT
COUNCIL

DATE: June 27, 2022

REPORT NO: PD-65-2022

SUBJECT: **Technical Report – Official Plan Amendment No. 63 - Policy and Land Use Mapping of Urban Boundary Expansion Lands and Policy Adjustment to Existing Smithville Urban Area**

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.
- Three Public Information Centers have been held (January 2020, February 2021 and October 2021) prior to the Public Information Centre and first formal Public meeting on April 27, 2022. This second public meeting now 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 expansion lands into the urban boundary and set land use plans and policies for the urban area of Smithville. OPA 63 includes the proposed land use designations and policies and represents a detailed and extensive amendment that will ultimately require the approval of Regional Council. .
- Draft Official Plan Amendment No. 62 has now been presented to the public at a formal public meeting. This amendment would bring a portion of the study area (540 hectares in area) into the urban boundary of Smithville.
- This technical report has been prepared in accordance of the second public meeting notice and includes public and agency comments to date as they relate to the extensive policy and mapping of OPA 63.
- Planning Staff are proposing that a recommendation report on OPA 62 and 63 be prepared for presentation at the July 18th, 2022 Committee/Council Meeting once all agency and public comments have been received now that the Region has adopted their new Official Plan.

RECOMMENDATION:

1. That, Report PD-65-2022, regarding "Technical Report – Official Plan Amendment No. 63 - Policy and Land Use Mapping of Urban Boundary Expansion Lands and Policy Adjustment to Existing Smithville Urban Area", dated June 27th, 2022, be RECEIVED; and,
2. That, a Recommendation Report be presented at a future Planning/Building/Environmental Committee meeting following the receipt of any additional public or agency comments now that the new Regional Official Plan has been adopted by Regional Council.

ALIGNMENT TO STRATEGIC PLAN:
Theme # #3

- Strategic, Responsible Growth

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, three PIC's have now occurred, on January 30, 2020 (PIC 0), February 11th, 2021 (PIC 1) and on October 6th, 2021(PIC 2). A fourth PIC combined with a statutory public meeting was held on, April 27, 2022 for OPA 62. The final public meeting on OPA 63 is scheduled for 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 feeding into Official Plan Amendment No. 62 and 63 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. Official Plan Amendment No. 63 has now been drafted and 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. 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 491,120 population (2021) to 694,000 (2051), representing a 40% increase in growth while West Lincoln 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
- West Lincoln needs to protect natural heritage systems and will require in the range of up to an additional 370 hectares of land for community needs and 45 additional hectares of land for employment needs, while protecting and enlarging natural heritage systems and areas.

These targets are only achievable through an urban boundary expansion, which is being proposed in draft Official Plan Amendment No. 62; and through the design and approval of proper policy and designations as proposed in OPA 63.

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 will be 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 implements 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 draft Official Plan Amendment No. 62 was 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 to implement the Smithville Master Community Plan.

The purpose of Official Plan Amendment No. 63 is 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 grow 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 now 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 being 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.

It is expected that a recommendation to approve Official Plan Amendment No. 62 and 63 will be brought forward by Township staff to the Township Planning Committee and Council on July 18, 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, to date, and can be found at attachment no. 3 to this report.

PUBLIC COMMENTS:
Notices for draft Official Plan Amendment No. 62 and 63 was 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 six written comments from members of the public. The public comments received are attached to this report at Attachment 2.

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. Draft Official Plan Amendment No. 62 proposes to align the Township's Official Plan with the draft 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 is focused on the proposed Official Plan Amendment No. 63 document.

Planning Staff are recommending that a recommendation report be prepared and presented at the July 18, 2022 all Committee/Council meeting once all agency and public comments have been received and reviewed; now that the Region of Niagara has adopted their new Official Plan.

ATTACHMENTS:
1. Draft Official Plan Amendment No. 63
2. Public Comments
3. Agency Comments

Prepared & Submitted by:

Brian Treble
Director of Planning & Building

Approved by:

Bev Hendry
CAO

AMENDMENT NUMBER 63

TO THE

OFFICIAL PLAN

OF THE

TOWNSHIP OF WEST LINCOLN

(SMITHVILLE MASTER COMMUNITY PLAN)

2022

DRAFT

DRAFT

AMENDMENT NUMBER 63

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 63 (Smithville Master Community Plan) 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:

- 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;

- Designate the land 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;

- 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;

- Designate and establish a special policy area for agricultural-related and farm supportive uses on land to the north-west of the MCP Area;

DRAFT

- 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 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;

- 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;

- 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).

1.4 LOCATION

The Amendment applies primarily to land surrounding the existing community of Smithville in the Township of West Lincoln within the area generally bound by:

- Young Street in the north;
- South Grimsby Road 6 and the unopened road allowance between Lots 11 and 12 of Concessions 8 and 9 north of Highway 20 in the west;
- North Creek west of Port Davidson Road to the south of Townline Road in the south;
- The south limit of existing properties adjoining Smithville in the south including the south limit of 2453 Port Davidson Road continuing easterly to the west limit of 2432 Shurie Road and along the south limit of that property, across Shurie Road and continuing along the south limit of the property having no municipal address at Concession 6 Part Lot 30 and Part Lot 31 continuing northerly along the east boundary of that property to the south limit of 6114 Townline Road and easterly along the south boundary of that property and continuing north along the east boundary of that property to Highway 20;
- The east limit of 6063 Highway 20 and the east limit of the properties or part thereof located east of Smithville to the north of the unopened road allowance (Townline Road) north-east of Highway 20, north and south of the Canadian Pacific Railway, adjoining the east and west sides of the unopened road allowance between Lots 3 and 4, Concession 9, in the east.

The total land area within Master Community Plan Area is approximately 540 hectares.

DRAFT

1.5 BASIS OF THE AMENDMENT

This Amendment is based upon the Smithville Master Community Plan process undertaken by the Township of West Lincoln under the Planning Act 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 process has been completed concurrently and coordinated with the Niagara Region Official Plan and this Amendment is intended to conform to and locally implement the policies of the Niagara Region Official Plan (2022) for West Lincoln and the Smithville Urban Area, as well as the Growth Plan for the Greater Golden Horseshoe (2020), and to be consistent with the Provincial Policy Statement (2020). This amendment is also based on a phased implementation of the Smithville MCP building upon Township of West Lincoln Official Plan Amendment No. 62 which implements changes to the Smithville Urban Area boundary and 2051 growth forecasts for the Township of West Lincoln implementing the settlement area boundary and growth forecasts for West Lincoln in accordance with the Niagara Region Official Plan.

DRAFT

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. 63 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 deleting the words “and future greenfield areas” from section 5.5 (a).

2.2.2 The text of the Township of West Lincoln Official Plan is hereby amended by deleting the following text from section 5.5 (d):

> “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.”

2.2.3 The text of the Township of West Lincoln Official Plan is hereby amended by adding the following sentence to the end of subsection 4.2.1(a)(ii):

> “These uses will be encouraged to be located within Special Policy Area 1 (see subsection 6.11.7.2.11).”

2.2.4 The text of the Township of West Lincoln Official Plan is hereby amended by re-wording the second sentence of clause (a) of subsection 6.11.1 to read as follows:

> “Six (6) Secondary Plans are included in this Official Plan.”

2.2.5 The text of the Township of West Lincoln Official Plan is hereby amended by deleting subsection 6.11.7 and replacing it with the following new subsection 6.11.7 as follows:

6.11.7 **Smithville Master Community Plan**

6.11.7.1 **Introduction**

1. Area Context & Integrated Planning Approach

The Smithville Master Community Plan (MCP) Area (“MCP Area”) surrounds the existing community and is shown on Schedule “B-4”. The outer boundary of the MCP Area coincides with Smithville’s urban boundary while the inner boundary coincides with previous

DRAFT

urban boundary limit prior to the approval of the Niagara Region Official Plan (2022) and Township of West Lincoln Official Plan Amendment No. 62, encompassing a total land area of approximately 540 hectares.

Smithville including the MCP Area falls within three watersheds: the Twenty Mile Creek Watershed, the North Creek Watershed, and the Spring Creek Watershed. Natural features within the MCP Area consist of woodlands, wetlands, and watercourses. Twenty Mile Creek and its associated valley and floodplain is a prominent feature on the landscape, and North Creek lies along a portion of the southerly boundary of the MCP Area. Several headwater drainage features are found throughout the MCP Area, and karst features are also present.

The existing pattern of land uses in the MCP Area is characterized primarily by land that has historically been used for agriculture. The Leisureplex Township Park, located along South Grimsby Road 6, is the primary public outdoor sports venue in West Lincoln. Existing land uses in the MCP Area are privately serviced on the basis of individual on-site sanitary systems and water supply wells as well as private water cisterns.

Existing hydro transmission corridors are located along the north limits of the MCP Area, and a natural gas pipeline corridor crosses through the area south of Townline Road.

The transportation system is characterized by existing rural-standard roadways, with Regional Roads 14 and 20 being the primary through-routes and local Township roads (including Townline Road, South Grimsby Roads 5 and 6, Industrial Park Road, Port Davidson Road, Shurie Road, and Tober Road) providing secondary access to the Smithville area. Some existing and planned local streets within Smithville provide for future connections to the MCP Area. The Canadian Pacific Railway (CPR) that runs through Smithville also runs through the MCP Area, with three existing at-grade road crossings.

The Smithville MCP Area is the primary greenfield area designated to accommodate future growth in the Township to the planning horizon of the Official Plan, and the MCP establishes the future land use plan for that area to provide for its transition to urban land uses.

The MCP has been developed through a coordinated, integrated, and comprehensive approach, informed by watershed planning. The MCP was completed concurrently with the preparation of the Niagara Region Official Plan and followed the integrated *Planning Act* and Municipal Engineers Association's Municipal Class Environmental Assessment (EA) process (Approach #4). Infrastructure and transportation systems and improvements will be in accordance with

DRAFT

the Master Servicing Plan (MSP) and Transportation Master Plan (TMP) completed as part of the MCP.

A Subwatershed Study (SWS) has been prepared for the MCP Area to characterize the area's existing environmental conditions and water resources. The findings and recommendations of the SWS have been integrated into the MCP and, in conjunction with the MSP and TMP, will be used to inform and guide more detailed planning for the sustainable development and environmental management of the area and for the provision of infrastructure and services.

The MCP will be implemented through the preparation of Block Plans supported by Master Environmental Servicing Plans (MESPs), which will be required to guide complete applications for development under the *Planning Act*. Development in the MCP Area will require amendments to the Township's Comprehensive Zoning By-law.

2. Vision

The MCP process involved a series of public and stakeholder consultation events and opportunities, which included public information centres, a virtual engagement site, public meetings, and online community surveys and presentations featuring live polls. Several themes that emerged from the input received have contributed to the Vision for the Smithville MCP and informed the development of the MCP's goals, land use concept, and policies.

As the MCP is intended to accommodate growth over a period of approximately 30 years (to 2051), it is anticipated that future updates and changes to the MCP may be required by way of amendments to the Township's Official Plan. The Vision presented below describes the overall outcomes and desired future state of the MCP Area and articulates the general intent of the MCP. Future decision-making, including decision-making about possible updates to the MCP, should have reference to this Vision statement, particularly in circumstances where conformity with the MCP is in question.

Smithville is a vibrant centre of community life and economic activity in western Niagara, offering a range of services and amenities to residents across the Township and as a memorable place to visit.

West Lincoln's diverse agricultural sector is strengthened by local access to supportive and complementary businesses in Smithville's north-east employment area and farm-related services nearby, and local food retailing opportunities. The movement of goods including agricultural products is efficiently accommodated by strong regional transportation connections and delivery routes, connecting local businesses to broader markets. Smithville's well-defined community

DRAFT

edges provide certainty to the long-term protection of high-quality farmlands and investment in agricultural production.

Smithville retains its rural, small-town character, while using land, energy and infrastructure efficiently. Community and environmental health, sustainability and resiliency are protected by a linked system of natural features, water resources and open spaces, supported by environmental stewardship and watershed management. Urban places are framed and enhanced by connected natural landscapes.

Quiet residential neighbourhoods provide a range of housing to meet diverse needs. Local retail and services, parks, open spaces and community facilities are within convenient walking and cycling distances via safe, multi-modal streets and multi-use trails. A network of complete streets supports enhanced connectivity within neighbourhoods and throughout Smithville and provides access to local and regional transit and ride-sharing options.

3. Goals

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

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

b) Provide a framework for the development of a balanced mix of urban land uses in the MCP Area that will help Smithville become a complete community while respecting and enhancing the small-town character of Smithville.

c) Promote the development of a compact, sustainable, and resilient built environment that supports the reduction of greenhouse gas emissions.

d) Recognize the importance of agriculture in the Township and protect agricultural areas by establishing well-defined community edges and appropriate transitions to urban land uses in the MCP Area while mitigating and minimizing impacts on agricultural operations.

e) Provide opportunities for the establishment of land uses, businesses, industries, and facilities in the MCP Area that will support the agricultural sector, and enhance Smithville's role as

DRAFT

a service centre by providing regional transportation connectivity and efficient goods movement corridors.

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

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

h) Identify the conceptual locations for future community facilities, parks, open spaces, and a well-connected active transportation and recreational trails system that will meet community needs and support access to a range of built and natural settings for active and passive recreation, education, health care, and other public and community services.

i) Promote diversification in the local economy, and protect, reinforce, and provide for the expansion of the North-East Smithville Industrial Park as the primary location for urban employment growth in the Township.

j) Protect corridors for future transportation facilities and other linear infrastructure needs, including potential routes for the future alternative truck route / by-pass (identified conceptually in the Niagara Region Official Plan) to support the implementation of that future by-pass.

k) Establish a multi-modal transportation system that supports choice and efficiency through a well-connected street network, including complete streets, and identify the conceptual location and general pattern of future streets and active transportation routes.

l) Provide for a range and mix of housing types that meet residents' full range of housing needs while achieving targets for densities and for the mix of unit types.

m) Provide for the emergence of mixed-use nodes as village centres that will serve as pedestrian-oriented neighbourhood and community focal points in central locations offering local access to retail, commercial services, community facilities, and public spaces while achieving a high level of quality for urban design.

DRAFT

n) Establish new community commercial “anchors” at the north-west and south-east community gateways along Regional Road 20 (West Street and St. Catharines Street) as retail and service nodes to meet the needs of the community and of visitors.

o) Avoid conflicts between incompatible land uses by directing development to appropriate locations that allow for the separation of incompatible uses and the provision of appropriate buffering and other mitigative measures.

p) Direct development away from areas where natural hazards pose a risk to public safety or a risk of damage to property, buildings, and structures, and provide a framework for the further assessment of hazards and constraints on development related to flooding, erosion, and karst features particularly as those hazards are amplified by the impacts of a changing climate.

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

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

6.11.7.2 **Land Use Plan**

1. Land Use Concept

The land use designations for the Smithville MCP Area are shown on Schedules “E-8” (“North Community Area”), “E-9” (“Employment Area”), “E-10” (“South Community Area”), and “E-11” (“West Community Area”) to this Plan. This section of the MCP focuses on the designations listed under “Urban Place-Types” on the aforementioned Schedules, which consist of the following place-types:

- Residential;
- Medium Density;

DRAFT

- Commercial;
- Mixed Use Node;
- Open Space;
- Employment; and
- Restricted Employment.

All of the “place-types” are land use designations.

The “Mixed Use Node” and “Restricted Employment” place-types shall be interpreted as overlay designations (see Subsections 6.11.7.25 and 6.11.7.2.9).

Policies regarding the components of the Natural Heritage System shown on the Land Use Schedules and those identified as “Other Features” (Karst features and “Wetlands for Further Review”) can be found in Section 6.11.7.3 below. The identification of an area as a “Potential Restoration Area” indicates that the area is considered a possible alternative location for the “Recommended Restoration Area” designation (see Subsection 6.11.7.316). Potential Recreation Areas are subject to the policies in Subsection 6.11.7.2.10 below. Karst features are considered Natural Hazard features and as such are subject to the policies in Subsection 6.11.7.3.17.

Policies regarding “Infrastructure / Corridors” identified on the Land Use Schedules can be found in Section 6.11.7.4 below. The areas identified as “Proposed SWM Facilities” on the schedules are the recommended and preferred locations for stormwater management facilities associated with future development, which will be required to conform with the policies and permitted uses for the land use designations adjacent to the Proposed SWM Facility. The precise locations of SWM facilities will be confirmed through Block Plans and the development approval process, as informed by the SWS.

Applications proposing development adjacent to the rail corridor shown on the Land Use Schedules are strongly encouraged to consider the recommendations made in the Guidelines for New Development in Proximity to Railway Operations (prepared for the Railway Association of Canada and the Federation of Canadian Municipalities) regarding the mitigation of impacts from noise and vibration and regarding other safety and security measures.

It is the intent of this Plan that all development in the Smithville MCP Area will proceed through the preparation of Block Plans in accordance with Section 6.11.7.61 below. Block Plans will provide refined and more specific details regarding the location, dimensions, and types of land uses in conformity with the policies and permitted uses established in this section of the MCP.

DRAFT

a) For the purposes of this section:

   i. “Land Use Schedules” shall refer collectively to Schedules “E-8”, “E-9”, “E-10”, and “E-11”;

   ii. “Place-types” and “land use designations” are synonymous, and the “Urban Place-Types”, “Natural Heritage System (NHS)” and “Recommended Restoration Area” shown on the Land Use Schedules are land use designations;

   iii. The “Mixed Use Node” and “Restricted Employment” place-types shall be interpreted as overlay designations; and,

   iv. “the Official Plan” shall refer to the Official Plan of the Township of West Lincoln.

b) Any area shown on one of the Land Use Schedules as being located in a Conceptual Buffer shall be considered part of the Smithville Natural Heritage System and shall be subject to the policies in Section 6.11.7.3.14 below, notwithstanding any underlying land use designation shown on the Land Use Schedules.

c) The Smithville MCP Area will be planned to achieve an overall minimum density of 50 combined people and jobs per hectare.

d) The minimum density target established in No. 1.c) above should be interpreted as applying to the Smithville MCP Area as a whole. Complete applications for development will be required to demonstrate that the development will achieve the target or, if the target will not be achieved by the development, that the development will not negatively affect the achievement of the target when considered in conjunction with other developments and the overall development of the MCP Area.

e) Where a policy in this section of the Plan makes reference to building height in terms of storeys, a single “storey” should be understood as generally being between 3 metres and 4 metres in height, with more specific regulations to be established in the implementing Zoning By-law.

f) All development adjacent to the rail corridor shown on the Land Use Schedules shall comply with all applicable standards and requirements of CP Rail, Transport Canada, and any other relevant agency.

g) Development in all land use designations shall be subject to the policies in Section 6.11.7.5 regarding community design and sustainability.

DRAFT

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

2. Residential

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

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

a) The following residential uses shall be permitted in the “Residential” designation:

i. single detached dwellings;

ii. semi-detached dwellings;

iii. duplex dwellings; and

iv. townhouse dwellings.

b) The following shall be permitted in the “Residential” designation in conjunction with the uses permitted in No. 1.a):

i. accessory apartments (either in the same building as the primary dwelling or in a detached building), subject to the policies in Section 17.1 of the Official Plan;

ii. converted dwellings, subject to the policies in Section 17.1 of the Official Plan; and

iii. garden suites, subject to the policies in Section 18.4 of the Official Plan.

c) The following non-residential uses may be permitted in the “Residential” designation in conjunction with the uses permitted in No. 1.a):

i. home occupations, provided that:

A) the use is clearly secondary to the primary residential use of the property;

B) the overall residential character of the property is maintained; and

C) the use complies with all relevant provisions of the Zoning By-law;

ii. bed-and-breakfast establishments, provided that:

A) the use is clearly secondary to the primary residential use of the property;

DRAFT

B) all guest rooms are contained within the same building as the principal dwelling unit;

C) the establishment is operated by someone who resides in the principal dwelling unit and who is present when the establishment is operating;

D) any additions or modifications to the property to accommodate the establishment are compatible with the residential character of the neighbourhood; and

E) the establishment will not have any negative impacts on the privacy of residents of adjacent properties or on their ability to enjoy their property; and

iii. public and private utilities, provided that:

A) the proposed location is supported by technical reports prepared by qualified professionals;

B) the scale of any buildings and structures associated with the utility is compatible with the residential character of the area; and

C) the use will not interfere with the ability of nearby residents to enjoy their properties.

d) The following uses may be permitted in the “Residential” designation but shall require an amendment to the Zoning By-law:

i. local convenience or service retail uses, provided that:

A) the use is small in scale and does not exceed a gross floor area of 200 m^2;

B) the use serves the needs of the immediate neighbourhood;

C) the use is compatible with adjacent uses and will not detract from the overall residential character of the area; and

D) adequate buffering and screening will be provided between the use and adjacent residential properties;

ii. day-care facilities, provided that:

A) the property has access to a Collector Road;

DRAFT

B) the use is compatible with adjacent uses and will not detract from the overall residential character of the area;

C) adequate buffering and screening will be provided between the use and adjacent residential properties; and

D) the use is able to safely accommodate on-site drop-off and pick-up points and will be provided with sufficient parking;

iii. places of worship, provided that:

A) the property has an area no greater than 0.75 ha;

B) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;

C) the use is compatible with adjacent uses and will not detract from the overall residential character;

D) the building in which the use is located is designed to a high standard of quality; and

E) extensive buffering and screening will be provided between the use and adjacent residential properties; and

iv. educational facilities, provided that:

A) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;

B) the use and the scale of any buildings associated with the use is compatible with adjacent uses and will not detract from the overall residential character of the area;

C) Council is satisfied that the proposed use will not have any negative impacts on surrounding uses; and

D) adequate buffering and screening will be provided between the use and adjacent residential properties.

e) Any land use in the “Residential” designation, other than those listed in No. 2.a) above, may be subject to site plan control.

f) Areas designated “Residential” shall be planned to achieve an overall density of between 15 and 20 dwelling units per

DRAFT

hectare, which shall be implemented through the Block Plan process.

g) Residential areas shall provide an appropriate mix of dwelling types in a variety of compatible sizes and styles, as determined through the Block Plan process.

h) No building or structure in the “Residential” designation shall exceed a height of 2.5 storeys, except that this policy shall not apply to structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein.

i) Residential uses should be designed to accommodate or facilitate the addition of an accessory dwelling unit.

j) Development in the “Residential” designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.

3. Medium Density

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

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

a) The following residential uses shall be permitted in the “Medium Density” designation:

i. townhouse dwellings in a variety of forms (including street, cluster, back-to-back, and stacked);

ii. triplex dwellings;

iii. four-plex dwellings;

iv. other forms of multi-residential development, up to six units; and

v. apartment buildings, subject to No. 3.c) below.

b) Single detached dwellings, semi-detached dwellings, and duplex dwellings may be permitted in the Medium Density designation, subject to No. 3.c) below and provided that the overall density target established in No. 3.g) is achieved.

DRAFT

c) The Block Plan process will be used to determine the specific mix of housing types provided in any given development, which shall generally adhere to the following proportions:

   i. those residential uses listed in No. 3.a) above except for apartment buildings should comprise no less than 80% of all units;

   ii. apartment buildings should comprise no more than10% of all units; and

   iii. the low-density residential uses referred to in No. 3.b) should comprise no more than 10% of all units.

d) The following may be permitted in the “Medium Density” designation where permitted in conjunction with the uses permitted in No. 3.a) or 3.b):

   i. accessory apartments (either in the same building as the primary dwelling or in a detached building), subject to the policies in Section 17.1 of the Official Plan;

   ii. converted dwellings, subject to the policies in Section 17.1 of the Official Plan; and

   iii. garden suites, subject to the policies in Section 18.4 of the Official Plan.

e) The following uses may be permitted in the “Medium Density” designation where permitted in conjunction with the uses permitted in No. 3.a) or 3.b):

   i. communal housing, provided that:

      A) the nature and scale of the use are compatible with adjacent uses and with the overall residential character of the area;

      B) the development provides adequate amenity areas for residents and sufficient parking facilities for employees, residents, and visitors, as necessary; and

      C) adequate buffering and screening is provided between the use and adjacent residential uses;

   ii. home occupations, provided that:

      A) the use is secondary to the primary residential use of the property;

DRAFT

B) the use maintains the overall residential character of the property and is compatible with adjacent uses; and

C) the use complies with all relevant provisions of the Zoning By-law;

iii. bed-and-breakfast establishments, provided that:

A) the use is secondary to the primary residential use of the property;

B) all guest rooms are contained within the same building as the principal dwelling unit;

C) the establishment is operated by someone who resides in the principal dwelling unit and who is present when the establishment is operating;

D) any additions or modifications to the property to accommodate the establishment are compatible with the overall character of the area; and

E) the establishment will not have any negative impacts on adjacent properties; and

iv. public and private utilities, provided that:

A) the proposed location is supported by technical reports prepared by qualified professionals;

B) the scale of any buildings and structures associated with the utility is compatible with the character of the area; and

C) the use will not have any negative impacts on adjacent properties.

f) The following uses may be permitted in the “Medium Density” designation but shall require an amendment to the Zoning By-law:

i. local convenience or service retail uses, provided that:

A) the use is small in scale and does not exceed a gross floor area of 200 m^2;

B) the use serves the needs of the immediate area;

C) the use is compatible with adjacent uses and will not detract from the overall character of the area; and

DRAFT

D) adequate buffering and screening will be provided between the use and adjacent residential properties;

ii. day-care facilities, provided that:

A) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;

B) the use is compatible with adjacent uses and will not detract from the overall character of the area;

C) adequate buffering and screening will be provided between the use and adjacent residential properties; and

D) the use is able to safely accommodate on-site drop-off and pick-up points and will be provided with sufficient parking;

iii. places of worship, provided that:

A) the property has an area no greater than 0.75 ha;

B) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;

C) the use is compatible with adjacent uses and will not detract from the overall character of the area;

D) the building in which the use is located is designed to a high standard of quality; and

E) adequate buffering and screening will be provided between the use and adjacent residential properties; and

iv. educational facilities, provided that:

A) the property has access to a Collector Road, an Arterial “B” Road, or a Rural Road;

B) the use is compatible with adjacent uses and will not detract from the overall character of the area;

C) Council is satisfied that the proposed use will not have any negative impacts on surrounding uses; and

D) adequate buffering and screening will be provided between the use and adjacent residential properties.

DRAFT

g) Areas designated “Medium Density” shall be planned to achieve an overall density of between 20 and 40 dwelling units per hectare, which shall be implemented through the Block Plan process.

h) No building or structure in the “Medium Density” designation shall exceed a height of 3 storeys, except that this policy shall not apply to the following:

i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;

ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.

i) All development in the “Medium Density” designation, except for the development of a use identified in No. 3.b) above, shall be subject to site plan control.

j) Development in the “Medium Density” designation outside of the “Mixed Use Node” overlay designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.

4. Commercial

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

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

a) The following non-residential uses shall be permitted in the “Commercial” designation:

i. a full range of retail commercial uses;

ii. personal service uses and commercial service uses;

iii. office commercial uses;

DRAFT

iv. medical clinics, dental clinics, and other health care-related uses;

v. restaurants;

vi. hotels;

vii. cultural, recreational, and entertainment uses;

viii. community uses and institutional uses; and

ix. public and private utilities.

b) The following uses may be permitted in the “Commercial” designation:

i. day-care facilities, provided that:

A) the use is compatible with adjacent uses and will not detract from the overall commercial character of the area;

B) adequate buffering and screening will be provided between the use and adjacent commercial properties; and

C) the use is able to safely accommodate on-site drop-off and pick-up points and will be provided with sufficient parking; and

ii. public and private utilities, provided that:

A) the proposed location is supported by technical reports prepared by qualified professionals;

B) any buildings or structures associated with the utility will be compatible with the commercial character of the area; and

C) the use will not have any negative impacts on adjacent commercial properties.

c) The following uses may be permitted in the “Commercial” designation but shall require an amendment to the Zoning By-law:

i. automotive-oriented uses, such as gas stations, automotive sales establishments, and automotive service and repair establishments, provided that:

A) these uses shall not be permitted in Mixed Use Nodes;

DRAFT

B) through the implementing Zoning By-law, the land area zoned for such uses does not exceed 25% of the total land area zoned for commercial land uses within the Commercial designation (excluding Mixed Use Nodes) in the MCP Area;

C) the use is compatible with adjacent uses and will not detract from the overall commercial character of the area; and

D) adequate buffering and screening will be provided between the use and adjacent commercial properties.

ii. places of worship, provided that:

A) the property has an area no greater than 0.75 ha;

B) the use is compatible with adjacent uses and will not detract from the overall commercial character of the area; and

C) adequate buffering and screening will be provided between the use and adjacent commercial properties.

d) Parking for a place of worship permitted under No. 4.c).ii above may be provided through a shared parking arrangement with an adjacent commercial use.

e) The following uses shall not be permitted in the “Commercial” designation:

i. adult entertainment establishments; and

ii. residential uses, except within Mixed Use Nodes in accordance with Subsection 6.11.7.25.

f) Permitted commercial uses may be located in free-standing buildings or in multi-unit commercial buildings. In Mixed Use Nodes, permitted commercial uses may be located in mixed commercial–residential buildings.

g) All development in the “Commercial” designation shall be subject to site plan control.

h) No building or structure in the “Commercial” designation shall exceed a height of 3 storeys except that this policy shall not apply to the following:

i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;

DRAFT

ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.

i) Development in the “Commercial” designation outside of the “Mixed Use Node” overlay designation shall be designed in accordance with the principles and policies for the “Commercial” character area set out in Subsection 6.11.7.5.3 below.

5. Mixed Use Node

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

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

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

a) For the purposes of this section of the Plan:

i. “Commercial Mixed Use Node” shall refer to any area shown on the Land Use Schedules that is designated “Commercial” and is located within an area designated “Mixed Use Node”; and

ii. “Medium-Density Mixed Use Node” shall refer to any area shown on the Land Use Schedules that is designated “Medium Density” and located within an area designated “Mixed Use Node”.

b) The policies that apply to the underlying land use designation shall also apply to the “Mixed Use Node” designation, except that where a policy that applies to the underlying land use designation conflicts with a policy contained in this section (Section 6.11.7.2.5) of the Plan, the policy in this section shall prevail.

c) The uses permitted in the “Mixed Use Node” designation shall be those permitted in the underlying designation.

DRAFT

d) Notwithstanding No. 5.c), the implementing Zoning By-law may permit the following non-residential uses in a Medium-Density Mixed Use Node:

   i. small-scale retail commercial uses;

   ii. personal service commercial uses;

   iii. small-scale office commercial uses;

   iv. live–work units; and

   v. community uses.

e) For the purposes of No. 5.d), the meaning of “small-scale” shall be determined as part of the Block Plan process and the implementing Zoning By-law shall establish provisions to regulate the size of retail commercial and office commercial uses so that they are secondary to the primary residential uses and based on information demonstrating that they will support the planned function, viability and successful integration of compatible uses in the Medium-Density Mixed Use Node.

f) Notwithstanding No. 5.c), the implementing Zoning By-law may permit residential uses in a Commercial Mixed Use Node, except that:

   i. single detached dwellings, semi-detached dwellings, and duplex dwellings shall not be permitted in any Commercial Mixed Use Node; and

   ii. no residential use shall be permitted on the ground floor of a building in a Commercial Mixed Use Node, unless the residential use in question is:

      A) a communal housing use; or

      B) an apartment building.

g) Commercial Mixed Use Nodes should feature a mix of uses that generally adheres to the following proportions:

   i. commercial uses should comprise between 75% and 85% of the gross floor area of development; and

   ii. residential uses should comprise between 15% and 25% of the gross floor area of development.

h) Residential uses in the Commercial Mixed Use Nodes shall primarily consist of dwelling units such as apartments and live–work units that are located on floors above the ground floor.

DRAFT

i) Medium-Density Mixed Use Nodes should feature a mix of uses that generally adheres to the following proportions:

   i. residential uses should comprise between 75% and 85% of the gross floor area of development, with a mix of unit types similar to that described in No. 3.c) above; and

   ii. commercial uses should comprise between 15% and 25% of the gross floor area of development.

j) The proportions set out in No. 5.g) and No. 5.i) above are intended as general targets, shall not be used as the sole basis for refusing a development application, and shall be more specifically set out in the implementing Zoning By-law. The provisions of the Zoning By-law may vary from the proportions set out in No. 5.g) and No. 5.i) above and may differ by location if alternative proportions are justified based on information demonstrating that:

   i. the proposed alternative to the development proportions set out in No. 5.g) will support the planned function, viability and successful integration of compatible uses in the Commercial Mixed Use Node primarily for permitted commercial uses and secondarily for permitted residential uses;

   ii. the proposed alternative to the development proportions set out in No. 5.i) above will support the planned function, viability and successful integration of compatible uses in the Medium-Density Mixed Use Node primarily for permitted residential uses and secondarily for permitted commercial uses; and,

   iii. the development is in keeping with the other applicable policies of this Plan.

k) Medium-Density Mixed Use Nodes shall be planned to achieve an overall density of between 20 and 40 dwelling units per hectare, which shall be implemented through the Block Plan process.

l) No building or structure in the “Mixed Use Node” designation shall exceed a height of 3 storeys except that this policy shall not apply to the following:

   i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;

   ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater

DRAFT

height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.

l) Development in the “Mixed Use Node” designation shall be designed according to the principles and policies for the “Mixed Use Neighbourhood Node” character area set out in Subsection 6.11.7.5.4 below.

6. Open Space

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

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

a) The following uses shall be permitted in the “Open Space” designation:

i. public parks, trails, and associated buildings and structures;

ii. a range of active and passive recreation uses; and

iii. conservation uses and natural areas, including those intended to protect, restore, or enhance features of the Natural Heritage System.

b) Public and private utilities may be permitted in the “Open Space” designation, provided that:

i. the proposed location is supported by technical reports prepared by qualified professionals; and

ii. the use will not interfere with public enjoyment of the area or have any negative impacts on natural heritage features.

c) Development and land uses in the “Open Space” designation shall be designed in accordance with the principles and policies for the “Residential Neighbourhood” character area set out in Subsection 6.11.7.5.2 below.

DRAFT

7. Community Facility

The “Community Facility” place-type is intended to accommodate a range of community facilities that play an important role in civic life. These places are often at the heart of community activities and host social events for people of all ages, abilities, and cultural backgrounds.

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

a) The following uses shall be permitted in the “Community Facility” designation:

i. schools and other educational facilities;

ii. libraries;

iii. community centres;

iv. cultural and recreational facilities;

v. places of worship;

vi. parks; and

vii. other similar uses and facilities as may be defined in the implementing Zoning By-law.

k) No building or structure in the “Community Facility” designation shall exceed a height of 3 storeys except that this policy shall not apply to the following:

i. structures that have specific relief or exemption from the maximum height regulations of the Zoning By-law as set out therein;

ii. buildings and structures for which a site-specific amendment to the Zoning By-law permits a greater height, but such an amendment shall not permit a height greater than 4 storeys, and the application shall include information to justify the additional height based on the applicable policies of this Plan.

b) Development in the “Community Facility” designation shall be designed according to the principles and policies for the “Mixed Use Neighbourhood Node” character area set out in Subsection 6.11.7.5.4 below.

8. Employment

The “Employment” place-type is intended to serve as an extension of Smithville’s existing North-East Industrial Park and to provide a land

DRAFT

base for a range of industrial, office, and other ancillary and supportive uses.

The following policies shall apply to those areas designated "Employment" on the Land Use Schedules:

a) The following uses shall be permitted in the "Employment" designation:

   i. industrial uses, including manufacturing, processing, servicing, warehousing, and the storage of goods and raw materials;

   ii. data processing, laboratories, and research and development facilities;

   iii. agricultural services;

   iv. offices associated with and ancillary to a permitted use in No. 8.a)i, 8.a)ii. and 8.a)iii;

   v. business parks, including professional and administrative offices, but excluding major offices; and,

   vi. such other uses as may be permitted by the implementing Zoning By-law.

b) Ancillary uses and facilities that are supportive of the overall employment area may be permitted in the "Employment" designation, provided that such uses and facilities:

   i. are compatible with permitted employment uses;

   ii. will not hinder the establishment or continuation of any permitted employment use by virtue of sensitivity or other factors; and

   iii. will support, or will not detract from, the overall functioning and viability of the area as an employment area.

c) Retail sales that are ancillary to a permitted employment use may be permitted in the "Employment" designation, provided that the goods for sale are manufactured or processed on-site. Stand-alone and major retail and major commercial uses shall not be permitted.

d) All development on lands designated "Employment" shall be subject to site plan control.

e) Development in the "Employment" designation shall be designed according to the principles and policies for the "Urban

DRAFT

Employment" character area set out in Subsection 6.11.7.5.5 below.

9. Restricted Employment

The "Restricted Employment" place-type is an overlay designation that has been applied to a small area at the southeasterly corner of the North Community Area, as shown on Schedule "E-8". The purpose of this designation is to limit the types of employment uses permitted to those that will be compatible with adjacent residential areas. This designation is also intended to provide for an appropriate transition between the residential areas to the west and the larger employment area to the east.

The following policies shall apply to those areas designated "Restricted Employment" on the Land Use Schedules:

a) The following uses shall be permitted in the "Restricted Employment" designation:

i. automotive-related uses, including car wash facilities;

ii. automobile sales establishments;

iii. business parks;

iv. commercial recreational facilities;

v. financial institutions;

vi. health clubs;

vii. light industrial and prestige industrial uses, including light manufacturing, processing, servicing, warehousing, and the storage of goods and raw materials;

viii. local convenience/retail uses;

ix. nurseries and garden centres;

x. data processing, laboratories, and research and development facilities;

xi. professional and administrative offices;

xii. agricultural services; and

xiii. such other uses as may be permitted by the implementing Zoning By-law.

b) All development on lands designated "Restricted Employment" shall be subject to site plan control.

DRAFT

c) Loading and outdoor storage areas shall be screened and generally directed towards the rear of buildings away from street frontages.

d) The Township will encourage buildings with continuous street frontage to promote a consistent urban character, and enhanced building and landscape design of visible gateway and prestige sites.

e) Development in the “Restricted Employment” designation shall be designed according to the principles and policies for the “Urban Employment” character area set out in Subsection 6.11.7.5.5 below.

10. Potential Restoration Areas

a) Where development is proposed on lands that include one of the Potential Restoration Areas identified on the Land Use Schedules, the Township may require the proponent to undertake an EIS for the purpose of determining whether a Restoration Area to be incorporated into the development should be identified.

b) Where an EIS undertaken under No. 10.a) recommends that proposed development incorporate a Restoration Area, the appropriate policies in Section 6.11.7.3.16 shall apply.

c) The Township may consider accepting a Restoration Area identified in accordance with No. 10.a) as part of the required conveyance of land for park or other public recreation purposes, provided that the Township is satisfied that:

i. the active recreation needs of the surrounding area are adequately addressed by existing or planned parks and facilities; and

ii. the Restoration Area in question:

A) can support an appropriate range of passive recreation uses without hindering the restoration of the area’s ecological functions; or

B) is located in a way that would enhance connections to other parks, open spaces, or recreational facilities.

11. Special Policy Area 1 (Agriculture-Related Uses)

Special Policy Area 1 consists of approximately 132 hectares of land on the south side of Young Street, from South Grimsby Road 6 to about 420 metres east of Thirty Road. This area is located just to the

DRAFT

north of the North Community Area and includes the lands within the hydro right-of-way. These lands are designated “Good General Agricultural” with portions being located with the Natural Heritage System.

Special Policy Area 1 is intended to support rural economic development and to provide employment opportunities in the agricultural sector. Land uses in this area will support to continued viability and vitality of farming in the Township of West Lincoln and in Niagara Region. In particular, these lands are envisioned as accommodating uses that will benefit from a central location at the edge of Smithville that has access to primary goods movement corridors.

a) The following land uses shall be permitted in “Special Policy Area 1”:

   i. agriculture-related uses, including the sales and servicing of farm equipment and the processing of food and agricultural products;

   ii. agricultural uses; and

   iii. on-farm diversified uses.

b) Passive recreation uses, including multi-modal trails and other facilities and infrastructure for active transportation, may be permitted in Special Policy Area 1, in accordance with the conceptual alignment for such facilities shown on Schedule “E-13” to this Plan.

c) Development permitted in Special Policy Area 1 shall be limited to that which can be supported by rural services.

d) All development and land uses in Special Policy Area 1 shall be designed:

   i. to ensure compatibility with nearby sensitive land uses;

   ii. to maintain the area’s rural character;

   iii. to avoid negative impacts on natural heritage features and to mitigate any such impacts to the fullest possible extent; and

   iv. to minimize the potential of any adverse impacts on farm operations in the area and to mitigate any such impacts to the fullest possible extent.

12. Special Policy Area 2 (Limited Permitted Uses/Urban Infrastructure)

Special Policy Area 2 is located at the westerly edge of the North Community Area, as shown on Schedule “E-8” to this Plan. The

DRAFT

purpose of Special Policy Area 2 is to limit permitted uses within the designated area until such time as the livestock operation at 6817 Highway 20 ceases to operate or it is demonstrated through future MDS analysis that a reduced MDS setback is justified based on changes to the livestock operation and/or intervening land uses provided that no urban community uses shall be permitted within the new MDS setback, while providing for the establishment of urban infrastructure to support the development of Blocks 1 and 2 for their intended urban uses.

a) The uses permitted in “Special Policy Area 2” shall be limited to the following:

   i. public roads, trails, and multi-use pathways;

   ii. public utilities and other forms of linear infrastructure;

   iii. stormwater management facilities; and

   iv. public open space uses that do not involve a sensitive land uses.

b) Nothing in Policy No. 12.a) is intended to hinder the ability of existing agricultural uses to continue.

6.11.7.3 **Natural Heritage System**

1. Natural Heritage System Context & Subwatershed Study

The Natural Heritage System (NHS) for Smithville including the MCP Area was identified primarily through the Subwatershed Study (SWS) undertaken as part of the MCP and in fulfillment of the requirements set out in Section 3.2.3 of the Niagara Region Official Plan. The SWS process involved a review of the existing policies in the Township of West Lincoln’s Official Plan alongside regional and provincial policies, as well as field surveys to identify significant and sensitive features in the Smithville MCP Area.

The Township’s overall NHS is considered part of Niagara Region’s Natural Environment System, as defined in the Niagara Region Official Plan and as represented by the “Natural Environment System Overlay” designation shown on Schedule “C1” to the Niagara Region Official Plan. Those portions of the Region’s Natural Environment System that are located within settlement areas, which includes the Smithville MCP Area, are subject to the policies in Section 3.1.9 of the Niagara Region Official Plan. The NHS identified through the SWS has refined the limits and boundaries of the areas designated by the Region, in accordance with Section 3.1.4 of the Niagara Region Official Plan.

DRAFT

According to Section 3.1.1.2 of the Niagara Region Official Plan, the components of the Region's Natural Environment System also include groundwater features (such as recharge areas and aquifers), surface water features, and other features that serve hydrologic functions. The SWS has identified the locations of such features within the Smithville MCP Area.

The NHS for Smithville including the MCP Area is shown on Schedule "E-12" to this Plan. The NHS consists of the following components:

- Core Areas, which are the central defining features of the NHS and which consist of significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered and threatened species;
- Conceptual Buffers, which serve to protect Core Areas from nearby land uses and to mitigate the impacts of development;
- Linkages, which provide physical and functional connections between Core Areas and which maintain the ability of various species to move between habitats; and
- Recommended Restoration Areas, which represent areas whose restoration to a natural state will enhance the functions of the overall NHS and provide a range of ecological benefits.

The policies presented below shall apply to all lands in the NHS for the settlement area of Smithville including the MCP Area. These policies are meant to work in harmony with those set out in other sections of the Official Plan, in particular those contained in Section 10 ("Natural Environment").

2. Principles / Objectives

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

a) Identify, plan for, and protect a robust NHS, including Linkage Areas and Restoration Areas, that will contribute to the creation of a complete and resilient community while helping mitigate climate change.

b) Protect, and where possible enhance and restore, high-quality habitats that accommodate a diverse range of flora and fauna, including rare and significant species.

c) Ensure that the water budget of important natural heritage and water resource features is maintained to support those features post-development.

DRAFT

d) Provide ecological buffers that will protect key natural heritage features and their functions.

e) Ensure that connectivity between key natural heritage features is maintained.

f) Provide Restoration Areas that will contribute towards meeting established targets for natural cover.

3. Interpretation

For the purposes of Section 6.11.7.3:

a) "adjacent to a wetland" shall refer to lands that are located:

i. within 120 metres of:

A) a significant wetland;

B) a wetland that is not considered significant that has an area of more than 2 hectares; or

C) an unevaluated wetland that has an area of more than 2 hectares; or

ii. within 30 metres of:

A) a wetland that is not considered significant that has an area of 2 hectares or less; or

B) an unevaluated wetland that has an area of 2 hectares or less.

b) "key natural heritage feature" shall have the same meaning as it does in the Region of Niagara's Official Plan, as amended;

c) "Ministry of the Environment" shall refer to the Ministry presided over by the Minister responsible for the administration of the *Ministry of the Environment Act* (R.S.O. 1990, c. M.24);

d) "Ministry of Natural Resources" shall refer to the Ministry presided over by the Minister responsible for the administration of the *Ministry of Natural Resources Act* (R.S.O. 1990, c. M.31).

e) "significant wetland" shall mean a provincially significant wetland (PSW);

f) "unevaluated wetland" shall mean a wetland that has been assessed as meeting the definition of "wetland" set out in the Conservation Authorities Act but that has not yet been evaluated in accordance with Provincial standards;

DRAFT

g) “wetland” shall mean a wetland as that term is defined in the *Conservation Authorities Act*;

h) “Wetland for Further Review” shall mean an area that might be a wetland but that has not been assessed or evaluated; and

i) “wetland that is not considered significant” shall mean a wetland that has been evaluated in accordance with Provincial standards but is not a PSW.

4. General Policies

a) Notwithstanding the boundaries of the Smithville MCP Area, the NHS shown on Schedule “E-12” is intended as the NHS for the entire Smithville Urban Area, including the Smithville MCP. As such, the policies of this subsection apply to all land within the Smithville Urban Area, including the Smithville MCP Area, except where otherwise indicated, and shall be read and applied in conjunction with those contained in Section 10 (“Natural Environment”) and those of the other Secondary Plans, as applicable.

b) Where the policies of this subsection conflict with those in Section 10, the policies of this subsection shall prevail.

c) Where Schedule “E-12” and/or the NHS policies of this subsection conflict with the policies and/or mapping of any other approved Secondary Plans for land within the Smithville Urban Area, the policies and mapping of the other approved Secondary Plan shall prevail. If any future Secondary Plans are adopted for land within the Smithville Urban Area, those Secondary Plans shall conform with the NHS shown on Schedule “E-12” unless otherwise approved by the Township as part of the Secondary Plan process and implementing Official Plan Amendment.

d) Within the MCP Area, the boundaries of the NHS shown on Schedule “E-12” will be confirmed and may be refined through the Block Plan process as determined through the preparation of the required Master Environmental Servicing Plan (MESP) and Environmental Impact Study (EIS) which shall be based upon the SWS and achieving the coverage target identified in the SWS.

e) Any EIS required under the policies of this Plan shall be prepared in accordance with the policies in Section 10.8 of the Official Plan and based upon the SWS.

DRAFT

f) No work required as part of an EIS shall proceed until a terms of reference for such work has been approved by the Township, the Region, and the NPCA.

g) Future studies that refine the NHS shown on Schedule “E-12” shall identify any additional natural heritage features, appropriate buffers, linkages, or restoration areas that should be considered. Where an EIS or other site-specific study has identified a natural feature that meets the appropriate criteria, and such feature is not shown as a component of the NHS on Schedule “E-12”, the natural feature shall be subject to the applicable policies of this Plan.

h) Any refinements to the boundaries of Linkage Areas or Recommended Restoration Areas resulting from future studies as described in No. 4.g) should be made in a manner that ensures the overall land area occupied by such Areas in the NHS is maintained or increased.

i) No refinements or adjustments to the boundaries of the NHS shown on Schedule “E-12” shall be approved unless the Township and Region have each been provided with a georeferenced shape-file in a standard format that is acceptable to the Township and the Region.

j) The NHS shall be retained within appropriately sized property boundaries and shall not be further fragmented in ownership. Where possible, the consolidation of ownership of features into larger land holdings will be encouraged, and lot creation will not be permitted with the NHS except to facilitate the conveyance of a feature to public ownership and/or to accommodate required roads and infrastructure.

k) Crossings of roads and infrastructure, where necessary, should be aligned at the narrowest part of NHS, perpendicular to watercourses, and located and designed to:

   i. minimize the width of crossings;

   ii. maximize the span of crossings over watercourses;

   iii. consider fluvial geomorphological design requirements;

   iv. consider the impacts of crossings and properties upstream on flood hazards;

   v. consider wildlife movement underneath crossings;

   vi. consider wildlife road mortality;

DRAFT

vii. consider the naturalization of areas used for infrastructure crossings to the greatest extent possible; and

viii. minimize maintenance requirements.

l) Residential development, where permitted on land adjacent to the NHS, will be subject to requirements for the provision of fencing or other appropriate delineation and separation between the residential use and the NHS, especially where the rear yards of residential dwellings abut the NHS. Such requirements are to be set out through conditions of development approval and in development agreements.

5. Core Areas

The Core Areas of the Smithville NHS consist of significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat, and habitat of endangered species and threatened species. These features are identified by the “Core Area” designation on Schedule “E-12” to this Official Plan. Provincially Significant Wetlands, although shown separately on Schedule “E-12”, are within the Core Area designation and are part of the NHS.

a) No development or site alteration shall be permitted in any area designated as a “Core Area” on Schedule “E-12” to this Official Plan, except in accordance with the policies in this section of the Plan.

b) No development or site alteration shall be permitted in the following features in the Core Area:

i. significant wetlands; or

ii. significant woodlands.

c) No development or site alteration shall be permitted in any of the following features unless an Environmental Impact Study has demonstrated, to the satisfaction of the Township, Niagara Region, and any other approval authority, that there will be no negative impacts on the feature or its ecological functions:

i. significant valleylands;

ii. significant wildlife habitat;

iii. wetlands that are not considered significant;

iv. woodlands that are not considered significant; or

v. significant areas of natural or scientific interest (ANSIs), should any be identified or designated.

DRAFT

d) No development or site alteration shall be permitted in any of the following features, except in accordance with provincial and federal requirements:

   i. fish habitat; or

   ii. habitat of endangered species and threatened species.

e) Any development or site alteration in the Smithville NHS that is permitted under Policy No. 5.c) or No. 5.d) above shall be limited to the following permitted uses:

   i. forest management, fisheries management, and wildlife management, subject to the approval of the Township in consultation with Niagara Region and the NPCA;

   ii. conservation projects, flood control projects, and erosion control projects, as approved by the Township in consultation with the Region and the NPCA, provided that it has been demonstrated that the project is necessary to maintain the public interest and all alternatives have been considered;

   iii. activities that create or maintain infrastructure authorized under an environmental assessment, including a Class Environmental Assessment, completed in accordance with the *Environmental Assessment Act*; and

   iv. small-scale structures for recreational uses, such as boardwalks, footbridges, and picnic facilities, provided that the Township, in consultation with the Region and the NPCA, is satisfied that the number of such structures will be minimized and that there will be no negative impacts on Core Area features or their functions.

f) Where development or site alteration is permitted in accordance with Policy No. 5.c) or No. 5.d) in a feature that is located outside the Smithville NHS, then the permitted uses shall be those permitted by the land use designation (or designations) in which the feature is located.

g) The determination of uses that are permitted under Policy No. 5.f) will be made at the Block Plan stage, where applicable.

h) The expansion of an existing building or structure, or the conversion of a legally existing use to a use that has less of an impact on Core Area features, may be permitted, provided that the building, structure, or use does not expand into a Core Area feature.

i) The expansion of, or the making of alterations to, an existing building or structure for an existing agricultural use, agriculture-

DRAFT

related use, or on-farm diversified use, or the expansion of an existing residential dwelling, may be permitted in the Core Area, provided that:

i. there is no alternative to the proposed expansion or alteration;

ii. the extent to which the expansion or alteration occurs in Core Area features is minimized, notwithstanding Policy No. 5.f) above; and

iii. the impact of the proposed expansion or alteration on Core Area features and their ecological functions is minimized and mitigated to the fullest possible extent.

j) Block Plans proposing development adjacent to a Core Area feature shall include an EIS as part of the required MESP in accordance with the policies of this Plan;

k) Applications proposing development adjacent to a Core Area feature shall be required to include a scoped EIS as part of a complete application, in keeping with the EIS prepared for the Block Plan area and to further demonstrate that the requirements of this Plan are met based on the details of the proposed development and its potential impacts.

l) For the purposes of this section of the Plan, “adjacent” shall be defined as referring to all lands that are located:

i. within 120 metres of a significant wetland or a significant woodland;

ii. within 50 metres of significant valleylands, significant wildlife habitat, habitat of endangered species or threatened species, an ANSI (should any be designated), or a woodland that is not considered significant; or

iii. within 30 metres of fish habitat (top of bank) or a wetland that has been evaluated and is not considered significant.

m) Notwithstanding Policy No. 6.11.7.3.5.k) above, applications proposing a new building or structure for an existing agricultural use, agriculture-related use, or on-farm diversified use shall not be required to complete an EIS if the proposed building or structure will be provided with a buffer that is at least 30 metres wide from the adjacent feature.

6. Wetlands

a) All development or site alteration in or adjacent to a wetland shall be subject to the regulations and policies of the Niagara

DRAFT

Peninsula Conservation Authority (NPCA) and shall require the approval of the NPCA.

b) Applications proposing development or site alteration adjacent to a wetland shall be required to undertake a wetland water balance assessment to ensure that the water balance for each wetland unit is maintained to pre-development conditions.

c) Any Environmental Impact Study required for development proposed adjacent to a significant wetland shall be undertaken in consultation with the Township, Niagara Region and other review agencies.

d) Information on wetlands and surveyed wetland boundaries obtained through an EIS or other site-specific study should be provided to the Ministry of Natural Resources (MNR) to allow for updates to the Lower Twenty Mile Creek wetland evaluation.

7. Wetlands for Further Review

a) Certain areas are identified on Schedule “E-12” as “Wetlands for Further Review”. While these features are not necessarily considered to be part of the Core Area, they are nonetheless subject to the applicable policies of this subsection of the Plan.

b) Any area that possesses characteristics suggesting it could potentially be identified as a wetland shall be considered a “Wetland for Further Review”, regardless of whether the area is identified as such on Schedule “E-12”.

c) Where a “Wetland for Further Review” is also identified in the Niagara Region Official Plan as an “other wetland”, the feature shall be deemed to have been assessed as meeting the definition of a “wetland” under Policy No. 7.d) below and shall be subject to Policies Nos. 7.f)– 7.i).

d) Proponents of development on lands that contain all or part of a “Wetland for Further Review” shall be required to complete a wetland assessment for the purpose of determining whether that feature meets the definition of “wetland” (as defined in the *Conservation Authorities Act*) and/or the criteria of Other Wetland as defined by the Niagara Region Official Plan.

e) Niagara Official Plan. The making of this determination will be required at the Block Plan stage, where applicable.

f) Where a wetland assessment has determined that a “Wetland for Further Review” meets the definition of “wetland,” no further development shall be approved on the lands containing all or

DRAFT

part of that feature until the wetland has been evaluated in accordance with Provincial standards.

g) Where it has been determined that a “Wetland for Further Review” is a significant wetland, the proponent may be required to incorporate linkages connecting the feature to the larger NHS as part of the Block Plan and to implement such linkages as a condition of development approval.

h) Where a “Wetland for Further Review” has been evaluated and is determined to be a wetland that is not considered significant, development and site alteration may be permitted in or adjacent to the feature, subject to the applicable policies of this Plan and to the approval of the Township in consultation with the Region and the NPCA.

i) Where development or site alteration is permitted under No. 7.h), the permitted uses shall be those permitted by the adjoining land use designation (or designations).

8. Woodlands

a) Significant woodlands have been identified as Core Area features of the Smithville NHS and shall be preserved.

b) All development shall comply with the Regional Municipality of Niagara’s Woodland Conservation By-law No. 2020-79 or any successor thereto and with the Region’s policies for “other woodlands,” as set out in the Region of Niagara Official Plan.

c) Block Plans proposing development adjacent to a significant woodland shall include an EIS as part of the required MESP in accordance with the policies of this Plan and in consultation with the Township, Niagara Region, and other review agencies.

d) Applications proposing development adjacent to a significant woodland shall be required to include a scoped EIS as part of a complete application, in keeping with the EIS prepared for the Block Plan area and to further demonstrate that the requirements of this Plan are met based on the details of the proposed development and its potential impacts.

e) Any development that proposes the removal of trees shall be required to prepare a Tree Preservation Plan in accordance with the Region’s Woodland Conservation By-law and to the satisfaction of the Township, as a condition of approval.

f) Tree Preservation Plans shall have regard to the established targets for woodland cover for the Smithville NHS.

DRAFT

g) Proponents of development adjacent to a woodland that is not considered a significant woodland shall be required to undertake an EIS for the purpose of assessing the feature's ecological functions.

h) Development proposals that involve the removal of a woodland that is not considered significant shall not be approved unless supported by an EIS that assesses Species at Risk, Significant Wildlife Habitat (which shall include an assessment of the presence of Bat Maternity Colony SWH), and the potential for woodland retention.

9. Significant Valleylands

a) Any development or site alteration that occurs adjacent to a significant valleyland shall take place in a manner that preserves and protects, or where possible enhances, the linkage functions of that feature.

10. Significant Wildlife Habitat

a) Proponents of development adjacent to any watercourse or water body that provides suitable habitat for turtles may be required to undertake an EIS for the purpose of assessing the area for the presence of Turtle Nesting Area Significant Wildlife Habitat.

b) Proponents of development on any lands in the Smithville Urban Area located east of Industrial Park Road and north of the railway line that bisects the Urban Area may be required to undertake an EIS for the purpose of assessing the subject lands for the presence of Raptor Wintering Area Significant Wildlife Habitat.

c) Where an EIS has identified the presence of significant wildlife habitat that is not already protected as a Core Area feature:

i. the significant wildlife habitat and any additional lands required to protect that habitat may be incorporated into the Smithville NHS as Core Areas by way of an amendment to this Official Plan; and

ii. until such time as this Official Plan has been amended to designate the significant wildlife habitat and any additional lands as Core Areas, the Township may ensure the protection of the habitat through development agreements, holding provisions, or any other methods at the Township's disposal that are considered appropriate.

DRAFT

d) For greater clarity, Policy No. 10.c) above may apply with respect to any significant wildlife habitat, including but not limited to those identified in Policies No. 10.a) and 10.b).

11. Habitat of Endangered Species and Threatened Species

a) The proponent of any work or undertaking shall be responsible for consulting with the appropriate agencies and authorities regarding compliance with the *Endangered Species Act, 2007* and with the regulations under that Act.

b) No development that proposes the demolition or removal of a barn, garage, outbuilding, culvert, or any other structure that might provide nesting for barn swallows shall be approved unless an appropriate study has been undertaken to assess the presence of barn swallows and barn swallow nests.

c) Proponents of development in or adjacent to any area that might provide suitable habitat for bobolinks or eastern meadowlarks may be required to undertake an appropriate study to assess the impacts of the proposed development with respect to the requirements of the *Endangered Species Act, 2007* and the regulations under that Act.

d) Proponents of development involving the removal of trees or buildings may be required to undertake a bat survey, in consultation with the Ministry of the Environment, to assess the impacts of the proposed development with respect to the requirements of the *Endangered Species Act, 2007* and the regulations under that Act.

e) The need for an EIS or other appropriate study to assess the impacts of proposed development on the habitat of endangered species and threatened species will be determined in consultation with the NPCA, the Ministry of the Environment, the Region, and any other appropriate review agency.

12. Fish Habitat

a) Block Plans proposing development adjacent to a watercourse, water body, or headwater drainage feature may, as part of the required EIS, be required to determine whether fish habitat is present, to the satisfaction of the Township and the Region.

b) If fish habitat is present as determined in accordance with Policy No. 12.a), the applicable policies of this section shall apply to proposed development on adjacent land.

DRAFT

13. Areas of Natural and Scientific Interest

    a) Should the Province or the Region identify an area of natural and scientific interest (ANSI) in the Smithville Urban Area, this Plan shall be amended to designate that area as a Core Area.

14. Conceptual Buffers

    Conceptual Buffers are meant to protect Core Area features from interference and from the impacts of nearby development. (Such areas may sometimes be referred to as “Vegetation Protection Zones” in the Niagara Region Official Plan.) The designated “Conceptual Buffers” shown on Schedule “E-12” to this Plan should be interpreted as conceptual, in that they generally represent the buffer that will be required. The actual width required for any given Buffer will be specified at the Block Plan stage or, where a Block Plan is not required, through the review of information required in support of a complete application for development (such as an EIS).

    a) All development lands adjacent to a Core Area shall be required to provide a Buffer, within which no development or site alteration shall be permitted except in accordance with Policy No. 14.f) below.

    b) The ecologically appropriate width for each Buffer associated with a proposed development shall be established through the completion of an Environmental Impact Study and shall generally be 30 metres.

    c) The determination of the appropriate width for each Buffer shall take into consideration the overall coverage target of 30% that this Plan and the SWS have established for the Smithville NHS.

    d) Notwithstanding anything else in this section of the Plan, the width of any Buffer adjacent to a watercourse shall be determined in accordance with the regulations and requirements of the Niagara Peninsula Conservation Authority.

    e) Where the width established for a Buffer through the completion of an EIS differs from the conceptual width shown on Schedule “E-12”, minor alterations may be made to the boundaries of the Buffer on that Schedule without requiring an amendment to this Official Plan, provided that the Buffer in question maintains the same general shape and configuration.

    f) The uses permitted within a Buffer shall be limited to:

        i. those uses identified as permitted uses in Core Areas in Policy No. 6.11.7.3.5.e); and

DRAFT

ii. passive recreation uses, provided that appropriate separation from the feature protected by the Buffer is maintained.

g) Proposals to establish a passive recreation use and for any development or site alteration for a permitted use within a Buffer may be required to complete an EIS to assess the potential impacts of the use on the Buffer and its ecological function.

h) Buffers shall be maintained as self-sustaining, natural vegetation, primarily comprised of native species.

i) Where proposed development involves the creation of one or more lots, any Buffers required in association with that development shall be maintained as single blocks along with the Core Area feature for which the Buffer is required.

j) Where a Buffer is required in association with proposed development, the Township shall require the preparation of a detailed Buffer Management Plan as a condition of approval.

k) The Township may require that a Buffer Management Plan include measures for the active naturalization of Buffers, such as the planting of native species and the creation of habitat.

15. Linkages

Linkage Areas have been identified as part of the Smithville NHS for the purpose of connecting Core Areas into a single integrated system. Linkage Areas help to protect Core Areas and maintain their ecological functions by providing movement corridors for different species, which helps support healthy population levels. Where possible, Linkage Areas have been aligned with watercourses and headwater drainage features.

Linkage Areas are identified separately on Schedule “E-12” to this Plan but are considered integral components of the Smithville NHS. Linkage Areas have generally been mapped as either Primary Linkage Areas (200 metres wide) or Secondary Linkage Areas (50 metres wide). High-constraint watercourses — i.e., those that are most environmentally sensitive and thus warrant the greatest protection — generally require buffers of at least 30 metres on each side, resulting in a 60-metre-wide Linkage Area.

In some places, Linkage Areas incorporate elements of the recommended trail network (shown on Schedule “E-13”).

a) Wherever possible, Linkage Areas shall be maintained as areas of self-sustaining natural vegetation, primarily comprised

DRAFT

of native species, to provide high-quality habitat that is suitable for the species intended to use the linkage.

b) No development or site alteration shall be permitted in, or within 30 metres of, a Linkage Area unless an Environmental Impact Study has demonstrated, to the satisfaction of the Township, Niagara Region, and any other approval authority, that there will be no negative impacts on the Linkage Area or its ecological functions. This requirement will be addressed through both the EIS required at the Block Plan stage and where a scoped EIS is required as part of a complete application for development.

c) The uses permitted within a Linkage Area shall be limited to the following:

   i. those uses identified as permitted uses in Core Areas in Policy No. 6.11.7.3.5.e); and

   ii. passive recreation uses and infrastructure to support such uses, such as trails and rest areas, provided that the overall ecological function of the Linkage Area is maintained.

d) Notwithstanding Policies No. 15.a), No. 15.b), and No. 15.c) above of this subsection, nothing in this Plan is intended to limit the ability of an existing agricultural use to continue within a Linkage Area.

e) Notwithstanding Policy No. 15.b), the following forms of minor construction may be permitted within a Linkage Area without requiring the completion of an EIS:

   i. the erection of a new building or structure for an agricultural use, an agriculture-related use, or an on-farm diversified use, provided that the building or structure has a ground floor area less than 200 m^2;

   ii. expansions to an existing building or structure for an agricultural use, an agriculture-related use, or an on-farm diversified use, provided that such expansions occupy an area that is less than 50% of the size of the original building and that is less than 200 m^2;

   iii. the erection of a new accessory building to an existing residential use, provided that the accessory building has a ground floor area less than 50 m^2;

   iv. expansions to an existing residential building or an existing accessory building to a residential use, provided

DRAFT

that such expansions occupy an area that is less than 50% of the size of the original building; and

v. the reconstruction of an existing residential dwelling of the same size in the same location.

f) Where development is proposed on lands that contain all or part of a Linkage Area, the Township may require that active restoration measures, such as the planting of native species, be undertaken as a condition of development approval.

g) Where the proposed development of lands that contain all or part of a Linkage Area involves the creation of one or more lots:

i. the Linkage Area shall be maintained as a single block; or

ii. where it is not possible to maintain a Linkage Area as a single block, any fragmentation of the Linkage Area into multiple blocks shall be minimized.

h) It is the intent of this Plan that the hydro corridor lands running east–west across the northern portion of the Smithville Urban Area, which lands are identified as a Linkage Area on Schedule “E-12”, be incorporated into the active transportation network as a naturalized multi-modal trail in a manner that maintains the ecological functions of the corridor as a Linkage Area.

i) The Township will encourage proposed development to incorporate linkages that are not shown on Schedule “E-12” where the provision of such linkages is ecologically appropriate, and particularly where such linkages would serve to connect otherwise isolated features (such as those identified as “Wetlands for Further Review”) to the larger NHS.

j) Further to Policy No. 15.i) above, the Township may seek to establish a linkage of any width between the unnamed tributary of Twenty Mile Creek that runs south of Forestview Court and the U-shaped woodland located approximately 500 metres to the south, notwithstanding that this corridor is not identified as a Linkage Area on Schedule “E-12”.

16. Recommended Restoration Areas

The areas designated as “Recommended Restoration Areas” on Schedule “E-12” to this Plan were identified by the SWS as lands that have the potential to be restored to a natural state and therefore warrant inclusion in the Smithville NHS (in accordance with the definition of “natural heritage system” in the Provincial Policy Statement, 2020). These are areas whose restoration or rehabilitation to a naturalized state would provide a range of

DRAFT

ecological benefits to, and would enhance the overall health and resilience of, the Smithville NHS. (The Proposed Niagara Official Plan contains policies regarding “Supporting Features and Areas” and as “Enhancement Areas,” both of which serve a similar purpose as the Restoration Areas discussed here.)

Schedule “E-12” also identifies “Potential Restoration Areas”, which should be interpreted as possible alternative locations for, or in addition to, certain Recommended Restoration Areas, to be determined through the completion of one or more Environmental Impact Studies.

Recommended Restoration Areas are identified separately on Schedule “E-12” but are considered component features of the Smithville NHS.

a) The “Recommended Restoration Areas” shown on Schedule “E-12” to this Plan shall be interpreted as representing the preferred boundaries of lands that have the potential to be restored to a natural state.

b) The proposed development of lands that contain all or part of a Recommended Restoration Area, or on lands that are within 30 metres of a Recommended Restoration Area, shall be subject to the requirement to undertake an Environmental Impact Study, to the satisfaction of the Township and any other appropriate agency or public body. This requirement will be addressed through both the EIS required at the Block Plan stage and where a scoped EIS is required as part of a complete application for development.

c) An EIS undertaken under Policy No. 16.b) with respect to a Recommended Restoration Area:

    i. shall delineate the boundaries of the Restoration Area to be incorporated into the proposed development;

    ii. shall make recommendations regarding the specific types of restoration that are to be undertaken;

    iii. may refine the boundaries of Recommended Restoration Areas as they are shown on Schedule “E-12”, provided that the overall area designated as “Recommended Restoration Area” is not reduced by such refinements; and

    iv. may recommend the designation of an alternative Restoration Area, with priority given to those identified as Potential Restoration Areas on Schedule “E-12”, provided that such an alternative Restoration Area:

DRAFT

A) relates to the same Core Area feature or features as the original Recommended Restoration Area;

B) is within the same Overall Stage Area on the Development Staging Plan in Schedule “E-14”; and

C) will achieve the same, or very similar, ecological goals and outcomes as the original Recommended Restoration Area.

d) Once the boundaries of a Restoration Area have been confirmed through the completion of an EIS:

i. the Block Plan shall reflect the Restoration Area boundaries recommended by the completed EIS;

ii. applicable plans and drawings submitted as part of a complete application for development shall reflect the final Restoration Area boundaries recommend by the completed EIS; and,

iii. the proponent of development of the lands that contain that Restoration Area shall be required to prepare and implement an Active Restoration Plan as a condition of development approval.

e) An Active Restoration Plan should, among other things, include:

i. a detailed planting plan for the planting and seeding of native species;

ii. measures for restoring the habitat of significant species; and

iii. a plan for the amendment of soils, where necessary.

f) As an alternative to requiring the preparation and implementation of an Active Restoration Plan, the Township may enter into one or more agreements with a proponent of development regarding the costs associated with restoration work or regarding the conveyance of Restoration Area lands as part of a land exchange.

g) Proponents of development on lands that are within 30 metres of a Recommended Restoration Area shall be required to undertake an EIS to ensure that the proposed development will not interfere with the potential restoration of the adjacent area;

h) The uses permitted within a Restoration Area shall be limited to the following:

DRAFT

i. those uses identified as permitted uses in Core Areas in Policy No. 6.11.7.3.5.e); and

ii. passive recreation uses and infrastructure to support such uses, such as trails and rest areas.

i) Where proposed development includes a Restoration Area as recommended by a completed EIS, an appropriate Buffer may be designated surrounding that Restoration Area, which Buffer shall be subject to the policies set out in Subsection 6.11.7.3.14.

j) Where proposed development on lands that contain all or part of a Restoration Area involves the creation of one or more lot:

i. any Restoration Area shall be maintained as a single block; and

ii. Restoration Areas shall be consolidated with adjacent Core Areas in order to maintain the overall integrity of the NHS.

17. Natural Hazards

Lands within the Smithville MCP Area that are subject to flood and erosion hazards are generally included in the Natural Heritage System, either as part of a Core Area or as part of a Conceptual Buffer. Development within the Conservation Authority Regulation Limit will be subject to the approval of the NPCA.

Karst features, which the Provincial Policy Statement, 2020 includes in its definition of “hazardous sites” due to unstable bedrock conditions, are identified on Schedules “E-8”, “E-11”, and “E-12” using the letter “K”. These features are not considered components of the Smithville NHS but are nonetheless subject to the policies of this section as Natural Hazard features.

Karst features are categorized as high-constraint, medium-constraint, or low-constraint. There are three high-constraint karst features in the Smithville MCP Area: two high-constraint features are shown on Schedule “E-8” (the feature located in the area designated “Open Space” to the north of Spring Creek Road and the feature located south of the railway) and another on Schedule “E-11” (the more northerly of the two features shown on that schedule). The other two karst features identified on the schedules are medium-constraint features. Low-constraint karst features are not identified on the schedules to this Plan.

a) The Natural Hazard policies set out in Section 10.6 of the Township of West Lincoln’s Official Plan shall apply to all lands in the Smithville MCP Area.

DRAFT

b) Where an EIS has identified a flood or erosion hazard corridor that is not included as part of the NHS on Schedule “E-12”, the corridor may be designated as a Buffer, Linkage Area, or Recommended Restoration Area, as determined by the Township in consultation with the Region and the NPCA and based on the recommendations made in the EIS.

c) Although karst features have not been included as components of the NHS, they may be added using an appropriate designation if an EIS has determined that the karst feature forms part of a key natural heritage feature or water resource feature, or that the karst feature is supportive of the ecological or hydrological functions of a key natural heritage feature or water resource feature.

d) No development or site alteration shall be permitted within 50 metres of:

   i. a high-constraint karst feature; or

   ii. the medium-constraint karst feature shown on Schedule “E-11” to this Plan.

e) No development or site alteration shall be permitted within 50 metres of a medium-constraint karst feature not identified in No. 17.d)ii above, unless a Karst Hazard Assessment has been completed and has demonstrated that:

   i. the proposed development or site alteration will have no adverse impact on the hazard with respect to the control of flooding, erosion, or other hazard-related conditions;

   ii. all applicable Provincial standards related to floodproofing, protection works, and access can be met and will be implemented;

   iii. people and vehicles have a way to safely enter and exit the area during times of flooding, erosion, and other emergencies;

   iv. the proposed development or site alteration will not aggravate an existing hazard or create a new hazard; and

   v. there will be no negative impacts on the ecological or hydrological functions of the feature.

f) Any development or site alteration proposed within 50 metres of a karst feature shall be subject to the approval of the NPCA, in accordance with NPCA regulations and policies.

DRAFT

g) Where development or site alteration is proposed within 50 metres of a low-constraint karst feature, the proponent may be required to undertake a geotechnical study, EIS, or similar study, which may make recommendations regarding the removal or by-passing of the feature.

h) Where a karst feature is left to function in the landscape, any development or site alteration within the same drainage area of that feature shall be required to undertake a water balance study to ensure that post-development flows to the feature do not exceed pre-development flows, to the greatest extent possible.

i) All flood control and erosion control measures associated with future development in the Smithville MCP Area shall have regard to the unitary storage and discharge criteria set out in the SWS, unless such criteria have been refined based on the recommendations of an approved EIS or similar study.

6.11.7.4 Infrastructure & Transportation Systems

1. General Policies

a) All infrastructure and transportation systems will be planned and developed through appropriate Environmental Assessment (EA) processes to ensure that full regard is had to the Natural Heritage System, to natural hazard features, and to cultural heritage resources.

b) Infrastructure and transportation systems will be located, designed, constructed, and operated in a strategic, sustainable, and cost-efficient manner that minimizes adverse impacts.

c) The Township will assess its infrastructure and transportation systems for risks and vulnerabilities, with particular emphasis on those caused by the impacts of climate change.

2. Water & Wastewater

The strategy for providing water services to development in the Smithville MCP Area has been developed to optimize the use of existing and future road corridors and to take advantage of planned improvements to existing roads. The provision of water services to the early development phases of the Smithville MCP Area will be coordinated with the servicing of the Northwest Quadrant Secondary Plan Area, which is adjacent to MCP Block Plan Areas 1, 2, and 3. Meeting the future water demands of development in the expanded Smithville Urban Area will require upgrades to the Smithville Pumping Station to provide additional pumping capacity.

DRAFT

The wastewater servicing strategy for development in the Smithville MCP Area is based on conveying wastewater flows from future development to the existing Smithville Wastewater Pumping Station, once that station has been upgraded to provide the necessary capacity. Wastewater flows will be conveyed by new sanitary sewers that avoid sending flows through the existing sanitary sewer network. New sanitary sewers will use existing and future road corridors.

The wastewater servicing strategy proposes two new pumping stations in the South Community Area, as shown on Schedule “E-10”. A third station is proposed at Streamside Drive, located to the north of the West Community Area. (The proposed location of this third station is not shown on the schedules.) The siting of pumping stations will be guided by topography and by the desire to integrate these stations with planned open spaces and stormwater management facilities.

The installation of infrastructure to provide water and wastewater services is anticipated to take place through separate four-phase projects and through the integrated Municipal Class Environmental Assessment (MCEA) process, following the final approval of the Smithville Master Community Plan (OPA 63).

Water and wastewater servicing systems for the Smithville MCP Area will follow the direction provided by the Region’s Water and Wastewater Master Servicing Plan (WWMSP) and will be captured in future updates to the WWMSP.

a) All new development in the Smithville MCP Area shall be provided with full municipal water services and full municipal wastewater services according to an approved Master Environmental Servicing Plan (MESP) that has been prepared in accordance with Subsection 6.11.7.6.2 of this Plan.

b) New development in the Smithville MCP Area may be required to provide for the future connection of adjacent existing uses to full municipal services, as established through an approved MESP, as a condition of development approval.

c) No development shall proceed in any given Overall Stage Area shown on Schedule “E-14” unless the infrastructure and services to support that development have been constructed, in accordance with the policies in Subsection 6.11.7.6.3 of this Plan.

d) It is expected that existing uses in the Smithville MCP Area will eventually be connected to full municipal water and wastewater services, but expansions to, or the redevelopment of, an existing use may be permitted on existing private services, provided that:

DRAFT

i. the use of private services is appropriate for the proposed expanded or redeveloped use, either because the existing use is located in an area for which there is not yet capacity available in existing water and wastewater systems or because the nature of the proposed expansion or redevelopment does not warrant connection to full municipal services;

ii. site conditions are appropriate for the continued provision of such services with no negative impacts; and

iii. the existing private services will be used to service only the expanded or redeveloped existing use and will not provide services to more than one property.

e) Where the connection of an existing use to full municipal services has been provided for under No. 2.b) above, expansions to, or the redevelopment of, that existing use shall generally be required to connect to full municipal services, provided that sufficient capacity is available in existing systems.

f) The Township may exempt minor expansions to an existing use from the requirement to connect to full municipal services set out in No. 2.e).

g) Infrastructure and systems for water, wastewater, and other buried services shall be installed using best management practices to prevent the redirection of groundwater flow.

h) It is recommended that any construction of municipal services that will require dewatering systems apply for and obtain a Permit to Take Water from the Ministry of the Environment before any construction activities begin, in the event that unexpectedly high flows are encountered.

i) Backfilling during the decommissioning of any existing sewer lines should consider the use of materials with low hydraulic conductivity to prevent preferential groundwater flow.

[g, h, and i based on recommendations of SWS, Section 5.1]

3. Stormwater Management

The Land Use Schedules (“E-8” through “E-11”) identify the general locations for stormwater management facilities in the Smithville MCP Areas. The locations shown are conceptual but represent the preferred locations for such facilities, as informed by the Subwatershed Study (SWS).

A Stormwater Management (SWM) Plan for the Smithville MCP Area is being prepared as part of Phase 3 of the SWS and will achieve

DRAFT

stormwater quality management to an “Enhanced” standard of treatment in accordance with current Provincial guidelines, and provide erosion control and flood control for the receiving watercourses. The SWM Plan will refine the general locations shown on the Land Use Schedules and will identify the recommended types of facilities and infrastructure to be provided for future development. The SWM Plan will also include guidelines for incorporating low-impact development best management practices into future development.

a) All development in the Smithville MCP Area shall proceed according to a stormwater management strategy that has been prepared as part of an approved Master Environmental Servicing Plan (MESP) that itself has been prepared in accordance with Subsection 6.11.7.6.2 of this Plan.

b) The required stormwater management facilities to be provided with development in the Smithville MCP Area shall be determined in accordance with the following:

   i. stormwater management facilities shall generally be located to conform with the conceptual locations shown on Schedules “E-8” through “E-11” to this Plan, except where the SWM Plan prepared as part of Phase 3 of the SWS has recommended a different specific location for the facility and except as otherwise provided in No. 5.b)iii;

   ii. the location and configuration of the stormwater management facilities will be further refined through the applicable MESP and through Stormwater Management Plans prepared in support of individual development applications; and,

   iii. stormwater management facility sites can be relocated or consolidated without amendment to this Plan, subject to the following:

      A) information provided in conjunction with the stormwater management strategy required under No. 3.a) demonstrating that the alternative sites are consistent with the goals, objectives, and policies of this Plan and the recommendations of the Subwatershed Study;

      B) the stormwater management facility site shall be co-located with other infrastructure where stormwater management facility locations are shown adjacent to or near a Proposed Sanitary Pumping Station on the Land Use Schedules to this Plan or the SWM Plan for the MCP Area

DRAFT

recommends the co-location of stormwater management facilities with other infrastructure; and,

C) approval of the Township and relevant agencies.

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

4. Transportation Network

Schedule “E-13” shows the multi-modal transportation network envisioned for the Smithville MCP Area, which comprises Regional Roads, Township Roads (Arterial, Collector, Rural, and Local), the C.P.R. rail corridor, and future active transportation facilities. Where a road is identified on Schedule “E-13” as a “Future” Road, the alignment depicted on that Schedule should be interpreted as a conceptual approximation that represents the preferred configuration for the future road network in the Smithville MCP Area. This conceptual alignment is also shown on the Land Use Plans in Schedules “E-8” through “E-11”.

It is the intent of this Plan that the conceptual network shown on Schedule “E-13” will be refined through the Block Plan process and finalized through the approval of development applications.

The roads identified as “Future Arterial ‘A’ Roads” on Schedule “E-13” represent the conceptual route for the future Smithville Bypass Road, which when complete will be under the jurisdiction of the Region of Niagara. The purpose of the Smithville Bypass Road is to provide an alternative route for trucks and other heavy vehicle traffic using Regional Road 20 that avoids Downtown Smithville. The Region will undertake an Environmental Assessment to establish the specific alignment for this route, as well as other details, such as the required minimum right-of-way.

a) For the purposes of Subsections 6.11.7.4.4 through 6.11.7.4.7:

i. “Block Plan Area”:

A) when followed by a numeral, shall refer to the area designated by that numeral on Schedule “E-6” to this Plan; and

B) when used on its own, shall be understood as referring generally to such areas; and

ii. “Smithville Bypass Road” shall refer to the planned future corridor whose conceptual alignment is shown on Schedule “J1” to the Niagara Region Official Plan and

DRAFT

which is more specifically shown using the “Future Arterial ‘A’ Road” designation on Schedule “E-13” to this Plan.

b) The hierarchy of roads in the Smithville Urban Area shall consist of the following:

i. Regional Roads, which are under the jurisdiction of the Region of Niagara and are not subject to the policies of this Plan, and which shall include the Smithville Bypass Road, once complete;

ii. Township Arterial Roads, identified on Schedule “E-13” as “Future Arterial ‘B’ Roads”, which are intended to serve as major transportation routes connecting the Smithville Urban Area with the Township more widely;

iii. Collector Roads, which are intended to convey traffic between higher-volume Regional Roads and Township Arterial Roads, on the one hand, and Local Roads, on the other; and

iv. Local Roads, which are intended to carry low volumes of traffic and to provide access to abutting properties.

c) The “Rural Roads” shown on Schedule “E-13” shall be classified as Local Roads or as Collector Roads according to the classifications shown on Schedule “F” (Infrastructure & Transportation) to this Official Plan.

d) All Block Plans shall be required to include a network of roads that generally adheres to the conceptual alignments shown on Schedule “E-13” to this Plan.

e) Minor adjustments and modifications may be made to the conceptual alignments of future Township Arterial Roads and Collector Roads shown on Schedule “E-13” without requiring an amendment to the Official Plan, provided that:

i. the intended role and function of the roads will be maintained or improved with the proposed modification or adjustment;

ii. the proposed adjustment or modification is consistent with the overall goals of the Smithville MCP and the recommendations of the Township’s Transportation Master Plan (TMP); and,

iii. the final alignment is identified on an approved Block Plan.

DRAFT

f) The Local Roads shown on Schedule “E-13” are not intended to represent the entire local street network and the location, number and alignments of Local Roads will be determined and defined through the Block Plan process, and may be changed without requiring an amendment to the Official Plan provided that:

   i. the intended role and function of the roads will be maintained or improved with the proposed changes;

   ii. the roads are laid out in a grid-like pattern or modified grid format and connectivity and efficiency of the street network will be maximized;

   iii. the roads will be located, aligned and designed to minimize travel distances and avoid offset intersections, the need for dead-end streets, cul-de-sacs or single-access development areas;

   iv. the roads will extend from and complete the connection with existing and planned streets and intersections located along the boundaries of the Smithville MCP Area, generally as shown on Schedule “E-13”, where applicable; and,

   v. the roads are identified on an approved Block Plan and refined and finalized through complete applications for development.

g) All roads under the Township’s jurisdiction in the Smithville Urban Area shall have a minimum right-of-way width of 20 metres, except as otherwise required in this Plan.

h) Notwithstanding No. 4.g) above, the Township may reduce the minimum right-of-way width of any road under its jurisdiction in circumstances where such a reduction is warranted, such as where existing development makes it difficult to obtain the full right-of-way width.

i) Direct access from an Arterial “A” Road to a land use abutting that road shall not be permitted.

j) Direct access from a Township Arterial “B” Road to abutting properties shall generally be limited, and development adjacent to these roads shall be designed to avoid direct access wherever possible, or to minimize the number of access points where such avoidance is not possible, and access shall not be permitted where it would create a safety hazard or impact the primary function of the corridor.

DRAFT

k) Notwithstanding No. 4.j), direct access from a Township Arterial Road to an abutting commercial property may be permitted, provided that access points are designed and controlled so as not to create a safety hazard or impact the primary function of the corridor, to the satisfaction of the Township.

l) The number of direct access points from a Collector Road to abutting properties shall be minimized wherever possible.

m) The determination of the number of accesses required for any development shall be made by the Township in consultation with emergency service providers and in consideration of Transportation Impact Studies and other information provided as part of Block Plans and complete applications for development.

n) All new roads in the Smithville MCP Area shall be required to provide sidewalks on both sides of the street.

o) All Local Roads that are internal to a Block Plan Area shall be required to provide continuous sidewalks on both sides of the street.

p) Future development adjacent to Street “A” should be oriented so that side lot lines abut Street “A”, and the design of such development may be required to incorporate appropriate noise mitigation measures.

q) Future development adjacent to Street “B” should be designed so that building fronts are oriented towards internal Local Roads.

r) The design and reconstruction of Township Arterial Roads and Collector Roads shall adopt a complete streets approach and in a manner that supports multiple modes of transportation, including possible future transit service, in accordance with the Smithville MCP Urban Design Guidelines regarding matters such as streetscape elements and with any guidelines as may be set forth in the Transportation Master Plan.

s) The design and reconstruction of all Local Roads shall adopt a complete streets approach and in a manner that prioritizes the safety of pedestrians, cyclists, and other users of active transportation modes, in accordance with guidelines set forth in the Transportation Master Plan.

t) The “Rural Roads” identified on Schedule “E-13” are meant to be identifiable as defining the edge of the Smithville Urban Area, and should be designed to maintain a rural profile outside of the urban area, but may be required through the Block Plan

DRAFT

process to provide some urban or “semi-urban” streetscape elements, where appropriate.

u) The extension of Spring Creek Road west of Thirty Road may be required to provide berms, fencing, or other streetscape elements on the south side of the street to address the back-lotting of existing residential development.

5. Smithville Bypass Road Corridor

a) Any Block Plan prepared with respect to Block Plan Area 2, Block Plan Area 3, Block Plan Area 4 or Block Plan Area 5, shall be required to provide and protect a sufficient corridor to accommodate Street “A” as a potential Arterial “A” Road in accordance with the conceptual alignment shown on Schedule “E-13”.

b) Any Block Plan prepared with respect to Block Plan Area 7 shall be required to provide and protect a sufficient corridor to accommodate Street “B” as a potential Arterial “A” Road in accordance with the conceptual alignment shown on Schedule “E-13”.

c) The widths of the corridors referred to in Policies No. 5.a) and 5.b) above will be determined in consultation with the Region during the Block Plan process, but shall be sufficient to accommodate a minimum right-of-way width of 31.5 metres.

d) If the Environmental Assessment undertaken by the Region recommends an alignment for the Smithville Bypass Road that does not include the conceptual alignment for Street “A” shown on Schedule “E-13”, then:

i. Schedule “E-13” shall be amended to designate Street “A” a Township Arterial “B” Road with a minimum right-of-way width of 25.5 metres;

ii. Policy No. 5.a) above shall no longer apply; and

iii. any Block Plan prepared with respect to a Block Plan Area identified in Policy No. 5.a) shall provide a corridor for Street “A” as a Collector Road in accordance with the conceptual alignment shown on Schedule “E-13”.

e) If the Environmental Assessment undertaken by the Region recommends an alignment for the Smithville Bypass Road that does not include the conceptual alignment for Street “B” shown on Schedule “E-13”, then:

i. Policy No. 5.b) above shall no longer apply; and

DRAFT

ii. any Block Plan prepared with respect to Block Plan Area 7 shall include at least one Collector Road, whose alignment may differ from what is shown on the Schedules to this Plan.

6. Road Improvements for Block Plan Areas

a) No development in Block Plan Area 2 shall proceed unless:

i. the segment of South Grimsby Road 5 adjacent to Block Plan Area 2 has been upgraded to an urban standard, or will be upgraded to such a standard as part of the proposed development; and

ii. the portion of the road allowance for South Grimsby Road 6 between the CPR rail corridor and the corridor for Street “A” has been opened and developed to an urban standard, or will be opened and developed to such a standard as part of the proposed development.

b) No development in Block Plan Area 3 shall proceed unless:

i. the segment of South Grimsby Road 5 adjacent to Block Plan Area 3 has been upgraded to an urban standard, or will be upgraded to such a standard as part of the proposed development; and

ii. the segment of Thirty Road adjacent to Block Plan Area 3 has been upgraded to an urban standard, or will be upgraded to such a standard as part of the proposed development

c) No development in Block Plan Area 4 shall proceed unless the segment of Thirty Road adjacent to that Block Plan Area has been upgraded to an urban standard, or will be upgraded to such a standard as part of the proposed development.

d) No development in Block Plan Area 5 or Block Plan Area 6 shall proceed unless the segment of Industrial Park Road adjacent to those Blocks has been upgraded to an urban standard or will be upgraded to such a standard as part of the proposed development.

e) No development in Block Plan Area 9, Block Plan Area 10, or Block Plan Area 11 shall proceed until such time as the following road segments have been improved and upgraded to an appropriate standard:

i. the segment of Smithville Road (Regional Road 14) between South Grimsby Road 6 and Canborough Street; and

DRAFT

ii. the segment of Townline Road between Canborough Street and St. Catharines Street (Regional Road 20).

f) No development in Block Plan Area 12, Block Plan Area 13, or Block Plan Area 14 shall proceed until such time as the following have been improved and upgraded to an appropriate standard:

i. the segment of Smithville Road (Regional Road 14) between South Grimsby Road 6 and Canborough Street; and

ii. the segment of South Grimsby Road 6 between Smithville Road (Regional Road 14) and West Street (Regional Road 20).

g) For the purposes of No. 6.e) and No. 6.f) above, “an appropriate standard” shall mean a standard that is appropriate for the road’s planned function with respect to development in the Block Plan Areas identified, to the satisfaction of the Township and the Region.

h) Any Block Plan prepared with respect to Block Plan Area 9 may be required to consider the potential future realignment of Port Davidson Road, as represented by the conceptual alignment shown on Schedule “E-13”, subject to the recommendations made in the Township’s Transportation Master Plan.

i) Any Block Plans prepared with respect to Block Plan Area 10 and Block Plan Area 11 may be required to consider the future realignment of Tober Road and the location or removal of the intersection with Townline Road for the road segment shown as “Existing Tober Road” on Schedule “E-10”.

7. Active Transportation & Trail System

The transportation network shown on Schedule “E-13” includes the conceptual primary routes (both on-street and off-street) for the future active transportation network in the Smithville MCP Area. The same conceptual alignments are shown on the Land Use Schedules to this Plan (Schedules “E-8” through “E-11”).

This Plan intends for the active transportation network to be developed as a well-connected system of multi-modal trails and based on the recommendations of the Transportation Master Plan, with the alignment of trail segments to be refined during the Block Plan process and finalized as part of a complete development application.

DRAFT

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

b) To clarify, a Block Plan prepared with respect to a Block Plan Area that is not depicted on Schedule “E-13” as containing a conceptual active transportation route or trail route may nonetheless be required to provide active transportation routes, facilities, or infrastructure as a condition of development approval.

c) Requirements regarding the provision of on-street active transportation facilities and infrastructure will be established as recommended through the Township’s Transportation Master Plan or as recommended through typical road profile designs.

d) Land uses in the MCP Area may be required to provide bicycle parking or bicycle storage areas as a condition of development approval.

e) Active transportation facilities and infrastructure located in or adjacent to the Smithville Natural Heritage System shall be designed and developed in accordance with all applicable policies in Section 6.11.7.3 of this Plan.

f) Policy No. 6.11.7.2.11.b), which permits passive recreation uses in Special Policy Area 1, is intended to encourage opportunities for the use of the hydro corridor just north of Block Plan Areas 2, 3, and 4 as multi-use trail, to be naturalized in a way that maintains the ecological function of that corridor as a Linkage Area in accordance with the policies set out in Section 6.11.7.3.15 above, in particular No. 6.11.7.3.15.h).

g) Required active transportation facilities and infrastructure for the Smithville Urban Area will also be determined in accordance with the recommendations of the Township’s Transportation Master Plan which may be updated and revised from time-to-time without amendment to this Plan.

h) Street and active transportation network design should integrate design principles from the Niagara Region Complete Streets Model Policy Handbook.

6.11.7.5 **Community Design & Sustainability**

The Smithville Master Community Plan Urban Design Guidelines, as may be adopted by Council and revised or updated from time-to-time, are meant to complement the policies in this Plan by providing direction for the design of specific types of development. These Design Guidelines, and the policies of this section, which reference

DRAFT

the Urban Design Guidelines shall be implemented through Block Plans, site plan control, and other development approval processes.

Among other things, the Urban Design Guidelines will ensure that all development in the Smithville MCP Area is sustainable and resilient and will contribute to mitigating and adapting to the impacts of climate change.

The Urban Design Guidelines for the Smithville MCP Area has identified distinct “character areas” within the community. These character areas are:

- Residential Neighbourhood Areas;
- Commercial Areas;
- Mixed Use Neighbourhood Nodes; and
- Urban Employment Areas.

The sections below set out the principles and policies for the design of each character area and explain which place-type designations are included in each character area.

1. General Design Policies

   a) In this section, “Design Guidelines” shall refer to the “Smithville Master Community Plan Urban Design Guidelines” adopted by Council and as may be revised or updated from time to time.

   b) Any development proposed in a Block Plan shall be designed according to the guidelines for “Public Realm Design” set out in Section 3 of the Design Guidelines.

   c) All development in the Smithville MCP Area, except for the development of one low-density dwelling, shall be designed according to the guidelines for “Private Realm Design” set out in Section 4 of the Design Guidelines.

   d) For the purposes of No. 1.c), “low-density dwelling” shall refer to any of the following:

      i. a single detached dwelling;

      ii. a semi-detached dwelling; or

      iii. a duplex dwelling.

   e) To clarify, any development that contains more than one low-density dwelling, as defined in No. 1.d), such as development proceeding by plan of subdivision, shall be required to comply with No. 1.c) above.

DRAFT

f) All development in the Smithville MCP Area shall be designed according to the applicable specific guidelines set out in Section 5 of the Design Guidelines.

g) Where it is necessary to determine which specific guidelines in Section 5 of the Design Guidelines will apply to different uses in a proposed development, such determination shall be made during the Block Plan process or during pre-submission consultation for a development application.

h) All future development in the Smithville MCP Area will be encouraged to incorporate sustainable design practices and to incorporate elements that promote water conservation, energy conservation, and the reduction of greenhouse gas emissions.

2. Residential Neighbourhood Areas

Residential Neighbourhood Areas represent the largest portion of the Smithville MCP Area, and their design will play a central role in establishing the visual character of the community. These areas comprise a range of housing types and forms, from lower-density forms of low-rise housing (such as single detached and semi-detached dwellings) to townhouses and other residential uses that are permitted in the “Medium Density” designation.

a) The “Residential Neighbourhood” character area shall comprise the following areas, as designated on the Land Use Schedules:

i. “Residential” areas;

ii. “Medium Density” areas, where such areas are located outside the “Mixed Use Node” overlay designation; and

iii. “Open Space” areas.

b) Development in the “Residential Neighbourhood” character area shall be designed according to the following general principles:

i. Encourage variety and compatible alternatives in the form and design of the built environment.

ii. Ensure that the built environment is designed to create a consistent and attractive edge to the street.

iii. Establish block and street network patterns that are conducive to pedestrian movement.

iv. Ensure that buildings are sited in a way that defines and reinforces the public realm.

DRAFT

c) Development in the “Residential” designation shall be designed with a street-facing orientation in a manner that provides and supports an attractive and animated streetscape.

d) Development in the “Medium Density” designation shall be designed:

   i. to have a street-facing orientation that provides and supports an attractive, animated, and pedestrian-oriented streetscape; and

   ii. to provide an appropriate transition in building heights and density from any adjacent “Residential” areas.

e) All parking areas in the “Medium Density” designation shall be designed and located in a manner that helps achieve the design objectives identified in No. 2.d) above.

f) Development and land uses in the “Open Space” designation shall be designed:

   i. to meet the various recreational and social needs of the community;

   ii. to enhance the character and aesthetic appeal of the area in which they are located;

   iii. to promote and facilitate public safety; and

   iv. to contribute to a well-connected system of parks and open spaces that is accessible to all residents.

g) Reverse lotting of development shall be discouraged and may only be permitted in circumstances where:

   i. the road onto which the rear lot lines abut runs along the Smithville Urban Boundary; and

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

3. Commercial Areas

The “Commercial” character area, which comprises the “Commercial” place type-designation outside of the “Mixed Use Nodes”, is meant to provide a wide range of retail and service commercial uses that support adjacent and nearby residential neighbourhoods. Buildings and streetscapes will be designed to provide continuous façades and a pedestrian-friendly environment, with on-street parking in retail areas to support pedestrian safety. Development blocks are sized to accommodate future intensification, with limited surface parking areas located behind buildings that front onto commercial streets.

DRAFT

a) The “Commercial” character area shall comprise all “Commercial” areas that are located outside the “Mixed Use Node” overlay designation, as shown on the Land Use Schedules.

b) Development in “Commercial” areas shall be designed according to the following general principles:

i. Ensure that the built environment is designed to create a consistent and attractive street edge that is pedestrian-friendly and transit-oriented.

ii. Provide high-quality public amenity spaces and landscaping, with features and facilities that support walking and cycling.

iii. Design spaces and streetscapes that provide for the future integration of transit stops and transit connections.

iv. Minimize the presence and prominence of parking areas along street frontages, and ensure that such areas are not located between the fronts of buildings and the street.

v. Design areas that feature attractive interfaces with adjacent land uses.

c) Where necessary, development in “Commercial” areas shall be designed to ensure compatibility with any adjacent low-density residential uses.

d) Commercial blocks should be designed to incorporate more centralized, “one-stop” parking facilities that allow customers to park once and visit multiple destinations on foot.

4. Mixed Use Neighbourhood Nodes

“Mixed Use Neighbourhood Nodes” are located at community focal points and high-profile locations at gateways and along key corridors. These areas are meant to provide a “main street”, “urban village” atmosphere with an enhanced pedestrian realm and multi-modal access to ground-level retail and service commercial uses. These areas feature mixed-use, multi-functional developments with a variety of uses that transition gradually to adjacent lower-density residential neighbourhoods.

a) The “Mixed Use Neighbourhood Node” character area shall comprise the following areas, as designated on the Land Use Schedules:

i. “Medium Density” areas, where such areas are located in the “Mixed Use Node” overlay designation;

DRAFT

ii. “Commercial” areas, where such areas are located in the “Mixed Use Node” overlay designation; and

iii. “Community Facility” areas.

b) Development in the “Mixed Use Neighbourhood Node” character area shall be designed according to the following general principles:

i. Encourage variety and a range of compatible alternatives in the form and design of the built environment.

ii. Ensure that the built environment is designed to create consistent and attractive street edges, with buildings sited in a way that balances creating a strong street edge with providing a visual foreground for the structure.

iii. Minimize the visual impacts of parking areas, garbage storage areas, and equipment storage areas on the streetscape, and ensure such areas are not located between the fronts of buildings and the street.

iv. Ensure that private outdoor amenity areas are designed to be visually appealing when seen from the street.

v. Design visually attractive interfaces between medium-density residential areas and adjacent land uses.

c) Development in the “Mixed Use Node” overlay designation shall be designed to provide:

i. prominent building entrances and clear-glazed street-level façades to promote a vibrant, pedestrian-oriented streetscape and a high level of visibility;

ii. separate residential entrances for mixed-use buildings; and

iii. appropriate transitions between commercial and residential components of buildings through architectural detailing (such as cornices, signage, porches, and changes in materials or colours).

d) Development in the “Community Facility” designation shall be designed:

i. to serve as an extension of the public realm that is accessible to all residents;

ii. to provide focal points for neighbourhoods and communities;

DRAFT

iii. to provide access to transit and other transportation options;

iv. to incorporate best practices with respect to sustainable design; and

v. to feature high-quality design with prominent entrances, transparency between indoor and outdoor spaces, and clear lines of sight that promote community safety.

e) Parking facilities in the “Mixed Use Neighbourhood Node” character area should be design to provide centralized, “one-stop” parking wherever possible to promote a compact and pedestrian-oriented environment.

5. Urban Employment Areas

The “Urban Employment” character area is an extension of the existing North-East Industrial Park in Smithville. Urban Employment Areas are meant to provide for a range of industrial and office uses, agricultural services, and ancillary supportive uses, with development that supports the achievement of high-quality urban design and landscaping.

a) The “Urban Employment” character area shall comprise all areas in the “Employment” designation, including those in the “Restricted Employment” overlay designation, as shown on the Land Use Schedules.

b) Development in the “Urban Employment” character area shall be designed according to the following general principles:

i. Ensure that the built environment is designed to create a consistent and attractive edge to the street.

ii. Provide a high degree of access and connectivity to primary goods movement corridors.

iii. Avoid negative impacts on the visual appeal of streetscapes, which includes minimizing the presence and prominence of parking areas and outdoor storage areas along street frontages.

iv. Avoid negative impacts on adjacent residential uses and areas, on adjacent open spaces, and on natural heritage features.

c) The Township will encourage the development of buildings that have continuous street frontage to promote a consistent urban character, with enhanced building and landscape design for visible gateway and prestige sites.

DRAFT

d) Parking, loading, and outdoor storage areas shall be directed towards the rears of buildings away from street frontages and shall be appropriately screened.

e) Employment uses shall be required to provide appropriate screening and buffering from adjacent sensitive uses and areas, in accordance with the Zoning By-law and Urban Design Guidelines.

6.11.7.6 **Implementation**

1. Block Plans

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

b) The Block Plan Areas on Schedule “E-6” represent the smallest area for which a Block Plan will be accepted by the Township.

c) The Township may accept a single Block Plan for multiple Block Plan Areas provided that the land within the proposed Block Plan is contiguous and is located within the same overall Development Stage.

d) For the purposes of Section 6.11.7.6:

i. references to “Development Stages” shall refer to the “Overall Staging Areas” shown on Schedule “E-14” (“Development Staging Plan”);

ii. any reference to a “Development Stage” in conjunction with a numeral (“1”, “2”, “3”, or “4") shall be interpreted as referring collectively to all “Sub Phases” shown on Schedule “E-14” whose alphanumeric designation begins with that numeral; and

iii. all “Sub Phases” shown on Schedule “E-14” whose alphanumeric designation begins with the same numeral shall be understood as being located in the same overall Development Stage.

e) Prior to the preparation of a Block Plan, a Terms of Reference shall be prepared in consultation with and to the satisfaction of the Township and in consultation with Niagara Region. The Township may prepare and adopt a standard Terms of Reference for the preparation of Block Plans. A Terms of Reference shall identify the required studies and plans required, and the scope thereof, as well as public and agency notice, consultation, review and approval requirements for Block Plans.

DRAFT

f) Block Plans shall be required to conform with the Smithville MCP and no Block Plans shall be approved until the Smithville MCP is in effect.

g) Block Plans for Block Plan Areas that are located in the same overall Development Stage shall be prepared in a manner that provides for the coordination of elements such as transportation infrastructure, services, features of the NHS, and other matters as determined through the preparation of a Terms of Reference.

h) Further to No. 1.g), Block Plans for Block Plan Areas 10, 11, and 12 shall be prepared in a manner that provides for the coordination of various elements, as determined through the preparation of a Terms of Reference.

i) The Township may accept a single Block Plan for Blocks 10, 11 and 12, notwithstanding No. 1.c) above and the fact that these Block Plan Areas are located in two different Development Stages.

j) No applications proposing development in a Block Plan Area shall be approved unless a Block Plan for the area in question has been prepared and has been approved by the Township.

k) All development in the Smithville MCP Area shall conform with and implement the approved Block Plan for the Block Plan Area in which that development is located.

l) Block Plans shall:

   i. illustrate the detailed land uses including the location, type, area, and dimensions of each land use proposed, in conformity with and as a refinement to the land use designations shown on the applicable Land Use Plan in Schedules “E-8” through “E-11”;

   ii. identify the location, distribution, and land areas for required community facilities, parks, and open spaces, in conformity with and as a refinement to the land use designations intended to accommodate such uses shown on the applicable Land Use Plan in Schedules “E-8” to “E-11” and based upon any applicable Township Master Plans;

   iii. be accompanied and supported by, and based upon, a Master Environmental Servicing Plan (MESP) that has been prepared in accordance with Subsection 6.11.7.6.2 below, with the SWS, and with the MSP and TMP;

DRAFT

iv. include a description of the vision and design principles, along with graphics and imagery to illustrate the design intent and to demonstrate conformity with the applicable policies in Section 6.11.7.5 above and in keeping with the applicable Township Design Guidelines.

m) In addition to the requirements set out in No. 1.l), any Block Plan prepared for a Residential Neighbourhood Area, a Commercial Area, or a Mixed Use Neighbourhood Node shall identify the proposed housing mix and calculated densities, provide estimates for population and the number of population-related jobs estimate, conform with the policies for the applicable land use designations, and demonstrate that the greenfield density target will be achieved.

n) In addition to the requirements set out in No. 1.l), any Block Plan prepared for an Urban Employment Areas shall provide an estimate for the number of jobs and demonstrate that the employment density target will be achieved.

o) The Township may waive the requirement for a Block Plan for the development of land within the Employment and Commercial land use designations, if the Township is satisfied that all of the required information normally provided as part of a Block Plan will be provided as part of a complete application for development for the entirety of the land within the Block Plan Area. The Region will be consulted regarding the planning process for development proposed in the Employment land use designation.

p) The Township may waive the requirement for a Block Plan for minor development applications, such as minor variances or site plans related to existing or interim land uses. However, applications involving the development or transition of land in the MCP Area to an urban land use shall be subject to the requirement for an approved Block Plan, except where otherwise permitted by the policies of this Plan.

q) Block Plans shall be subject to approval by Township Council. Council may delegate this responsibility to an appropriate Township staff person, either for specific Block Plans or generally for all Block Plans.

2. Master Environmental Servicing Plans (MESPs)

a) A Master Environmental Servicing Plan shall be prepared for each Block Plan and shall include the following:

i. an Environmental Impact Study (EIS) to delineate and confirm the boundaries of the NHS, in conformity with

DRAFT

and as a refinement to the NHS shown on Schedule “E-12” and based upon the SWS;

ii. proposed water and wastewater servicing plans, along with a review and confirmation of capacity of municipal servicing systems, including water and wastewater system modelling, based upon the MSP;

iii. the proposed order or phasing of development and the provision of services, in accordance with the Development Staging Plan and with the policies in Subsection 6.11.7.6.3;

iv. a stormwater management strategy that includes the proposed location and sizing of stormwater management facilities and low-impact development measures, preliminary grading plans, and coordination with areas external to the subject Block Plan Area, in conformity with and as a refinement to the conceptual SWM locations shown on Schedules “E-8” through “E-11” and based upon the SWS;

v. a Karst Hazard Assessment, where required, based on the presence of identified Karst features and the policies of this Plan;

vi. a Transportation Impact Study (TIS), prepared in accordance with the recommendations and guidelines of the TMP, that identifies and provides an assessment of connections to the existing road network, as well as the required timing and phasing of upgrades to existing roads and intersections;

vii. detailed plans showing the street and active transportation network, along with typical street profiles or cross-sections, in conformity with and as a refinement to the Transportation System shown on Schedule “E-13” and based upon the TMP;

viii. a noise impact assessment with respect to any transportation-related or stationary noise sources, where applicable, based on the location of existing or proposed sensitive land uses and provincial guidelines and requirements;

ix. an assessment of, and detailed plans for the avoidance and mitigation of, potential land use conflicts with any existing livestock facilities within the MCP Area based on the application of Minimum Distance Separation (MDS I) setbacks;

DRAFT

x. environmental site assessment(s); and

xi. archaeological assessments;

3. Development Staging Plan

a) It is the intent of this Plan that development in the Smithville MCP Area will occur in a logical and orderly manner over the planning period of this Plan.

b) Development of the Smithville MCP Area shall be staged to align with the planning and implementation of the required infrastructure and transportation systems.

c) The order of development of the MCP Area shall be based on the Development Staging Plan in Schedule “E-14” and on the timing of the provision of the required infrastructure and transportation systems in accordance with the MSP and TMP.

d) Notwithstanding No. 3.c) above, the Township may consider and approve changes to the ordering of the Sub Phases within any Development Stage, or changes to the overall sequencing of Development Stage without an amendment to this Plan, provided that the following requirements are addressed through the Block Plan process and associated MESP, to the satisfaction of the Township:

i. There is a demonstrated need for the Block Plan Area to advance to development earlier or in a different order than what is contemplated by the Development Staging Plan, based on the growth forecasts of this Plan, current and forecast average annual growth expectations and absorption rates, the status of other developments, and the available supply and timing of residential units and/or non-residential floor space in the Smithville Urban Area including the MCP Area.

ii. Development that proceeds according to the altered ordering will not adversely affect the achievement of the intensification target within the built-up area.

iii. The proposed development of the Block Plan Area according to the altered ordering will provide the necessary roads and infrastructure required for the development of the Block Plan Area, as well as necessary roads and infrastructure external to the Block Plan Area to provide for the future development of other Block Plan Areas in Sub Phases that under the original Development Staging Plan would have been developed earlier.

DRAFT

iv. Proposed development in the Block Plan Area will have adequate access to, and will not adversely affect traffic conditions on, existing or new roads or on the future development and transportation needs of other Block Plan Areas in Sub Phases that under the original Development Staging Plan would have been developed earlier.

v. Any proposed changes to the order of Sub Phases will neither compromise nor adversely affect the provision of the required infrastructure and transportation systems for any other land in the MCP Area in accordance with the MSP and TMP.

vi. Any improvements or oversizing external to the Block Plan Area will be addressed through development agreements with the Township, Region, and affected landowners, as applicable, which may include front-ending considerations.

vii. Grading, drainage and stormwater management will be addressed and coordinated with the future development of adjacent Block Plan Areas.

viii. The required community facilities and parks will be provided to meet the needs of the estimated population growth in the Block Plan Area, or there is adequate capacity within existing community facilities, as determined by the Township based on applicable Master Plans and in consultation with the relevant agencies.

ix. Adequate reserve infrastructure capacity is or will be available to service development in the Block Plan Area without compromising or negatively impacting the future development of land in Sub Phases that under the original Development Staging Plan would have been developed earlier.

x. An Environmental Assessment has been prepared and approved as an addendum to the MSP or the TMP, as the case may be, where changes to the planned infrastructure and transportation systems are proposed or required.

xi. Any temporary or interim infrastructure, transportation, or other facilities or systems required that are not part of the permanent systems identified in the MSP or TMP are appropriately designed for their future decommissioning and removal, and such decommissioning and removal

DRAFT

has been addressed through appropriate development, operational, and maintenance agreements.

e) The Township will consult and work with the Region to plan for the provision of municipal services in a co-ordinated, timely and financially viable manner, based on the principle that growth pays for growth to the extent permitted by applicable legislation, aligned with Block Plans and complete applications for development as well as the Region's and Township's Master Servicing and Transportation Plans. Infrastructure and transportation projects may be advanced in a Development Stage or a Sub Phase before development is permitted.

f) Approval of Block Plans and development applications will be based on the timing of the implementation of required infrastructure and available reserve servicing capacity. The Township may adopt and implement a servicing allocation policy to establish the requirements and criteria for obtaining and renewing servicing allocations for development approvals and to ensure infrastructure capacity is reserved and allocated in a manner that supports the implementation of this Plan, the achievement of the intensification target, and other objectives and targets of this Plan.

g) The Township may use holding provisions, conditions of development approval (including the phasing or staging of development within plans of subdivision), as well as front-ending and credit agreements with extended reimbursement periods, where necessary, to support the logical and orderly development of the MCP Area, manage the pace of growth and development, and ensure development is aligned with the provision and timing of the required infrastructure and transportation systems.

h) The Township may, at its sole discretion, revise the Development Staging Plan without an amendment to this Plan where circumstances warrant, such as, but not limited to, unreasonable delay by landowner(s), in order to facilitate the planned progression of growth and development in a manner that supports the implementation of the MCP.

4. Complete Applications

a) All proponents of development in the Smithville MCP Area shall be required to consult with the Township prior to the submission of a development application, which consultation shall be undertaken in accordance with the policies in Section 18.16 of the Official Plan of the Township of West Lincoln.

DRAFT

b) In order to be considered a complete application, a development application may be required to include detailed studies and reports in support of the proposed development, which may include any of the following:

i. Planning Justification Report;

ii. Conceptual Site Plan;

iii. Land Use / Market Needs Report;

iv. Archaeological Assessment;

v. Heritage Impact Assessment;

vi. Environmental Impact Study;

vii. Transportation Impact Study;

viii. Noise Study;

ix. Vibration Study;

x. Grading Plan;

xi. Detailed Road Design Study;

xii. Urban Design Brief;

xiii. Landscape Plan;

xiv. Tree Preservation Plan;

xv. Functional Servicing Report;

xvi. Environmental Assessment;

xvii. Geotechnical Report;

xviii. Hydrogeological Study;

xix. Detailed Stormwater Management Study;

xx. Karst Hazard Assessment;

xxi. Active Restoration Plan; and

xxii. any other study, report, or assessment deemed necessary by the Township of West Lincoln, the Region of Niagara, the Niagara Peninsula Conservation Authority, or any other agency that may have an interest in the application, as determined by the Township.

DRAFT

2.2.6 Schedule “A” – Municipal Structure of the Township of West Lincoln Official Plan is hereby amended by adding Special Policy Area 1 and Special Policy Area 2 as shown on Schedule “A” hereto.

2.2.7 Schedule “B-4” – Land Use Smithville of the Township of West Lincoln Official Plan is hereby amended by:

a) Updating the Natural Heritage System designation as shown on Schedule “B” hereto; and,

b) Removing areas from the Natural Heritage System designation as shown on Schedule “B” hereto.

2.2.8 Schedule “B-5” – Urban Structure Smithville of the Township of West Lincoln Official Plan is hereby amended by adding area to the Designated Greenfield Area (P2G) as shown on Schedule “C” hereto.

2.2.9 Schedules “C-1”, “C-2”, “C-3” and “C-4” – Natural Heritage System are hereby amended by deleting the Natural Heritage System designations within the Smithville Urban Area and adding reference to a new map schedule showing the Natural Heritage System designations for the Smithville Urban Area, Schedule “E-12”, as shown on Schedules “D”, “E”, “F” and “G” hereto, respectively.

2.2.10 The following new map schedules are hereby added to the Township of West Lincoln Official Plan:

a) Schedule “E-6” – Smithville MCP Block Plan Areas, being Schedule “H” hereto;

b) Schedule “E-7” – Smithville MCP Overall Land Use Plan Index Map, being Schedule “I” hereto;

c) Schedule “E-8” – Smithville MCP North Community Area Land Use Plan, being Schedule “J” hereto;

d) Schedule “E-9” – Smithville MCP Employment Area Land Use Plan, being Schedule “K” hereto;

e) Schedule “E-10” – Smithville MCP South Community Area Land Use Plan, being Schedule “L” hereto;

f) Schedule “E-11” – Smithville MCP West Community Area Land Use Plan, being Schedule “M” hereto;

g) Schedule “E-12” – Smithville Natural Heritage System, being Schedule “N” hereto;

h) Schedule “E-13” – Smithville Transportation Plan, being Schedule “O” hereto;

i) Schedule “E-14” – Smithville MCP Development Staging Plan, being Schedule “P” hereto.

2.2.11 Schedule “F” – Infrastructure and Transportation of the Township of West Lincoln Official Plan is hereby amended by adding reference to a new map schedule showing the Transportation Plan for the Smithville Urban Area, Schedule “E-13”, as shown on Schedule “Q” hereto.

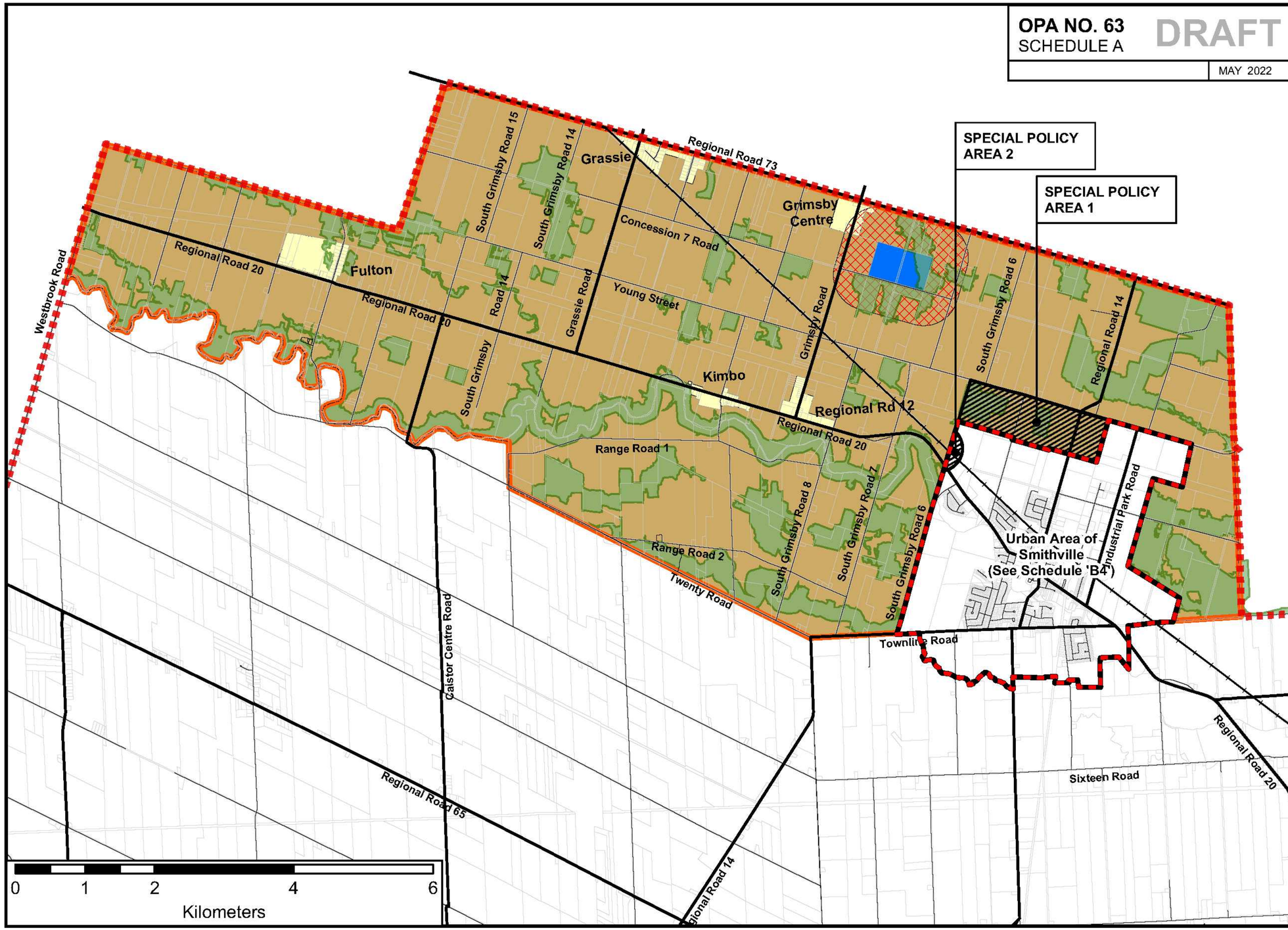
OPA NO. 63
SCHEDULE A

DRAFT

MAY 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
- Special Policy Areas

West Lincoln
Your Future Naturally

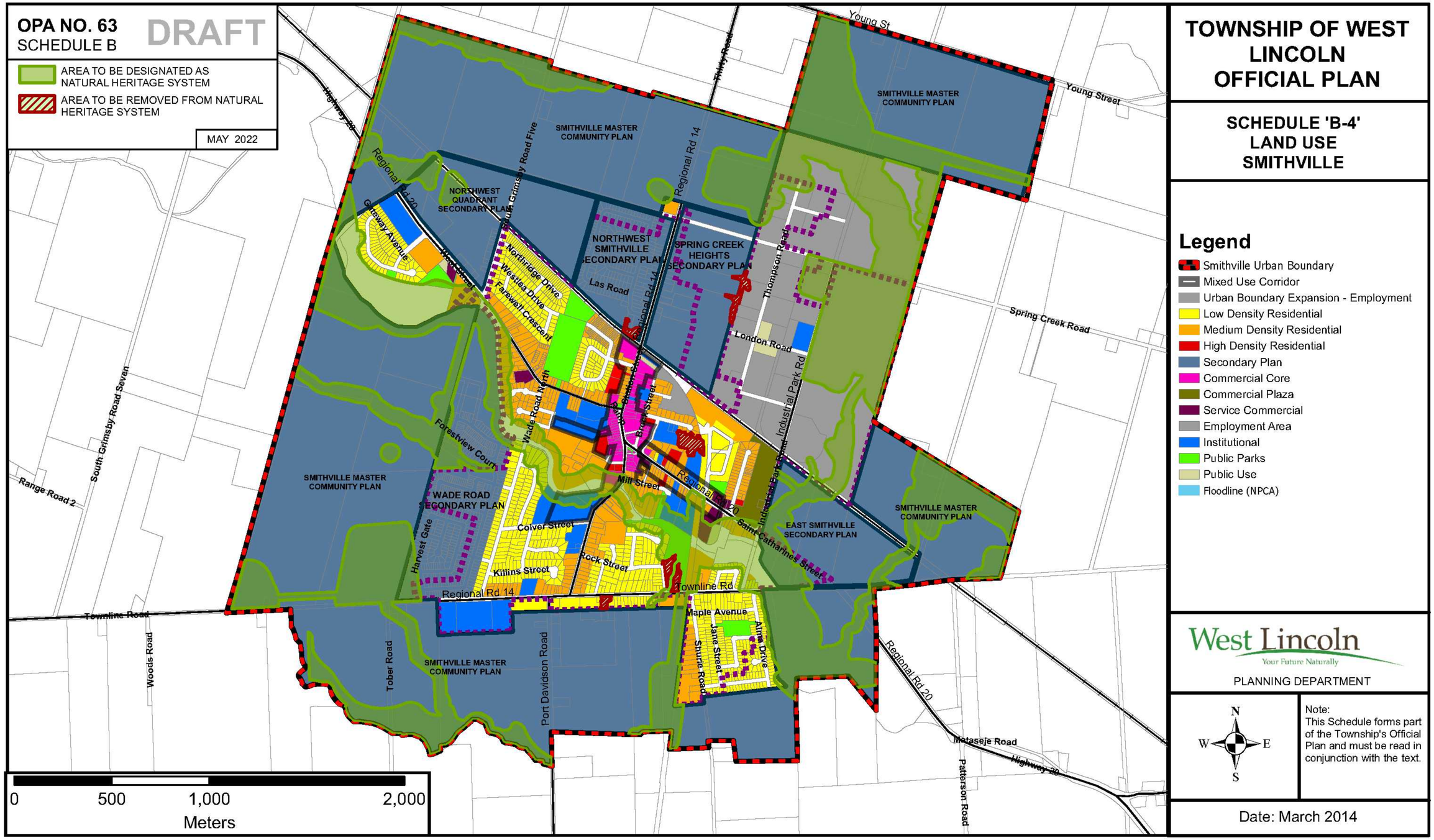
PLANNING DEPARTMENT

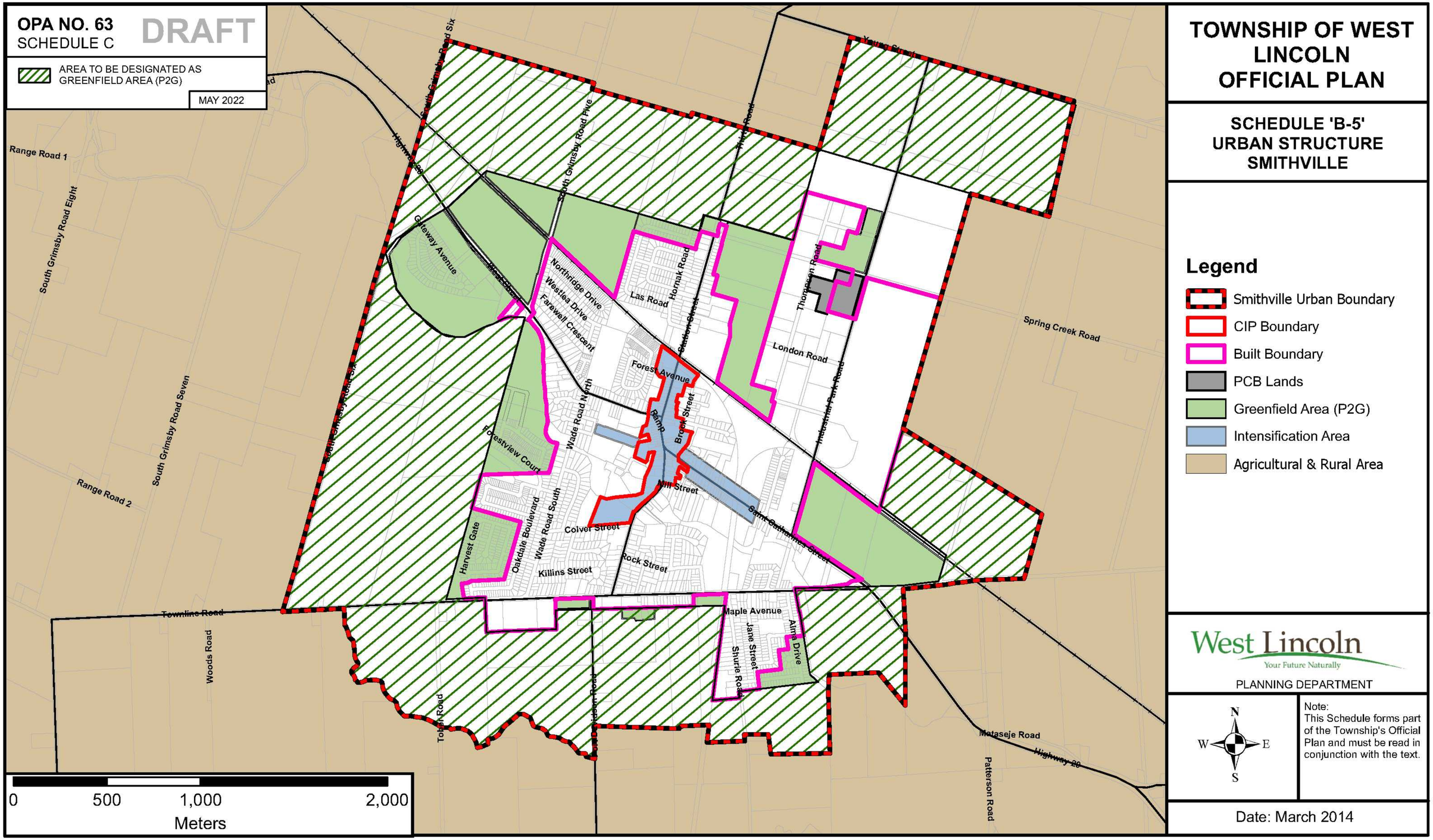
N W E S

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. 63
SCHEDULE B
DRAFT
AREA TO BE DESIGNATED AS NATURAL HERITAGE SYSTEM
AREA TO BE REMOVED FROM NATURAL HERITAGE SYSTEM
MAY 2022
TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN
SCHEDULE 'B-4' LAND USE SMITHVILLE
Legend
Smithville Urban Boundary
Mixed Use Corridor
Urban Boundary Expansion - Employment
Low Density Residential
Medium Density Residential
High Density Residential
Secondary Plan
Commercial Core
Commercial Plaza
Service Commercial
Employment Area
Institutional
Public Parks
Public Use
Floodline (NPCA)
SMITHVILLE MASTER COMMUNITY PLAN
NORTHWEST QUADRANT SECONDARY PLAN
NORTHWEST SMITHVILLE SECONDARY PLAN
SPRING CREEK HEIGHTS SECONDARY PLAN
WADE ROAD SECONDARY PLAN
EAST SMITHVILLE SECONDARY PLAN
Young St
Young Street
Highway 20
Regional Rd 20
Regional Rd 14
South Grimsby Road Five
Thirty Road
Gateway Avenue
Northridge Drive
Westlea Drive
Farewell Crescent
Las Road
Thompson Road
London Road
Industrial Park Rd
Spring Creek Road
Wade Road North
Forestview Court
Mill Street
Colver Street
Harvest Gate
Killins Street
Rock Street
Saint Catharines Street
Townline Rd
Maple Avenue
Jane Street
Shurie Road
Altna Drive
Metaseje Road
Patterson Road
Port Davidson Road
Tober Road
Woods Road
Townline Road
Range Road 2
South Grimsby Road Seven
0
500
1,000
2,000
Meters
West Lincoln
Your Future Naturally
PLANNING DEPARTMENT
N
W
E
S
Note:
This Schedule forms part of the Township's Official Plan and must be read in conjunction with the text.
Date: March 2014


OPA NO. 63
SCHEDULE C
DRAFT
AREA TO BE DESIGNATED AS GREENFIELD AREA (P2G)
MAY 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
Note:
This Schedule forms part of the Township's Official Plan and must be read in conjunction with the text.
Date: March 2014
N
W
E
S
0
500
1,000
2,000
Meters
Range Road 1
South Grimsby Road Eight
South Grimsby Road Seven
Range Road 2
Highway 20
South Grimsby Road Six
South Grimsby Road Five
Gateway Avenue
Northridge Drive
Westlea Drive
Farewell Crescent
Las Road
Hornak Road
Station Street
Thompson Road
London Road
Industrial Park Road
Spring Creek Road
Forest Avenue
Ramp
Brock Street
Wade Road North
Forestview Court
Mill Street
Saint Catharines Street
Colver Street
Harvest Gate
Oakdale Boulevard
Wade Road South
Killins Street
Rock Street
Townline Road
Woods Road
Maple Avenue
Jane Street
Shurie Road
Alma Drive
Tober Road
Regional Road 20
Mataseje Road
Patterson Road

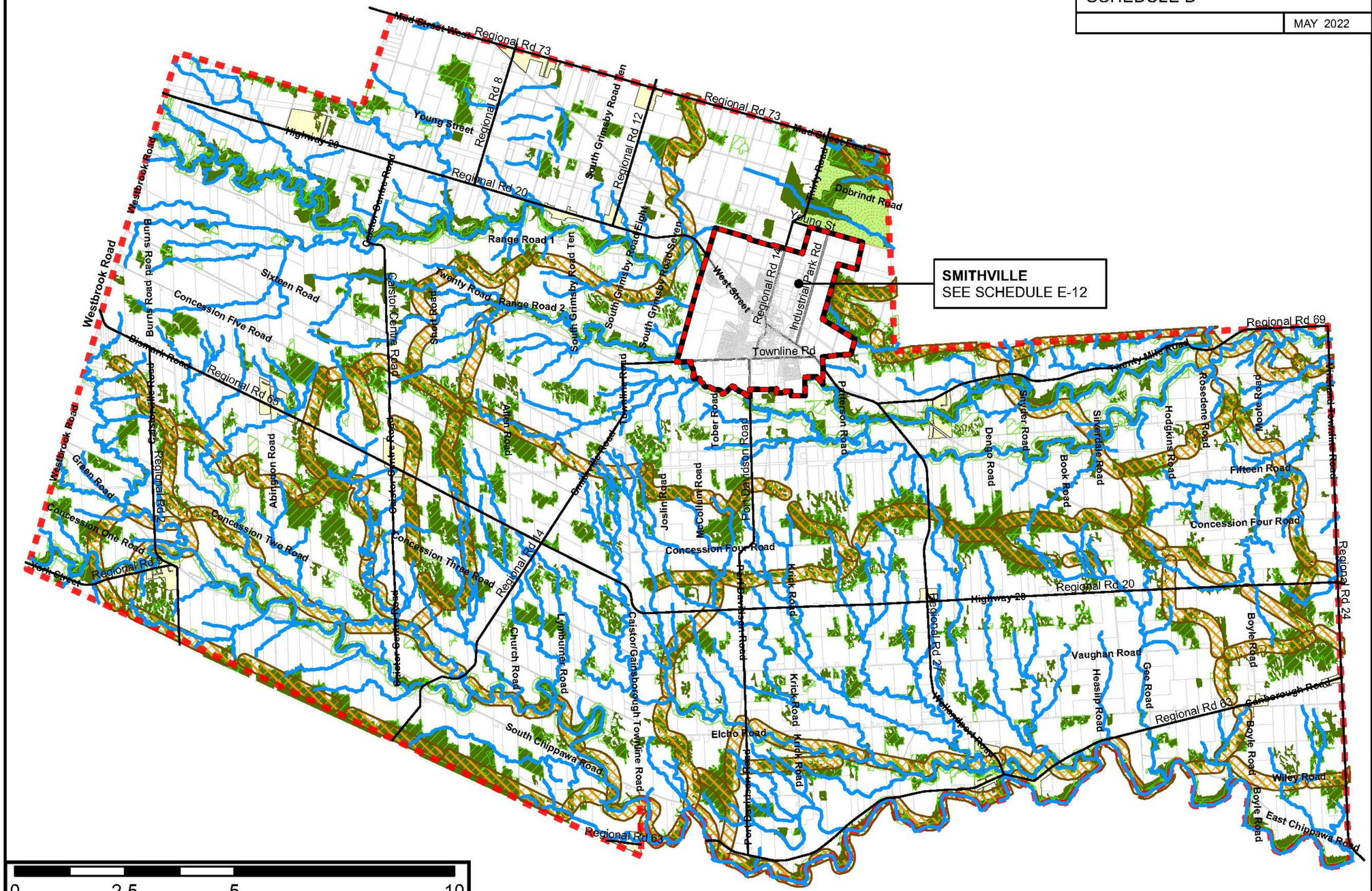
OPA NO. 63
SCHEDULE D

DRAFT

MAY 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

West Lincoln
Your Future Naturally

PLANNING DEPARTMENT

N
W E
S

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

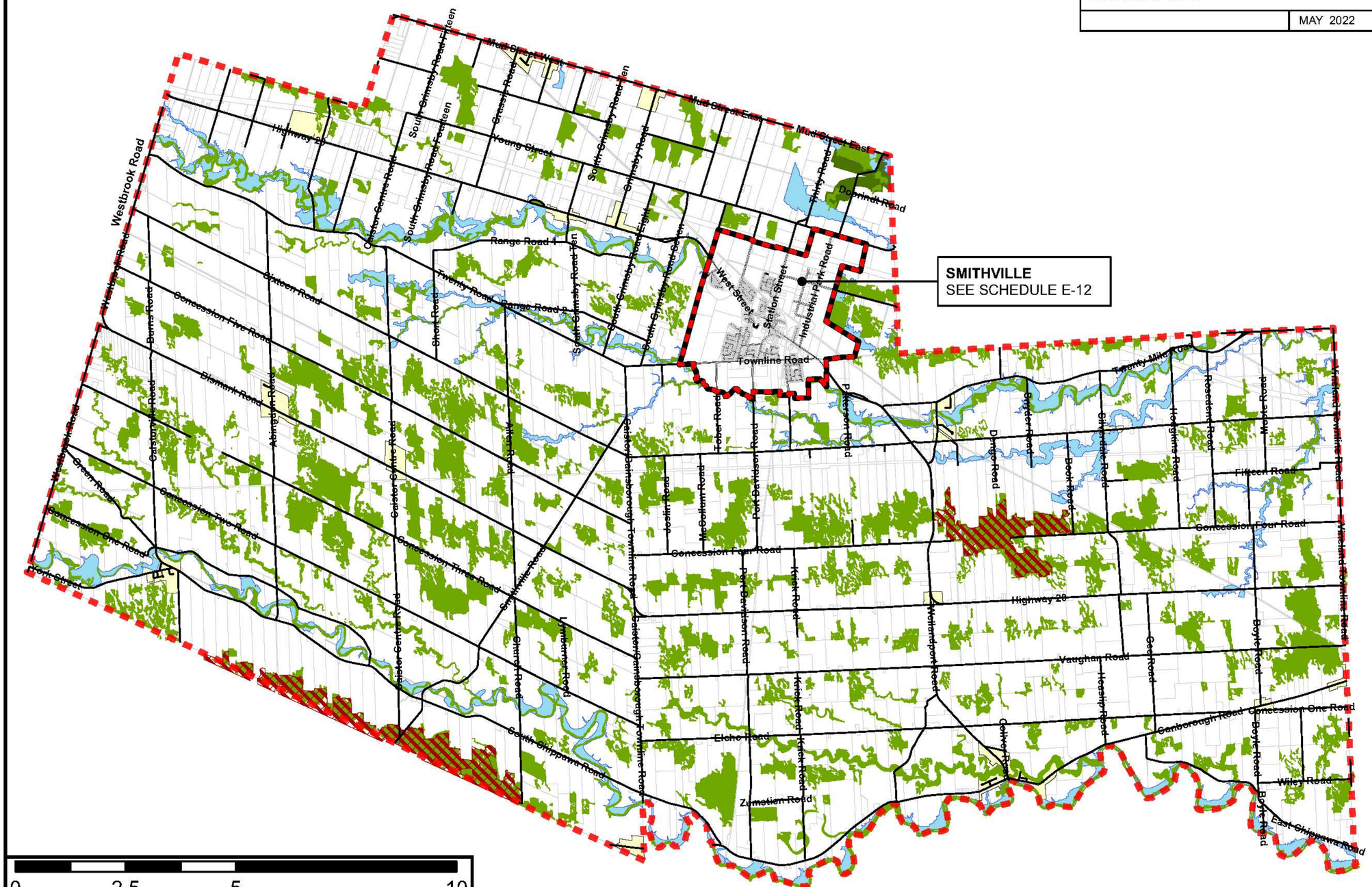
OPA NO. 63
SCHEDULE E

DRAFT

MAY 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

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



Legend

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

West Lincoln
Your Future Naturally

PLANNING DEPARTMENT

N W E S

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. 63
SCHEDULE F

DRAFT

MAY 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

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

Legend

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

West Lincoln
Your Future Naturally

PLANNING DEPARTMENT

N
W E
S

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

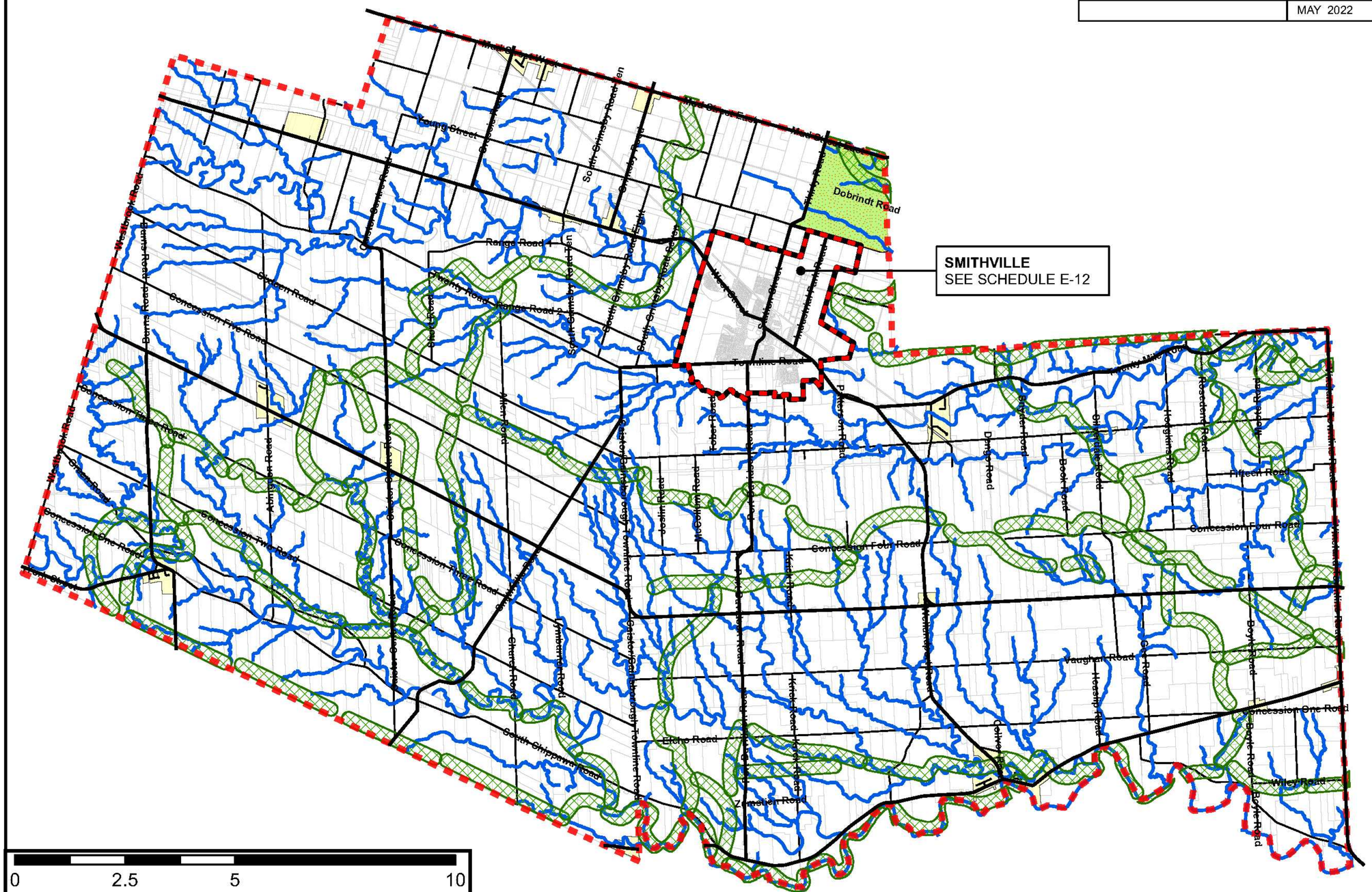
OPA NO. 63
SCHEDULE G

DRAFT

MAY 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'C-4' NATURAL HERITAGE SYSTEM OTHER FEATURES



Legend

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

West Lincoln
Your Future Naturally

PLANNING DEPARTMENT

N
W E
S

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.

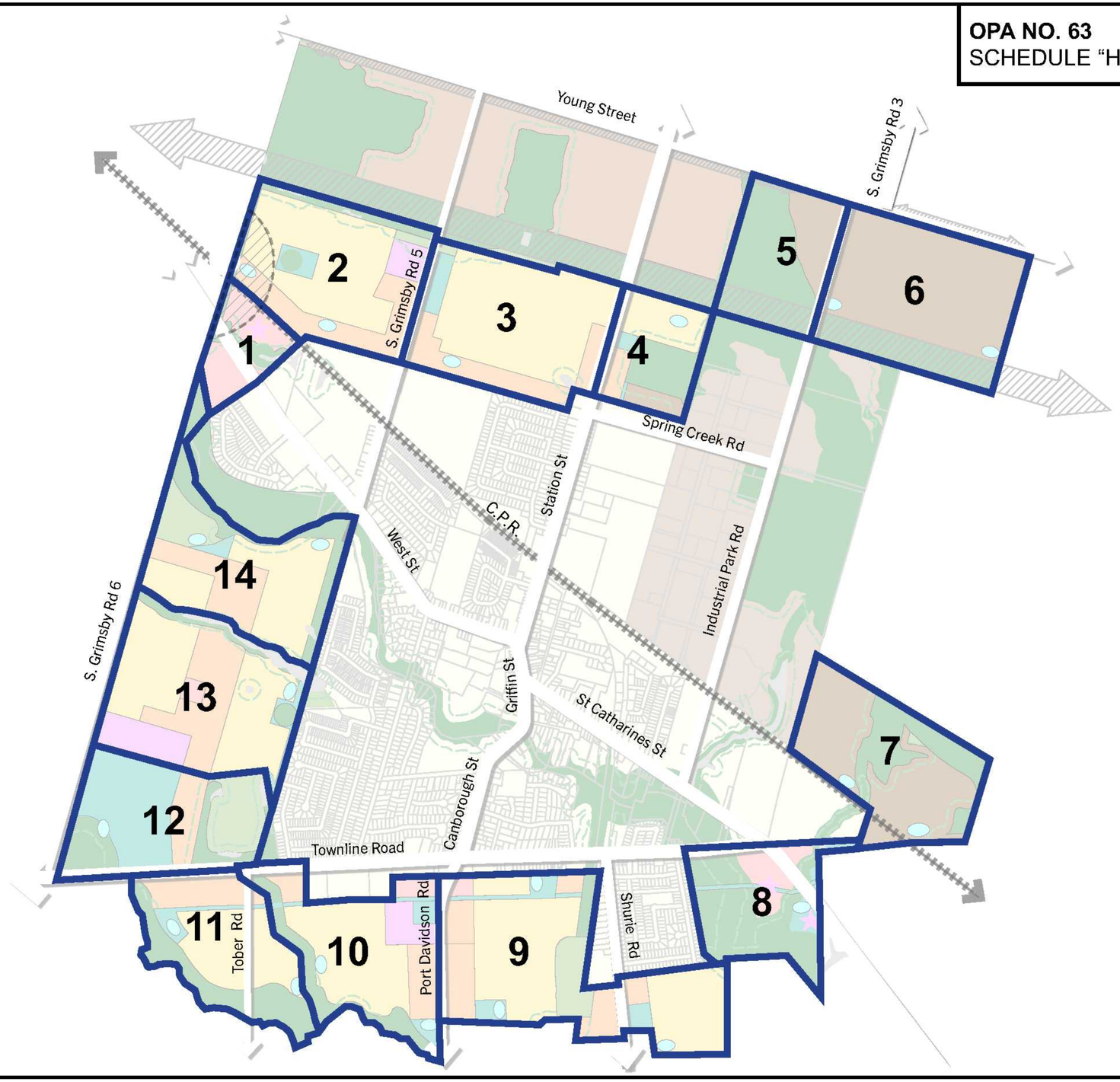
Date: March 2014

OPA NO. 63
SCHEDULE "H"

DRAFT

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-6" SMITHVILLE MCP BLOCK PLAN AREAS



Legend
Block Plan Areas

West Lincoln
Your Future Naturally
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 maybe lost at this scale.

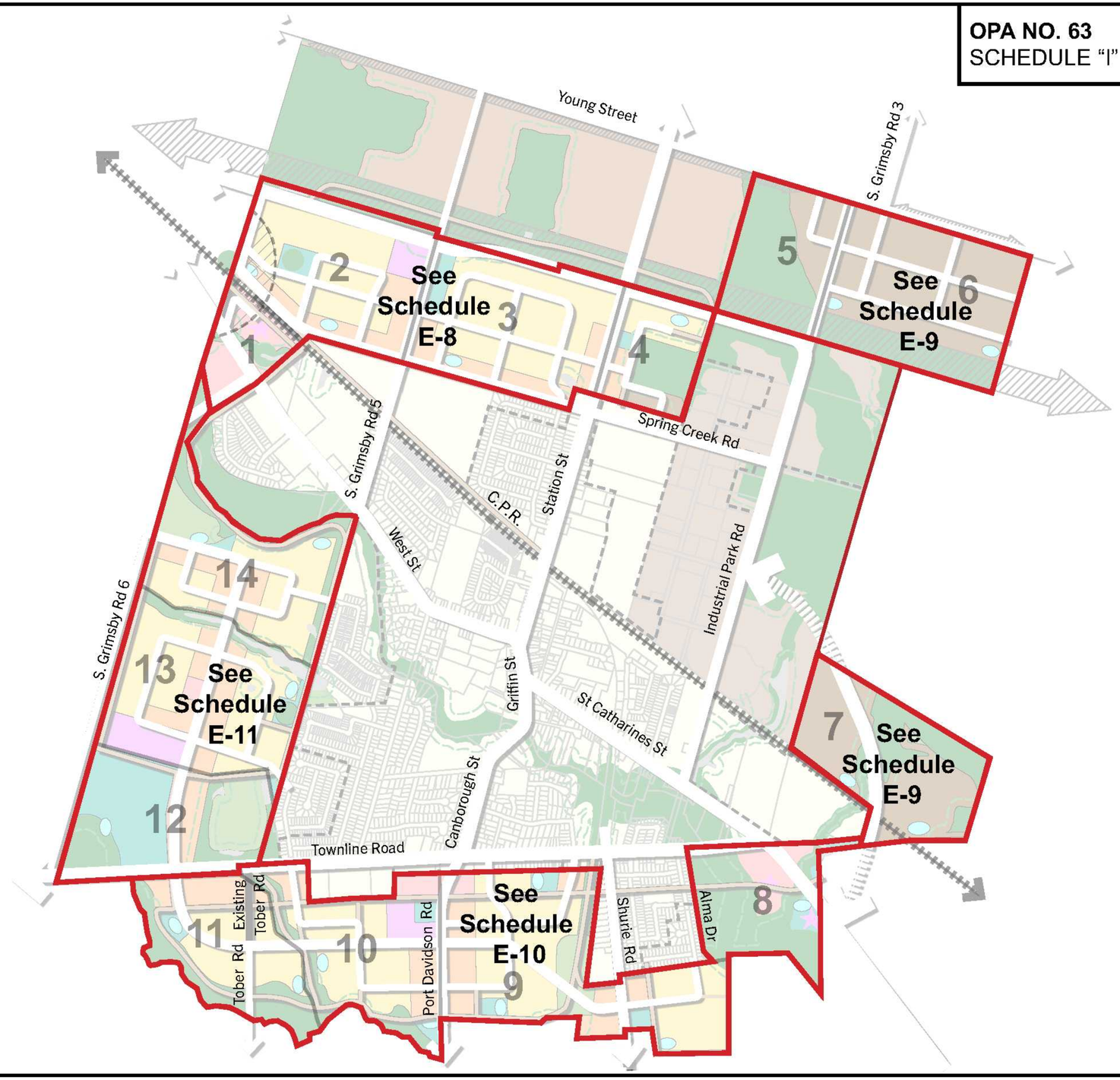
Date: May 2022

OPA NO. 63
SCHEDULE "I"

DRAFT

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-7" SMITHVILLE MCP OVERALL LAND USE PLAN INDEX MAP



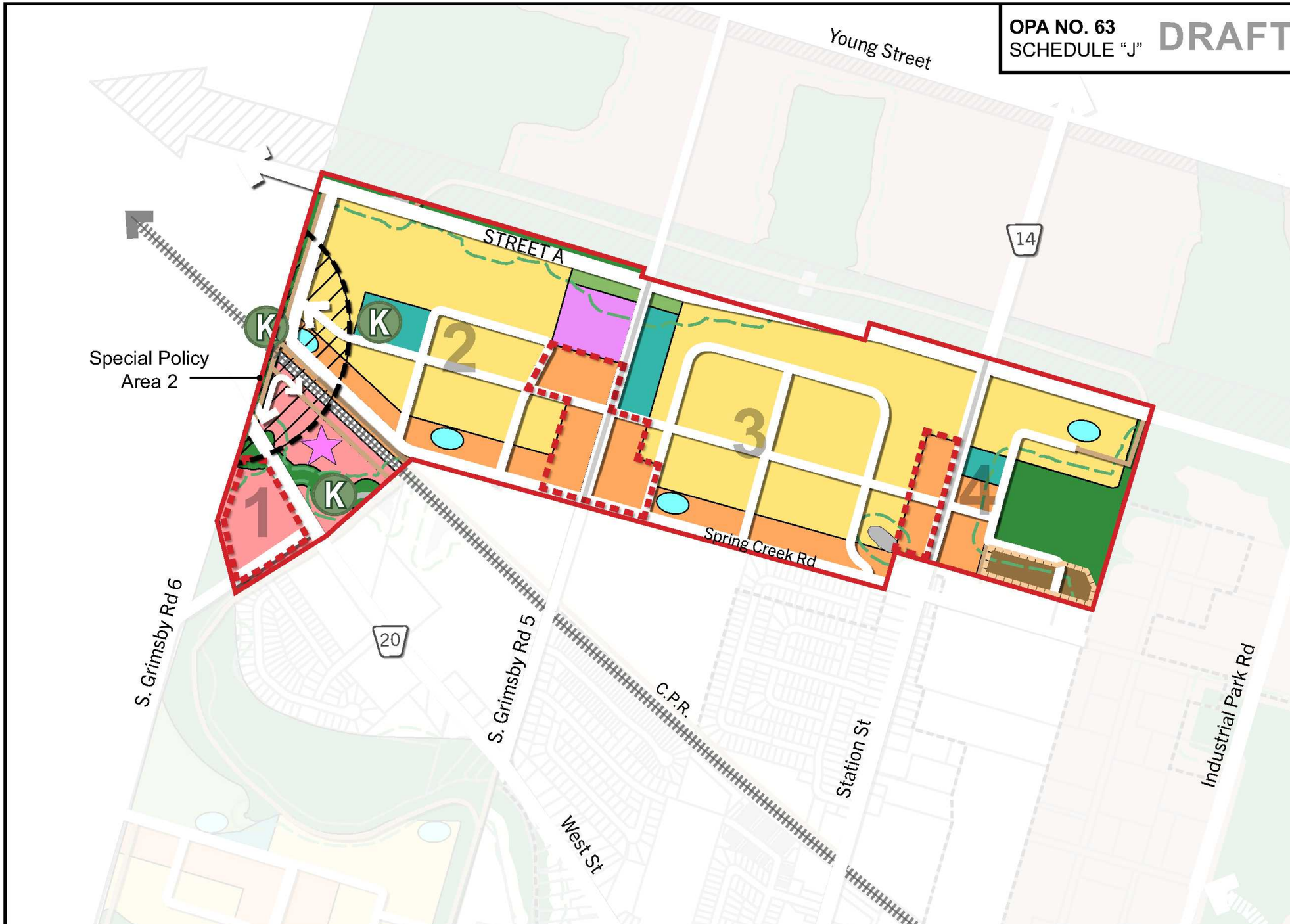
Legend
Secondary Plan Sub-Areas

West Lincoln
Your Future Naturally
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 maybe lost at this scale.

Date: May 2022



OPA NO. 63
SCHEDULE "J"

DRAFT

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-8" SMITHVILLE MCP NORTH COMMUNITY AREA LAND USE PLAN

Legend

- Built-up Area
- Secondary Plan Sub-Area Boundary

Urban Place-Types

- Residential
- Medium Density
- Mixed Use Node
- Commercial
- Open Space
- Community Facility
- Employment
- Restricted Employment

Natural Heritage System

- Natural Heritage System (NHS)
- Conceptual Buffer
- Recommended Restoration Area
- Potential Restoration Area

Other Features

- Karst
- Wetlands for Further Review

Infrastructure/ Corridors

- Future Active Transportation/Trails
- Proposed SWM Facility
- Proposed Sanitary Pumping Station
- Gas Pipeline
- Hydro Corridor
- Existing Rail Corridor

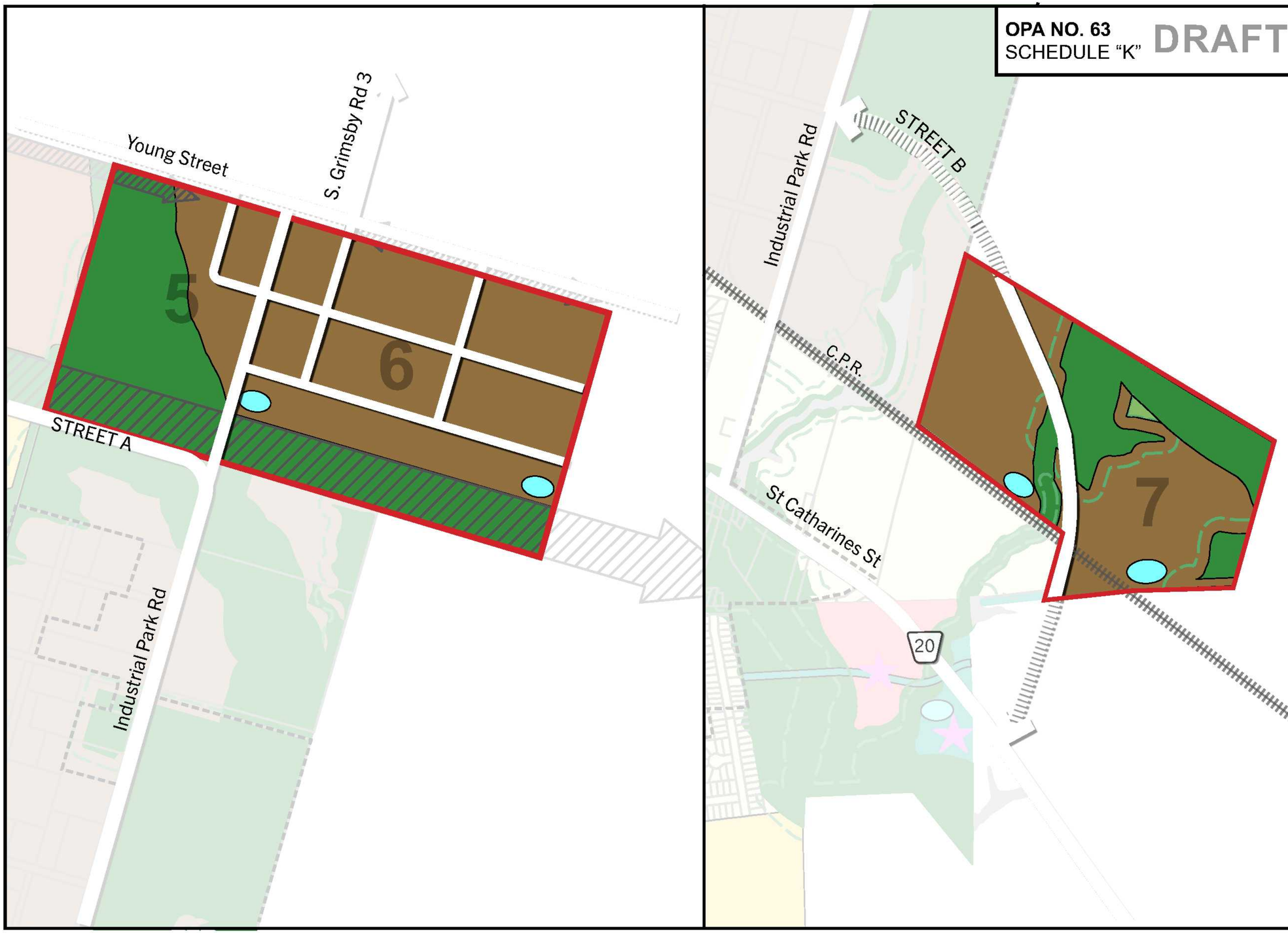
West Lincoln
Your Future Naturally

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 maybe lost at this scale.

Date: May 2022



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-9" SMITHVILLE MCP EMPLOYMENT AREA LAND USE PLAN

Legend

- Built-up Area
- Secondary Plan Sub-Area Boundary

Urban Place-Types

- Residential
- Medium Density
- Mixed Use Node
- Commercial
- Open Space
- Community Facility
- Employment
- Restricted Employment

Natural Heritage System

- Natural Heritage System (NHS)
- Conceptual Buffer
- Recommended Restoration Area
- Potential Restoration Area

Other Features

- Karst
- Wetlands for Further Review

Infrastructure/ Corridors

- Future Active Transportation/Trails
- Proposed SWM Facility
- Proposed Sanitary Pumping Station
- Gas Pipeline
- Hydro Corridor
- Existing Rail Corridor

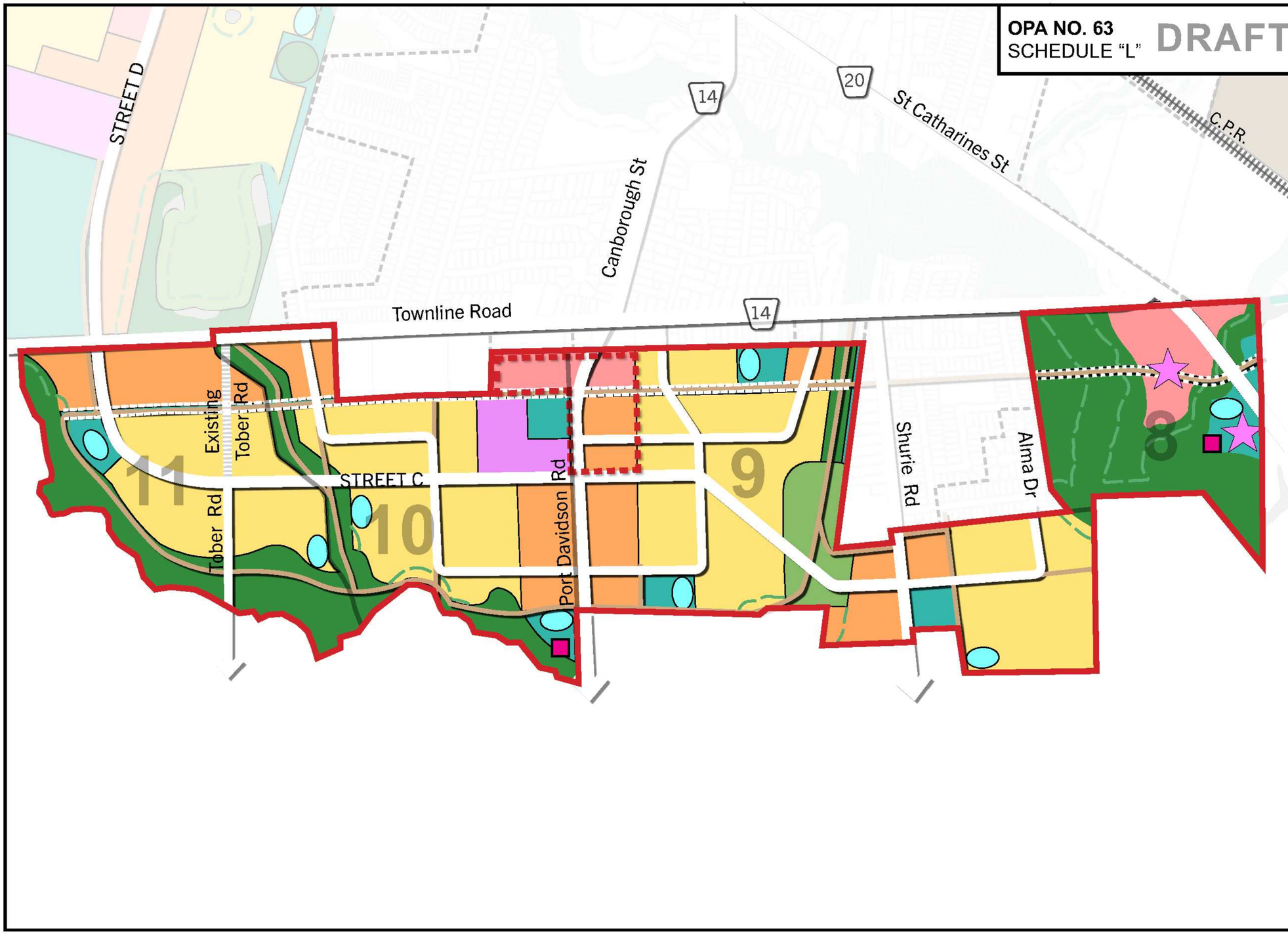
West Lincoln
Your Future Naturally

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 maybe lost at this scale.

Date: May 2022



TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-10" SMITHVILLE MCP SOUTH COMMUNITY AREA LAND USE PLAN

Legend

- Built-up Area
- Secondary Plan Sub-Area Boundary

Urban Place-Types

- Residential
- Medium Density
- Mixed Use Node
- Commercial
- Open Space
- Community Facility
- Employment
- Restricted Employment

Natural Heritage System

- Natural Heritage System (NHS)
- Conceptual Buffer
- Recommended Restoration Area
- Potential Restoration Area

Other Features

- Karst
- Wetlands for Further Review

Infrastructure/ Corridors

- Future Active Transportation/Trails
- Proposed SWM Facility
- Proposed Sanitary Pumping Station
- Gas Pipeline
- Hydro Corridor
- Existing Rail Corridor

West Lincoln
Your Future Naturally

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 maybe lost at this scale.

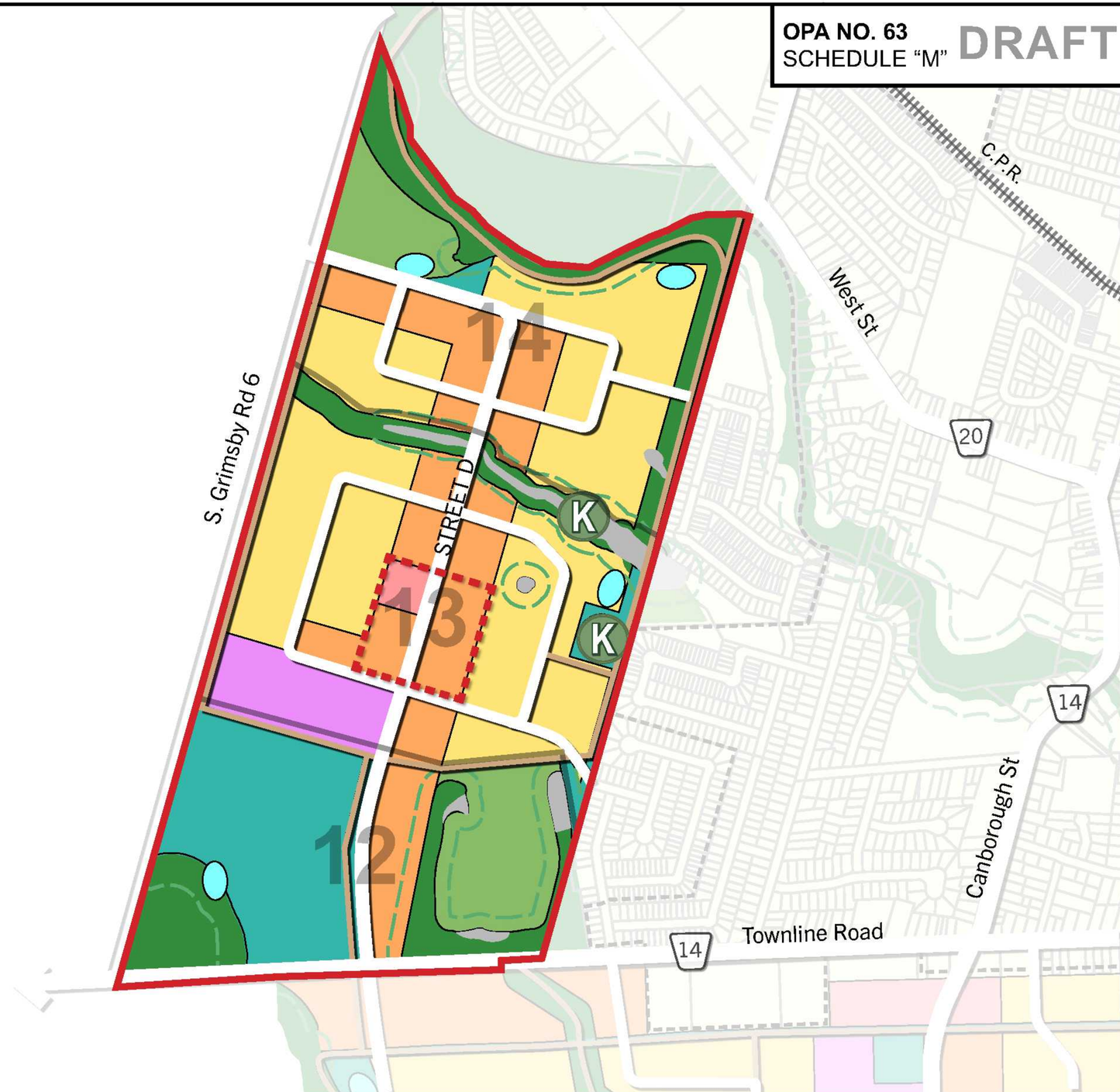
Date: May 2022

OPA NO. 63
SCHEDULE "M"

DRAFT

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-11" SMITHVILLE MCP WEST COMMUNITY AREA LAND USE PLAN



Legend

- Built-up Area
- Secondary Plan Sub-Area Boundary

Urban Place-Types

- Residential
- Medium Density
- Mixed Use Node
- Commercial
- Open Space
- Community Facility
- Employment
- Restricted Employment

Natural Heritage System

- Natural Heritage System (NHS)
- Conceptual Buffer
- Recommended Restoration Area
- Potential Restoration Area

Other Features

- Karst
- Wetlands for Further Review

Infrastructure/ Corridors

- Future Active Transportation/Trails
- Proposed SWM Facility
- Proposed Sanitary Pumping Station
- Gas Pipeline
- Hydro Corridor
- Existing Rail Corridor

West Lincoln
Your Future Naturally

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 maybe lost at this scale.

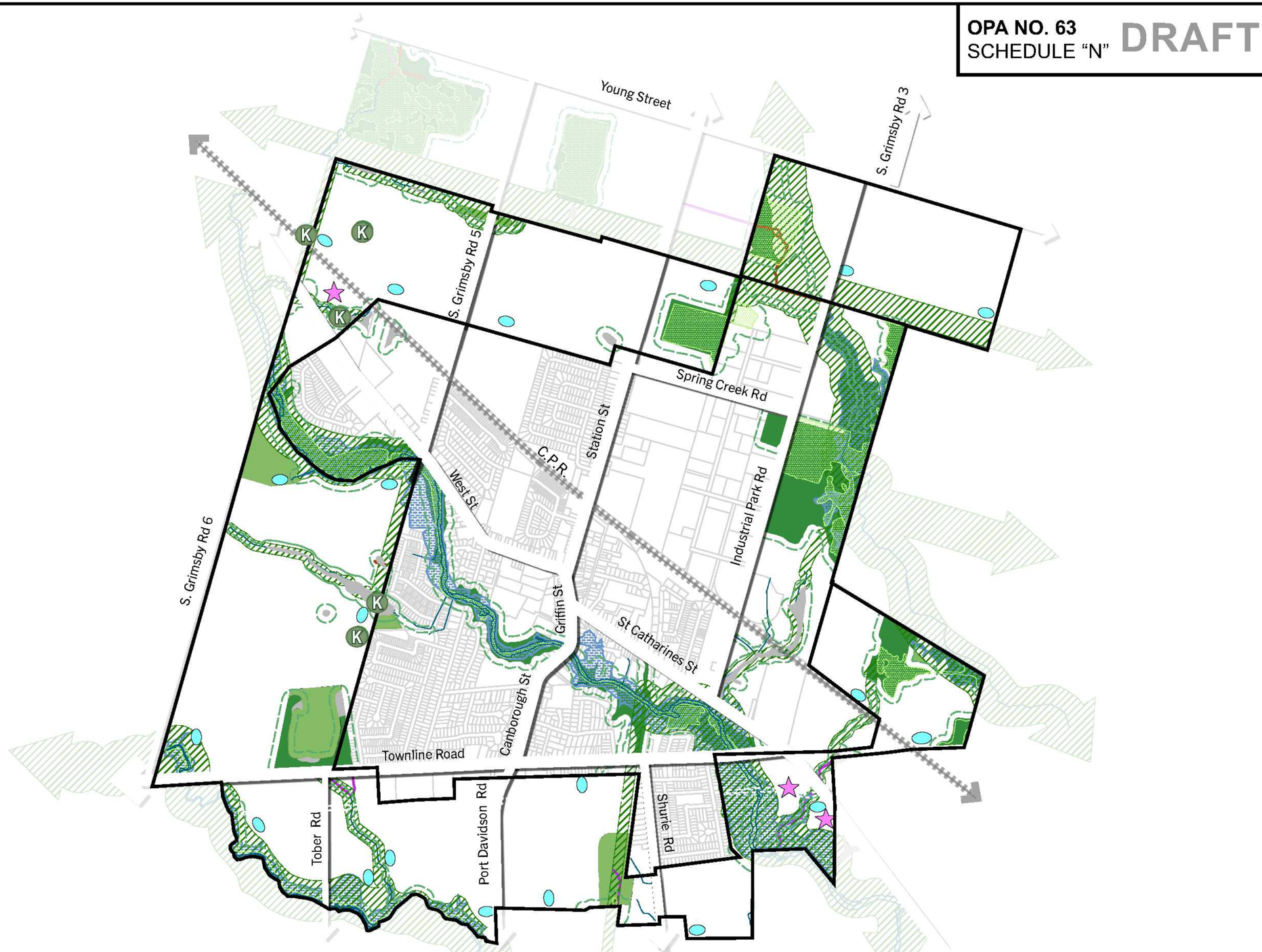
Date: May 2022

OPA NO. 63
SCHEDULE "N"

DRAFT

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-12" SMITHVILLE NATURAL HERITAGE SYSTEM



Legend

- Secondary Plan Sub-Area Boundary

Natural Heritage System

- Core Area
- Conceptual Buffer
- Recommended Restoration Area
- Linkage

Other Features

- Karst
- Potential Restoration Area
- Provincially Significant Wetland (MNRF)
- Wetlands for Further Review
- Floodline (NPCA)

Waterbodies

- Watercourse
- HDF Protection
- HDF Conservation
- Proposed SWM Facility

West Lincoln
Your Future Naturally

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 maybe lost at this scale.

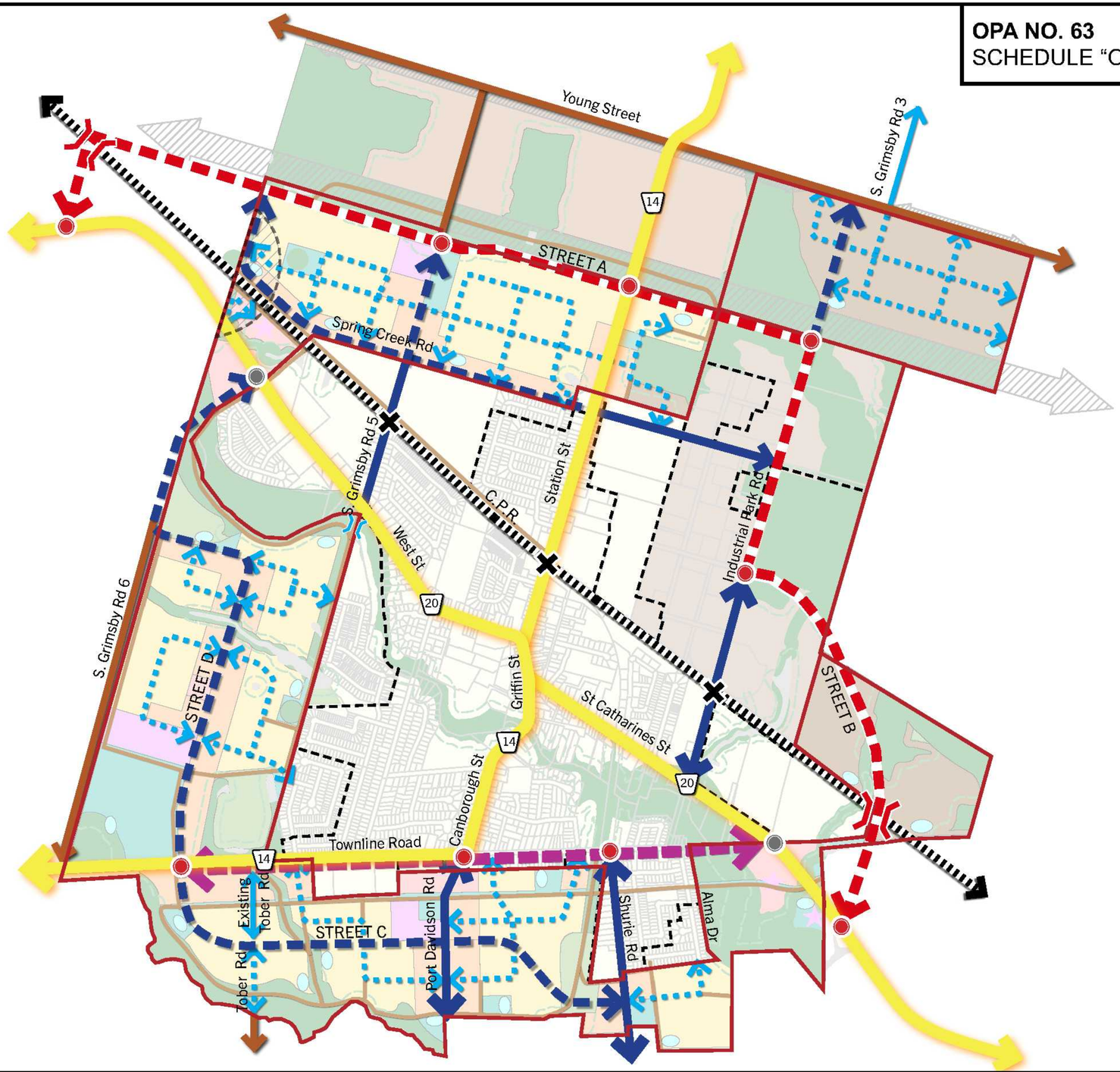
Date: May 2022

OPA NO. 63
SCHEDULE "O"

DRAFT

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-13" SMITHVILLE TRANSPORTATION PLAN



Legend

- Existing Urban Boundary
- Secondary Plan Boundary

Transportation Network

- Future Active Transportation/Trails
- Regional Road
- Future Arterial 'A' Road
- Future Arterial 'B' Road
- Existing Collector Road
- Future Collector Road
- Existing Rural Road
- Conceptual Local Road
- Existing Rail Corridor
- Existing Rail Crossings (At Grade)
- Future Rail Crossings (Grade Separated)
- Future Pedestrian Bridge
- Key Intersection / Roundabout
- Future Key Intersection / Roundabout

West Lincoln
Your Future Naturally

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 maybe lost at this scale.

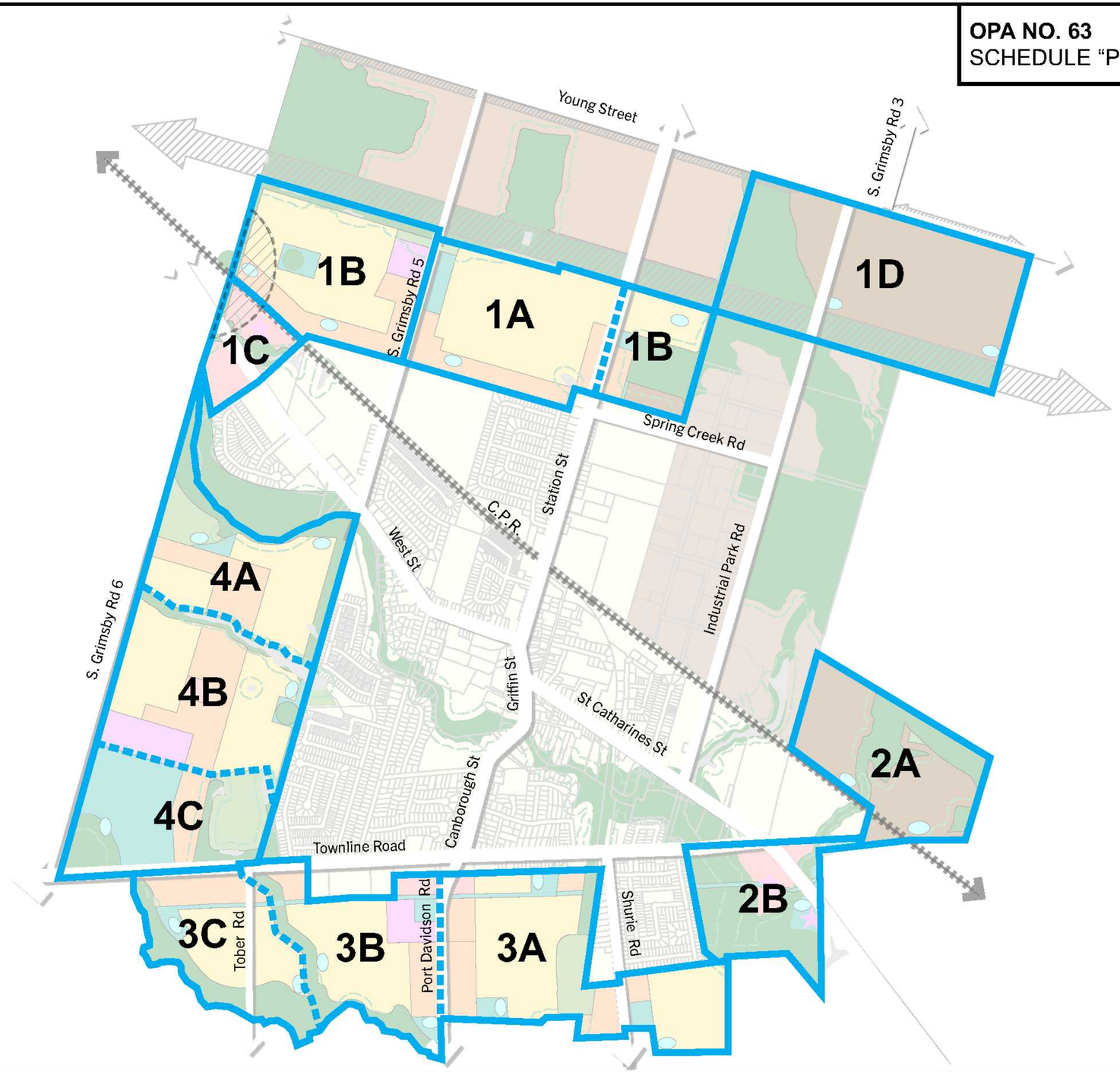
Date: May 2022

OPA NO. 63
SCHEDULE "P"

DRAFT

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE "E-14" SMITHVILLE MCP DEVELOPMENT STAGING PLAN



Legend

- Overall Stage Areas
- Sub Phases

West Lincoln
Your Future Naturally

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 maybe lost at this scale.

Date: May 2022

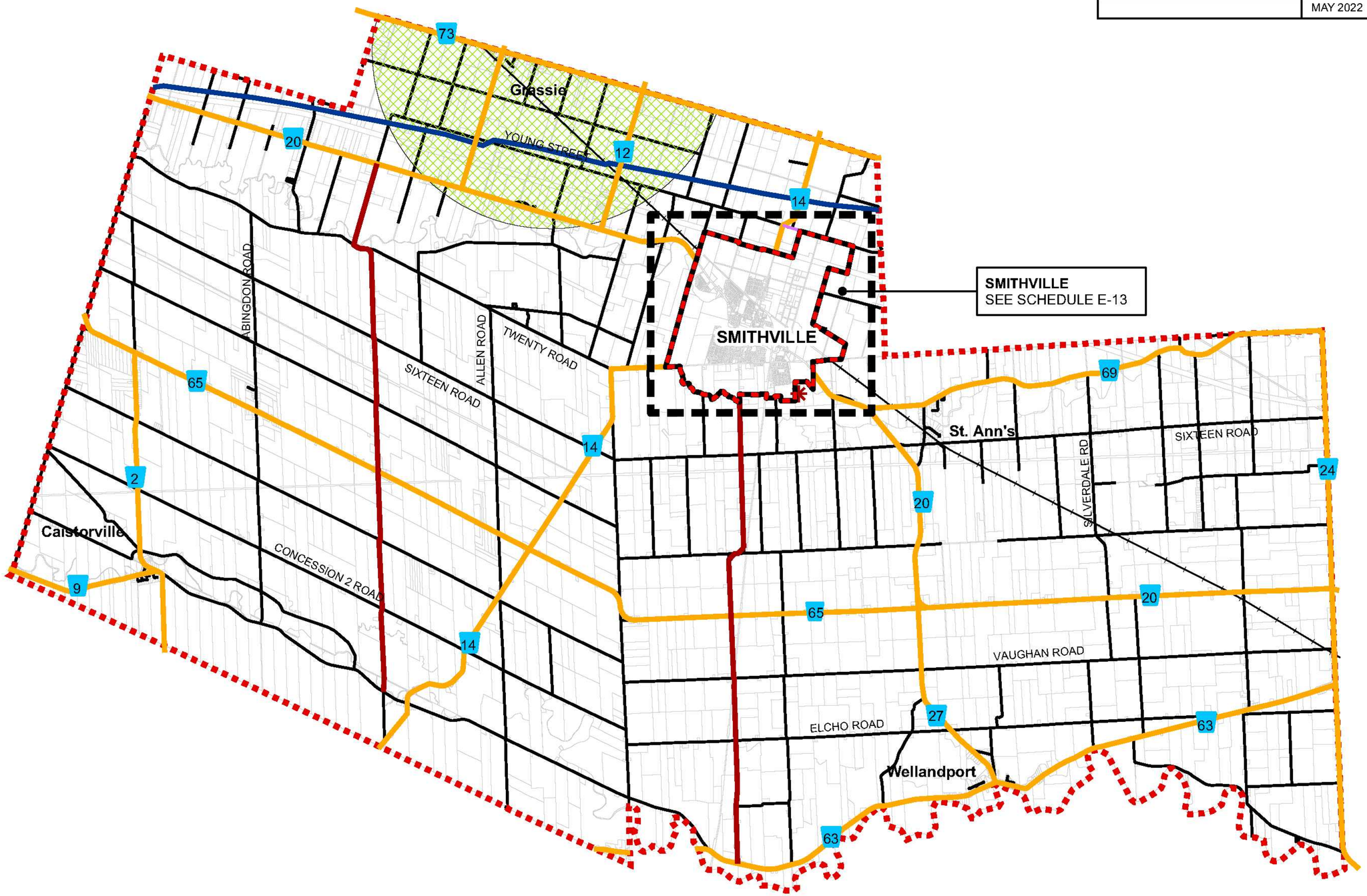
OPA NO. 63
SCHEDULE Q

DRAFT

MAY 2022

TOWNSHIP OF WEST LINCOLN OFFICIAL PLAN

SCHEDULE 'F' INFRASTRUCTURE & TRANSPORTATION



Legend

- Smithville Urban Boundary
- Smithville Sewage Lagoons
- Arterial
- Township Arterial
- Collector
- Trans Canada Pipeline
- Municipal Boundary
- Rail Cooridor
- Airfield Outer Surface
- Local Road

West Lincoln
Your Future Naturally

PLANNING DEPARTMENT

N W E S

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

Date: March 2014

TOWNSHIP OF WEST LINCOLN
PLANNING DEPARTMENT
RECEIVED
JUN 22 2022
RECEIVED
SMITHVILLE, ONTARIO
PER

June 15, 2022

Pat Wirth

Township of West Lincoln
318 Canborough Street
Smithville, Ontario, LOR 2AO

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

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,

Gerrit Boerema

Planner II

Tel: 905-957-3346 ext.5133
Email: gboerema@westlincoln.ca
Web: www.westlincoln.ca

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

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

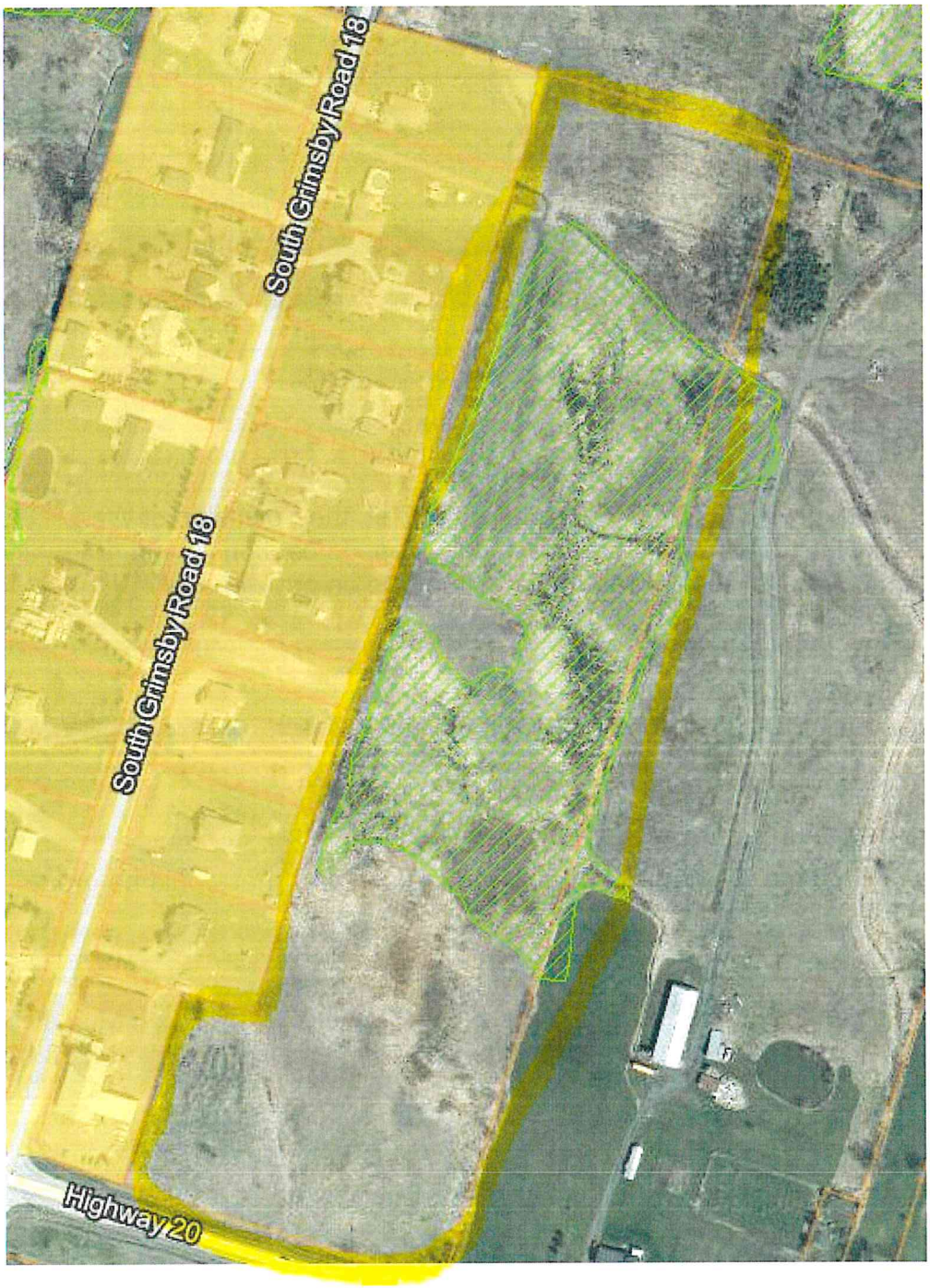
Sure – The Provincial Contact was/is David Denyes - David.Denyes@ontario.ca

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

-----Original Message-----
From: noreply@westlincoln.ca [mailto:noreply@westlincoln.ca] On Behalf Of Kathy & Henry Pupek, 46 Richard Crescent
Sent: June 8, 2022 4:00 PM
To: Barb Hutchinson <BHutchinson@westlincoln.ca>
Subject: [BULK] Support of OPA 63

Dear Mayor and Councillors,
As residents of Smithville, we whole-heartedly support the above proposal that will help ensure that Smithville will 'grow naturally' by protecting our Natural World Heritage sites that provide crucial habitats to many iconic species, as well as protect rare ecological processes and stunning landscapes. Thanks to all who progressively vote to contribute to our economy, climate stability and overall human well-being, now and for future generations.

Origin: https://www.westlincoln.ca/en/township-office/mayor-and-council.aspx?fbclid=IwAR0d701Gb9abo0tZhR_ubRbPKbv_LpP13iW2PAsKfZToomGzKGy1hNHlYgQ

This email was sent to you by Kathy & Henry Pupek <[redacted]> through https://www.westlincoln.ca/.

From: Toni Mills [mailto:[redacted]]
Sent: June 22, 2022 8:01 PM
To: Joanne Scime <jscime@westlincoln.ca>
Subject: OPA 63

I am sending you a copy of an email I have sent to the Councillors so that it can be entered into records.

I am just sending this email to compliment the effort and thought that has gone into the growth plan for Smithville. It demonstrates a conscientious effort to be responsible about "building on" to our community. I am also happy to see the fair inclusion of a Natural Heritage System for so many reasons. Personally, my kitchen, living room and deck look out unto the creek and the walk bridge. Although, I have seen some changes in water flow and sometimes overflow, there is still a substantial gathering of wildlife and waterfowl. Having this green space, with all of the creatures that go with it, has been a major contributor to my mental health, especially during the past two years of Covid and isolation. As a Christian, I understand we are all stewards of God's creation, and I am pleased with OPA 63 and its inclusion of a proper amount of green space.

Thanking you, in advance, for approving this plan, I am

Sincerely,

Antoinette (Toni)Mills

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
289-799-0830

Section	Regional Comment
Special Policy Area 1	Special Policy Area 1 is identified on Schedule A at the north end of Smithville outside of the proposed settlement area boundary. However, there are no corresponding policies in OPA 63. Please provide the Region with the policies that will apply to Special Policy Area 1 and the intent of those policies.
Special Policy Area 2	Special Policy Area 2 is identified on Schedule A at the northwest quadrant of the proposed settlement area and encompasses the Minimum Distance Separation arc for poultry facilities west of the proposed boundary. However, there are no corresponding policies in OPA 63. Please provide the Region with the policies that will apply to Special Policy Area 2.
6.11.7.1 Introduction	This section states, "The outer boundary of the Secondary Plan coincides with Smithville's urban boundary while the inner boundary coincides with previous urban boundary limit prior to the approval of the MCP (Official Plan Amendment No. 63), encompassing a total land area of approximately 540 hectares." Based on the review of OPA 62, the Region understands that the settlement area boundary is being expanded through the approval of OPA 62, not OPA 63. Please clarify. 1. Area Context & Integrated Planning Approach - 3rd paragraph Existing land use in the MCP Area is characterized primarily by land historically used for agriculture. The Leisureplex Township Park located along South Grimsby Road 6 is the primary public outdoor sports venue in West Lincoln. Existing land uses are privately serviced on the basis of individual on-site sanitary systems and water supply wells **as well as private water cisterns**. Existing hydro transmission corridors are located along the north limits of the MCP Area, and a natural gas pipeline corridor crosses through the area south of Townline Road.
6.11.7.2.1 Land Use Plan	Some sections refer to the "Smithville MCP", whereas other sections refer to the "Secondary Plan". Please make consistent.
6.11.1.7.2 d)	Suggesting removing this policy – it will be difficult to police and it is always left to the last development to get the overall MCP area to 50ppj/ha
6.11.7.2.2	Land use designations are referred to as place-types, such as the "Residential" place-type. In the land use maps designations are classified as place-types. The mapping should clearly state that these are land use designations.

6.11.7.2.3 h)	Requiring an Official Plan amendment to permit an additional storey at maximum will entail a lengthy process for negligible height increases. Consider revising the approach to permit an additional storey, or consider allowing four storeys as of right.
6.11.7.2.5 c)	It does not appear that “small-scale retail commercial uses” or “small scale office commercial uses” are defined. Has the Township considered placing a size restriction to define these terms? Has the Township considered creating a standalone mixed-use designation, rather than having a mixed-use overlay designation?
6.11.7.2.5 e) i	It is not clear what “commercial uses should comprise 80% of development” means. Consider revising to “commercial uses should comprise 80% of total planned ground floor area”.
6.11.7.2.5 h) i	It is not clear what “residential uses should comprise 80% of development,” means. Consider revising to “residential uses should comprise 80% of ground floor area,”.
6.11.7.2.8 a) ii, iii	The Employment designation located in the north east quadrant of the expansion area is identified as a Core Employment Area in the proposed Niagara Official Plan. Core Employment Areas are intended to accommodate clusters of traditional employment uses such as industrial, manufacturing, construction, transportation and warehousing. Major office uses and major institutional uses are prohibited. Office uses permitted should be ancillary to the core employment uses. The permitted uses in this section must be revised to align with the uses permitted in Core Employment Areas.
6.11.7.2.8 c)	Major retail and major commercial uses are not permitted in Regional Employment Areas. Please revise this policy to clarify that these uses are not permitted.
6.11.7.2.9 a)	The majority of these uses are not permitted in Regional Employment Areas as they are not traditional employment uses such as industrial, manufacturing, construction, transportation and warehousing. Please revise to permit only those uses permitted in Core Employment Areas.
6.11.7.3.4	Policy e) should be updated to clarify that a Terms of Reference (TOR) for all required EIS work must be submitted to the Township, Region and NPCA for review and approval. An additional section should be added which reads “Any approved refinements to the NHS as illustrated on Schedule E-12 must be submitted to the Township and Region in georeferenced shape-file format in order to ensure appropriate updates to digital mapping resources.”
6.11.7.3.7 c)	This policy should be updated to ensure that that wetland assessment determines whether a feature meets the definition of wetland (as defined by the CA Act and/or the criteria of Other Wetland as defined by the Niagara Official Plan).

6.11.7.3.14 f)	This policy should be updated to clarify that that EIS may be required in order to support any development or site alteration within a Buffer.
6.11.7.6.1 e) Implementation	Block Plans being submitted should be required to conform to the Smithville Community Master Plan Secondary Plan when it is in effect.
6.11.7.6.1 f) Implementation	The Region should also be involved in the consultation regarding Block Plan development to ensure that Block Plan build out aligns with infrastructure timing, and that the Block Plan is in conformance with the Secondary Plan when in force. The Region must be included in the review of Block Plans located within a Regional Employment Area.
6.11.7.6.1 h) Implementation	If development is proposed in a Regional Employment Area, the Region must be consulted and involved in the planning process as the Region is the approval authority.
6.11.7.6.2a) ii)	Proposed sanitary and water servicing plans and review and confirmation of capacity of municipal servicing systems, including water ***and wastewater*** system modelling, based upon the MSP;
6.11.7.6.2a) vi)	A ~~Traffic~~ ***Transportation*** Impact Study (TIS) prepared in accordance with the recommendations and guidelines of the TMP and identifying and providing an assessment of connections to the existing road network, and the required timing and
6.11.7.6.2 vi	The Region encourages the Township to participate in the Regional Development Charge public engagement to help establish that required infrastructure is coming online at the correct time for the Smithville MCP area.
6.11.7.6.2 vii	Street and active transportation network design should integrate design principles from the Complete Streets Model Policy Handbook.
6.11.7.6.3 d) v	Spelling mistake – it should read The proposal changes to the Sub Phasing…

–

NIAGARA PENINSULA CONSERVATION AUTHORITY

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. MNDMNRF means the Ministry of Norther 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)

West Lincoln
Your Future Naturally

REPORT
COUNCIL

DATE: June 27, 2022

REPORT NO: CAO-03-2022

SUBJECT: **West Lincoln Corporate Strategic Plan 2022 Mid-Year Status Update**

CONTACT: Bev Hendry, CAO

OVERVIEW:

- In 2019 Council developed and approved a new Corporate Strategic Plan.
- Recommendation Report RFD-CAO-06-19 “2019-2029 Corporate Strategic Plan” explained the implementation plan including providing Council with regular status updates.
- Council received its first update at the June 29, 2020 Council meeting. The year end update was presented to Council in December 2020.
- The third and fourth updates were provided to Council on June 28, 2021 and December 13, 2021.
- This status report deals primarily with progress in the first half of 2022.
- All status updates can be found on the Township’s website on the Corporate Strategic Plan page.

RECOMMENDATION:

1. That Information Report CAO-03-2021 regarding “West Lincoln Corporate Strategic Plan 2022 Mid-Year Status Update” dated June 27, 2022, be received for information.

BACKGROUND:

In 2019 Council developed and approved a new Corporate Strategic Plan. Recommendation Report RFD-CAO-06-19 “2019-2029 Corporate Strategic Plan” explained the implementation plan including providing Council with regular status updates.

CURRENT SITUATION:
This is the fifth status report update on the plan and it has been done corporately rather than on a departmental basis as a number of initiatives cut across a couple departments or the entire corporation.

Staff continue to work through annual business plans and are making progress towards the priorities that Council and staff developed collectively.

FINANCIAL IMPLICATIONS:

There are no financial considerations related to this report.

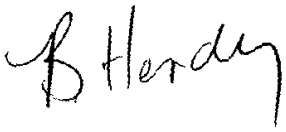
INTER-DEPARTMENTAL COMMENTS:

All departments have contributed to this update.

CONCLUSION:

Staff are on track with supporting the priorities collectively set out in the 2019-2029 Corporate Strategic Plan and are proud to share the progress and accomplishments to date as outlined in Schedule “A”.

Prepared & Submitted by:



Bev Hendry, CAO

THEME #1: STRONG TRANSPORTATION CONNECTIONS

Goal: West Lincoln has transportation infrastructure that is safe for motorists, cyclists and pedestrians, and networks that are well-maintained and connected within our community, with other Niagara communities and major highways.	
Ongoing Priorities	**Progress and Accomplishments**
• Work with neighbouring municipalities to advocate for the escarpment crossing as a means to better connect West Lincoln to major provincial highways	• The Region of Niagara has circulating a draft Request For Proposal Document to create the Terms of Reference for the Individual EA Study for the Escarpment Crossing to Township Staff. Staff has reviewed this draft document and has provided comments to Niagara Region. • Master Community Plan Team has held TAC and Steering meetings to continue to discuss by-pass and crossing concepts. Region is part of these meetings. A concept for by-pass is part of draft Master Transportation Plan. An escarpment crossing is a Regional initiative. • Technical Advisory Committee (TAC) meetings and Steering Committee meetings have occurred specifically to discuss transportation linkages including the Niagara Escarpment Crossing (NEC) and the Smithville bypass.
• Investigate a Highway 20 bypass to reduce truck traffic in downtown Smithville and improve connections to industrial land	• A draft Master Transportation Plan has been released for input from Technical Advisory Committee members. Consultation is underway. • The Land Owners Group and Master Community Plan (MCP) Team jointly continue to explore relocation of the bypass in the southwest of Smithville to a northerly location.

Short-Term Initiatives *(Initiate within the next three years)*	**Progress and Accomplishments**
• Complete a road needs study and set targets for the maintenance, rehabilitation and improvement of Township roads.	• The information and recommendations from the Roads Needs Study was considered and included in developing the Township's 2022 Capital Budget and Forecast. • Historically, the Township completed a roads needs study every 5 years or so. As part of the 2022 Budget, a service delivery request to complete an update of our Pavement Management System on an annual basis was approved by Township Council. Moving forward the Township would like to update the pavement surface condition ratings for 1/3rd of the road network every year. As part of this plan, the Township's road network has been divided into 3 sections for inspections / update purposes. Staff has retained ARA to complete the 2022 inspections which is about 124km of roadways. This will ensure that our roads needs study and pavement management system is always current and assists a great deal with our Corporation Asset Management Plan and Capital Budgets. • The St. Ann's Road Reconstruction project has commenced with the Municipal Class Environmental Assessment Study & Preliminary Design. The EA Study will continue and conclude by the end of the year. Detailed Design will follow in 2023; followed by any utility relocation to avoid construction conflicts in 2024; followed by construction in 2025 (+/-). The Township received up to $4,150,875.63 or 83.33% of funding under the Investing in Canada Infrastructure Program (ICIP) of the total eligible project costs.

	• The 2022 Roads Rehabilitation Contract was awarded in April as per Report PW-06-2022 at an estimated project cost of $980,000. In included the following road sections: 1. South Grimsby Road 18 – RR20 to Young St 2. Abingdon Rd – Concession 5 Rd to Sixteen Rd 3. Concession 4 Rd – Silverdale Rd to Hodgkins Rd 4. South Chippawa Rd – Caistorville Rd to Abingdon Rd
Medium-Term Initiatives *(Initiate within the next five years)*	**Progress and Accomplishments**
• Build safe active transportation networks including sidewalks, bike paths and trails	• The Brock Street Waterman Replacement & Road Reconstruction Project included the replacement of existing sidewalks to improve pedestrian safety. • A new school crossing and pedestrian crossover was installed by Niagara Region at Wade Road and Regional Road 20/West Street. This crossing is manned by a Crossing Guard during school entry and dismissal times to provide a safe crossing for children attending area urban schools as well as providing safe crossing for pedestrians, especially those going to the West Lincoln Community Centre, Library, Farmer's Market, Skate Park, Playground and Splash Pad, etc. • East Smithville Secondary Plan was approved without appeal and included concepts for trails and bike paths. • Marz, P. Budd Developments, and Dunloe are working on engineering designs that includes trails and linkages as per the Northwest Quadrant Secondary Plan. This is required in order to comply with conditions of draft plan of subdivision approval.

THEME #2: SUPPORT FOR BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR RESIDENTS

Goal: West Lincoln has a positive image and a strong brand that supports our local businesses and attracts new industries. We have created an environment where it is easy to do business, resulting in more opportunities to work in our community and continued support for agriculture as West Lincoln's largest sector.

Ongoing Priorities	**Progress and Accomplishments**
• Streamline Township processes for building and development to ensure West Lincoln is seen as a good place to do business	• First report to Planning, Building, and Environmental Committee informed Committee of the Provincial approval of Bill 109 on April 14, 2022. A subsequent report outlines the hiring of MHBC Planning to review processes and increase efficiencies in order to streamline processes. Staff have become very efficient with the preparation and processing of consent and minor variance applications and have already made decisions on 19 applications which is on track to be another record breaking number of applications. • Working with developers including P. Budd Developments and Marz Homes to assist with Engineering work and engineered fill (site alteration) while plans of subdivision conditions are being satisfied.

Short-Term Initiatives *(Initiate within the next three years)*	**Progress and Accomplishments**
• Create a targeted, proactive approach to attracting new industry, leveraging the industrial park and other potential employment lands	• A rural employment park in Fulton was considered at a public meeting on April 27, 2022. An expansion of the Smithville Industrial Park at the same time is also a focus for growth. Further planning work will identify sectors to target for growth etc. Meanwhile, staff are working with existing employers who are growing from within.

Medium-Term Initiatives *(Initiate within the next five years)*	**Progress and Accomplishments**
• Advocate for increased investment in rural broadband to ensure residents and businesses have access to reliable high-speed internet	
• Investigate installation of water and sewer services on employment lands to create "shovel ready" sites	• Water & Wastewater Master Plans are underway as part of the Smithville Community Master Plan (AECOM is the consultant completing this work) • Early stages of such discussions tied to a new business and also to our Master Community Plan.
• Explore new incentives in the downtown core to attract new commercial activity and provide more options for residents	
• Other actions	• Several redevelopment initiatives are underway within the downtown core including a rezoning application for the redevelopment of 197 Griffin Street North along with site plan approvals for 121 Griffin Street South and 113 Griffin Street South. • A total of roughly 5 site plans and site plan amendments are and/or have been received to be processed so far in 2022. • Working with businesses for rezonings and minor variances to support business start-up and expansion.

THEME #3: STRATEGIC, RESPONSIBLE GROWTH

Goal: West Lincoln will grow strategically and responsibly – welcoming new residents and businesses and respecting the heritage and rural character that people value.	
Ongoing Priorities	**Progress and Accomplishments**
• Facilitate growth that builds complete communities and provides commercial, industrial and residential balance	• A public meeting for OPA 62 (Urban Boundary Expansion OPA) was held on April 27, 2022. A public meeting for OPA 63 (policy and mapping amendment) is being held on June 27, 2022. The OPA 63 policy will outline how to develop in a compatible form that maintains character and provides a mix of residential, employment and stay at home employment growth. • Review of Sale of surplus lands on McMurchie Lane.
Short-Term Initiatives *(Initiate within the next three years)*	**Progress and Accomplishments**
• Encourage a variety of housing options for the community that are supportive, appropriate, safe and affordable	• OPA 63 will encourage a broad range and mix of housing types current and proposed applications for development now include back-to-back units along with low rise apartments etc. The issue of affordability is still under review. • An upcoming housekeeping amendment to the Zoning By-law will review the residential zone regulations to keep up to date with evolving housing options (Housekeeping #7).

THEME #4: LOCAL ATTRACTIONS

Goal: West Lincoln has amenities, programs and services that bring the community together to celebrate small-town and rural way of life.

Ongoing Priorities	Progress and Accomplishments
• With the completion of the West Lincoln Community Centre, support programming that is relevant to the community's needs	• The library offers a variety of programs at all of our locations that are relevant and important to the community including: Ask the Dietitian; participation with the Good Food Box program; Reading Readiness; STEAM programs; teen programs; book clubs; craft programs for youth and adults • Recreation Services offers a variety of programs and events as follows: **Seniors Community Grant Programs** Tai Chi Gentle Yoga Older Adult Social Cornhole Candle Making Workshops Bathbomb Workshops Welcome Mat Workshops Flower Arranging Workshops **Fitness Programs** Hatha Flow Yoga Gentle Yoga **Drop-In Programs** Pickleball 18+ Youth Basketball 9-12yrs Youth Basketball 13-18yrs

	Adult Basketball 18+ Youth Open Gym 9-12yrs (sponsored by Kiwanis) Youth Open Gym 13-18yrs (sponsored by Kiwanis) Adult Volleyball Youth Open Gym 9-12yrs (not sponsored) Youth Open Gym 13-18yrs (not sponsored) Family Open Gym **Sportball Partnership** Parent and Child Multi-sport Class Jr. Multi-sport Drop off Class **Summer Camp** 8 weeks of camp **Upcoming Events** Canada Day (Leisureplex) Music in the Park (4) Canada Games Torch Relay Event Canada Games 13 for 13 Event Movies in the Park (2) Harvest Routes • Parks and trails are a focus of Secondary plan development and subdivision applications.
Short-Term Initiatives *(Initiate within the next three years)*	**Progress and Accomplishments**

• Improve local parks and trails, including a new playground at the Caistorville Library, and explore new opportunities for programming and sports events	• The construction of a Bandshell located at WLCC is now complete. • The Tree Replacement / Planting Program related to the Wind Farm project is now complete. • The installation of a new playground at the Caistorville Library (Report REC-06-2021) is now complete.
• Reinvigorate community halls, particularly those in Wellandport and Caistor, through facility upgrades and new partnerships to ensure greater access to community programming and events	• The approved 2022 Capital Budget includes improvements to both Wellandport and Caistor Community Centres. Funding in the amount of $20,000 is allocated to replace the existing HVAC system at Wellandport Hall; and funding in the amount of $40,000 is allocated to replace the existing septic system at Caistor Community Centre. • Grant applications from the Cemetery and Hall Boards who operate and maintain the Cemeteries and Community Halls were received in the amount of $20,400 and a total grant allocation was approved in the amount of $15,500. These grants to the Cemetery and Hall Boards provide a base level of funding for items such as repairs, maintenance, equipment, etc.
Medium-Term Initiatives *(Initiate within the next five years)*	**Progress and Accomplishments**
• Establish a farmer's market in summer and fall	

THEME #5: COMMUNITY HEALTH AND SAFETY

Goal: West Lincoln continues to be a safe community where all residents are supported to thrive throughout their lives.	
Short-Term Initiatives *(Initiate within the next three years)*	**Progress and Accomplishments**
• Build a new Fire Station #2, replacing and addressing deficiencies in the existing facility	• Tender has been completed. Council has approved and awarded the construction contract to Niacon construction. Ground breaking ceremony coming soon. Construction to start hopefully by end of June • Site Plan process is nearing completion. Some hydraulic analysis mapping is being completed prior to site pan being finalized.
• Continue to work with other West Niagara municipalities and local physicians to ensure the redevelopment of West Lincoln Memorial Hospital	• The Township has approved a dedicated tax levy to ensure Township funding target towards the hospital are reached
• Update the Public Works building and yard	• Funding application in the amount of $100,000 was approved under the ICIP funding program under the COVID Resilience Infrastructure System Intake for improvements to the PWs Yard. This included improvements to the HVAC/Exhaust System, LED Lighting upgrades, new garage bay doors, structural repairs to the interior wash bay walls, new flooring in the office areas. The work in now complete.
• Other Community Safety Initiatives	• Work with Stanpac and Community to address an ongoing noise complaint. • Work with community groups and NPCA on invasive species clean-up in the Welland River. • Monitoring of clean-up site in Caistorville is ongoing.

Medium-Term Initiatives *(Initiate within the next five years)*	**Progress and Accomplishments**
• Make improvements to pedestrian safety by introducing increased traffic calming measures and trail networks near schools, community facilities, downtown and other pedestrian spaces	• Staff is being to review the need for a “Traffic Calming Policy” and will endeavor to develop a policy for Council’s consideration in 2023.
Long-Term Initiatives *(Initiate within the next ten years)*	**Progress and Accomplishments**
• Advocate for a physician recruitment strategy that will increase the number of family physicians in West Lincoln	

THEME #6: EFFICIENT, FISCALLY RESPONSIBLE OPERATIONS

Goal: The Township of West Lincoln is a lean organization that uses sustainable, innovative approaches and partnerships to streamline processes, deliver services and manage infrastructure assets.	
Ongoing Priorities	**Progress and Accomplishments**
• Complete an asset management plan to prioritize investments based on evidence, and balance service levels with fiscal sustainability	• Asset Management Plan has been completed that meets the July 1, 2022 requirements outlined in Ontario Regulation 588/2017.
• Business Continuity activities during Pandemic	• The Library is fully operational at this time with all of our services available at all three locations. • Standing Committee and Council Meetings continue to run successfully through a hybrid in-person/virtual method for Members of Council. Members of the Public continue to participate in Standing Committee and Council meetings virtually via Zoom or view meetings through the Township's Livestreaming service.
Short-Term Initiatives *(Initiate within the next three years)*	**Progress and Accomplishments**
• Implement new software and programs to modernize service delivery, such as online registration and payment, asset management, maintenance activities, online mapping, by-law issues and water and wastewater administration	• Grant Application was made and approved for the Finance Department Digital Modernization Project from the Province of Ontario • The Modernization Grant above has resulted in the following efficiencies to date: • Caseware software has been purchased and implementation has successfully taken place to automate the preparation of the annual financial statements.

	• The water meter reading software has been updated with new cloud based software • Good progress has been made on the development of the Virtual City Hall Portal and e-send features that are linked to the Township Financial System that will allow customers to view their account information remotely. It will also enable the ability to receive invoices via email. Target launch date is July 2022. • Information Technology (IT) department has issued an RFP(request for proposal) for a new phone system and are in the process of evaluating the solutions. Staff plan on presenting a recommendation report in July 2022. • Staff presented a Comprehensive User Fee Review in January 2022 that recommended revision to existing fees and the implementation of new fees. These changes will be implemented throughout 2022 • The Clerks Department explored alternative options for voting in the 2022 Municipal and School Board Election. In April, Council approved staff's recommendation for the use of alternative voting methods, internet voting and the use of optical scan vote tabulators. • By-law 2022-38 was passed to authorize an agreement between the Township of West Lincoln and Voatz Canada Ltd. for Online Voting Support and Services for the 2022 Municipal and School Board Election. • The Ontario government passed Bill 27, Working for Workers Act, 2021 in December 2021, which amends the Employment Standards Act, to require employers with 25 or more employees to have a written policy with respect to

	disconnecting from work. Human Resources created a Disconnecting from Work Policy to ensure that all employees are informed of: 1) what their normal working hours and 2) the circumstances in which they will be expected to engage in work-related communications outside their normal working hours, 3) take applicable meal, rest periods, and hours free work, and 4) able to take vacation or other leave entitlements. A tag line is being added to staff's email to advise that our working hours may be different and that when sending emails there is no obligation to reply outside of working hours and that we are working together to help foster healthy work-life boundaries.
• Investigate improved branding for West Lincoln and develop a strategy to increase communication with residents and promote local activities, attractions and events	• Updates have been made to some key Finance Department communication tools, namely the tax bill insert and the water bill insert. These updates provide key information in an easier to understand format • The Township of West Lincoln's YouTube channel has over 3.9k views in 2022 which is 228% more than the second half of 2021. The Township implemented Livestreaming of Standing Committee and Council Meetings in October 2021. • The Townships Communication's Specialist has made significant improvements to the Township social media accounts, creating consistent branding across all platforms. She has been active in sharing important Township information, messages, news and updates, promoting events within the Township and Niagara Region, as well as keeping the public up-to-date on a variety of relevant timely topics and commemorative days to help spread awareness and ignite public engagement within the community.

	• The Township's Social Media Platforms have experienced greater productivity and therefore increased public engagement since the beginning of 2022 compared to the last five months of 2021: ○ Sharing more information and content with the public – Number of posts is up 17% ○ Our following is growing – Number of followers is up 27% ○ Our content is being seen by more people – Post Reach is up 21%
• Other Efficiencies	• A new Council Remuneration By-Law has been approved clarifying the compensation model for the 2022-2026 term of Council • A Council Expense Policy has been approved and effective for the 2022-2026 term of Council • The Clerk's Department updated and implemented a number of policies and procedures with respect to the 2022 Municipal and School Board Election, including: ○ Municipal Election Voting Policy and Procedures ○ Delegation of Authority to the CAO during Lame Duck ○ Election Accessibility Plan • With the reduction of time between Voting Day (October 24, 2022) and the date that the new term of Council commencing, being November 15, 2022, the Clerk's Department recognized that there will be a small window to organize and prepare for the Inaugural Meeting and an amendment to the Township's Procedural By-law was put forward to set, in advance, a date, time and location for the Inaugural Meeting of Council being Monday, November 21,

	2022 at the West Lincoln Community Centre, in the gymnasium, commencing at 7 p.m. • Pre-consultation meetings have been held regularly and staff have heard from over 30 proposed applicants so far in 2022. • Total by-law complaints currently sit at 84 open files in 2022. • Increase in Planning and Building fees to help cover costs on a user pay basis.
Long-Term Initiatives *(Initiate within the next ten years)*	**Progress and Accomplishments**
• Develop streamlined customer service to ensure the Township continues to achieve responsive resolution of requests as volumes increase	• In March, the Clerk's Department recruited an Election's Assistant to help support staff with the 2022 Municipal and School Board Election as well as other administrative tasks within the department. This addition has proven to be an asset in the overall operations and service delivery within the Clerk's Department. • Alignment of AMP's Hearing Officer with all other municipalities.
• Explore innovative systems and approaches to scale service delivery as the community grows	• A planning department reorganization is being considered and will be part of a staff report to Committee with a proposed partnership with the land owners group. Similarly, a reorganization of the building department is under review based on findings from a consulting firm GM Blue Plan and will be the focus of a future report to Committee and Council.

West Lincoln
Your Future Naturally

318 Canborough St. P.O. Box 400
Smithville, ON
L0R 2A0
T: 905-957-3346
F: 905-957-3219
www.westlincoln.ca

PLANNING & DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **Mayor and Council**

FROM: **Brian Treble, Director of Planning and Building**
Madyson Etzl, Planner II

DATE: **Monday June 27th 2022**

SUBJECT: **JCT Services (Owner- Joe Dilluio) (Agent- Eldon Darbyson)**
7005 Concession 4 Road
By-Law No: 2022-62
File No: 1601-014-21

Staff have been working closely with the Agent (Eldon Darbyson) of application 1601-014-21 to come to a conclusion on the permitted uses and regulations for the property located at 7005 Concession 4 Road.

Staff brought a recommendation report to the June 13th Planning/Building/Environmental Committee Meeting and stated that a follow up would be provided to Council following more discussions with the applicant and their agent.

As per staff discussions, the below changes were made to the draft by-law. These changes increase the building size permitted and further highlights the timing of the restoration of the A (H-10) zone to agriculture and the need for site plan approval.

THAT Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

A-215

Permitted Uses:

As per the parent zone, plus a home industry use

Regulations:

As per the parent zone, except the contractors yard should operate out of an accessory building at a total gross floor area of no more than 250 square metres and situated to the rear of the existing main dwelling.

A maximum of three persons other than the residents of the dwelling are permitted to be employed by the home industry.

Outside storage of the home industry shall only be located to the rear of the building and are depicted on a site plan.

In the conduct of a home industry, no machinery or processes which emit noise, vibration, glare, fumes, odor, dust, radio or television interference beyond the lot containing the home industry are permitted.

A sign may be erected in accordance with the sign by-law, 2020,54, as amended from time to time.

The existing business operation shall be returned to agriculture

Amended To:

THAT Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

A-215

Permitted Uses:

As per the parent zone, plus a home industry use Regulations:

As per the parent zone, except:

Maximum ground floor area for accessory building – 300 sq. m.
Maximum distance from a main building for an accessory building – 60 metres
Maximum number of employees other than the residents of the dwelling – 3 employees
No machinery or processes relating to the home industry which emits noise, vibration, glare, fumes, odour, dust, or any other obnoxious activity, shall be permitted beyond the property boundary.

Prior to any works taking place on the subject property, site plan approval is required and will include:

- The existing business operation within the A (H-10) zone shall be returned to active agricultural production; and
- Outdoor storage is to located in the rear yard and is to be screened as part of a site plan application; and,
- Securities collected for the required site works.

A-(H-10)

Area of existing business A (H-10) shall be returned to active agricultural production prior to the return of securities collected as part of a site plan approval for the 'A-215' zone.

These changes have been reflected in the by-law included in the June 27th, 2022 Council Agenda (BY-LAW NO. 2022-62).

Sincerely,

Brian Treble, MCIP, RPP
Director of Planning and Building

Madyson Etzl
Planner II

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-48

A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AT ITS REGULAR MEETING HELD ON THE 24th DAY OF MAY, 2022.

WHEREAS the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(1), provides that the powers of a municipal corporation shall be exercised by its Council**;**

AND WHEREAS the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(3) provides that except where otherwise provided, the powers of any Council shall be exercised by by-law;

AND WHEREAS in many cases, action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

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

1. That, the minutes of the seventh meeting, regular, held on the 24th day of May 2022, of the Municipal Council of the Corporation of the Township of West Lincoln, be and the same are hereby adopted.
2. That, where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above mentioned minutes or with respect to the exercise of any powers by the Council in the above mentioned minutes, then this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.
3. That, the Mayor and the proper officers of the Corporation of the Township of West Lincoln are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor, Clerk, and/or the Administrator are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of West Lincoln and to affix thereto the corporate seal of the Corporation of the Township of West Lincoln.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE, 2022.

_____

MAYOR DAVE BYLSMA

_____

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022- 49

A BY-LAW TO PROVIDE FOR PAYING REMUNERATION AND EXPENSE ALLOWANCES TO THE MEMBERS OF COUNCIL

WHEREAS Section 283(1) of the Municipal Act, SO 2001, c. 25, provides that, a municipality may pay any part of the remuneration and expenses of the members of any local board of the municipality and of the officers and employees of the local board.

AND WHEREAS Section 283(2) of the Municipal Act, SO 2001, c. 25, provides that despite any Act, a municipality may only pay the expenses of the members of its council or of a local board of the municipality and of the officers and employees of the municipality or local board if the expenses are of those persons in their capacity as members, officers or employees and if,

(a) the expenses are actually incurred; or

(b) the expenses are, in lieu of the expenses actually incurred, a reasonable estimate, in the opinion of the council or local board, of the actual expenses that would be incurred. 2001, c. 25, s. 283 (2);

AND WHEREAS Section 283(4) of the Municipal Act, SO 2001, c. 25, provides that no part of the remuneration of a member of a council or local board paid under this section is deemed to be for expenses incidental to his or her duties as a member and a municipality or local board shall not provide that any part of the remuneration is for such deemed expenses.

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

1. (a) The Mayor of the Corporation of the Township of West Lincoln shall be paid, for his/her services as head of the Council an annual remuneration in the amount of $38,310 and such annual remuneration may be paid in bi-weekly instalments and shall be modified in accordance with negotiated CUPE Local 1287 (Canadian Union of Public Employees) cost of living adjustments.

(b) Councillors of the Township of West Lincoln shall be paid an annual remuneration of $21,423 and such annual remuneration may be paid in bi-weekly instalments and shall be modified in accordance with negotiated CUPE Local 1287 (Canadian Union of Public Employees) cost of living adjustments.

(c) Each Member of Council shall be eligible to participate in the Township of West Lincoln's Group Benefit Plan.

(d) Each Member of Council can choose not to accept annual cost of living adjustments as set out in this by-law by opting out in writing to the Clerk by

April 1st or within ten (10) days of any remuneration adjustment approvals.

2. That, By-law 2019-29 be and is hereby repealed as of November 15, 2022.

3. That, this by-law shall be effective on November 15, 2022 and remain in force and effect until amended or repealed by Council direction.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE, 2022.

_____

MAYOR DAVE BYLSMA

_____

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2022-50

A BYLAW TO AMEND BYLAW 2002-115 WHICH BY-LAW CONFIRMS FEES AND CHARGES FOR THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS the Municipal Act, 2001 requires that all fees and charges be established by by-law as of January 1, 2003;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 2002-115 to confirm fees and charges for the Corporation of the Township of West Lincoln.

AND WHEREAS The Council of the Township of West Lincoln has previously amended Schedule “A” through By-law 2022-50;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln deems it necessary and expedient to amend Schedule ‘A’ “Schedule of Fees” to update Finance Fees.

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

1. That, By-law 2002-115, as amended, be further amended by deleting Schedule “A” and inserting the attached new Schedule “A” in lieu thereof.

2. That this new By-law takes effect on October 1st, 2022.

3. That, By-law 2009-72, 2013-75, and 2017-38 be and is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE, 2022.

_____

MAYOR DAVE BYLSMA

_____

JOANNE SCIME, CLERK

TOWNSHIP OF WEST LINCOLN
By-Law 2022-50
Schedule A

Finance Fees - General	Rate	Effective Date
Returned Payment Fee (Non-Sufficient Funds)	$35.00	October 1, 2022
Transfer/Refund of Incorrect Payment on Account	$45.00	October 1, 2022
Penalty for Late Account Payment (per month)	1.25%	October 1, 2022
Replacement of Lost/Stolen Vendor Cheque	$40.00	October 1, 2022
Finance Fees - Property Tax	**Rate**	**Effective Date**
Penalty for Late Tax Account Payment (per month)	1.25%	October 1, 2022
Tax & Water Certificate	$45.00	October 1, 2022
Tax & Water Certificate - Rush (within 1 business day)	$50.00	October 1, 2022
Tax Bill - Duplicate Copy	$7.00	October 1, 2022
Tax Statement	$7.00	October 1, 2022
New Roll Number Account Set-Up (per roll)	$40.00	October 1, 2022
Mortgage Company Administration - New or Amendment	$20.00	October 1, 2022
Overdue Non-Water Account Transfer to Taxes	$45.00	October 1, 2022
POA Administration /Fines Added to Taxes	$45.00	October 1, 2022
Finance Fees - Water Administration	**Rate**	**Effective Date**
New Account Set-Up	$15.00	October 1, 2022
Late Payment Penalty (per quarter)	5%	October 1, 2022
Final Reminder Notice	$22.00	October 1, 2022
Transfer Overdue Account to Taxes	$35.00	October 1, 2022
Water Bill - Duplicate Copy	$7.00	October 1, 2022
Water Statement	$7.00	October 1, 2022
Tax & Water Certificate	$45.00	October 1, 2022
Tax & Water Certificate - Rush (within 1 business day)	$50.00	October 1, 2022
Bulk Water Temporary Account Set-Up	$40.00	October 1, 2022
Minimum Bulk Water Usage Charge	$14.00	October 1, 2022

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-51

BEING A BY-LAW TO AMEND BY-LAW 2013-58 WHICH ADOPTED RULES FOR PROCEDURES OF COUNCIL AND COMMITTEES THEREOF.

WHEREAS the *Municipal Act*, 2001, S.O. 2001, c. 25, Section 238, provides that every municipality shall pass a procedure by-law for governing the calling, place and proceedings of meetings;

AND WHEREAS The Corporation of the Township of West Lincoln has enacted Procedural By-law No.2013-58;

AND WHEREAS The Corporation of the Township of West Lincoln considers it desirable to amend Section 2.3 of the Procedural By-law in order to change the time Regular Meetings of Council, excluding the Inaugural Meeting, by removing "7:00 p.m." and replacing with "6:30 p.m."

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

1. THAT the Township of West Lincoln Procedural By-law No. 2013-58 be amended by removing Sections 2.3 and replacing it with the following new Sections 2.3:

   2.3 Regular Meetings

   From and after the Inaugural Meeting, the Council shall meet at 6:30 p.m. on the fourth Monday of each month at 318 Canborough Street, unless otherwise directed by the Mayor with the concurrence of a majority of the Members of Council or by resolution of Committee/Council, with the following exception:

   (i) when a Monday falls on a public holiday or a civic holiday, the Council shall meet at the same hour and in the same place on the next business day.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE, 2022

_____
MAYOR DAVE BYLSMA

_____
JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-52

A BY-LAW TO AUTHORIZE AN AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AND J. L. RICHARDS & ASSOCIATES LIMITED FOR THE DETAILED CONDITION SURVEY WORK FOR THE CAMPBELL BRIDGE

WHEREAS the Council of the Corporation of the Township of West Lincoln deems it expedient to enter into an agreement with J.L. Richards & Associated Limited for the Detailed Condition Survey Work for the Campbell Bridge

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

1. That, the Council of the Corporation of the Township of West Lincoln enter into an agreement with J. L. Richards & Associated Limited for the Detailed Condition Survey Work for the Campbell Bridge; and,

2. That, the Mayor and Clerk be authorized to sign the above mentioned agreement, and any other related documents, and to affix the Corporate Seal thereto.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE 2022.

_____

MAYOR DAVE BYLSMA

_____

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2022-53

A BYLAW TO AMEND BYLAW 2002-115 WHICH BY-LAW CONFIRMS FEES AND CHARGES FOR THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

WHEREAS the Municipal Act, 2001 requires that all fees and charges be established by by-law as of January 1, 2003;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 2002-115 to confirm fees and charges for the Corporation of the Township of West Lincoln.

AND WHEREAS the Council of the Corporation of the Township of West Lincoln deems it expedient to update the binder of fees and charges as confirmed under By-law 2002-115, to include the attached “Schedule A – Public Works User Fees”;

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

1. That the binder of fees and charges as confirmed by By-law 2002-115 be updated to include the attached Public Works User Fees, appended as Schedule "A" hereto; and,

2. That, Public Works User Fees take affect on dates indicated on Schedule “A”.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE, 2022.

_____

MAYOR DAVE BYLSMA

_____

JOANNE SCIME, CLERK

TOWNSHIP OF WEST LINCOLN
By-Law 2022-53
Schedule A

Public Works Fees - General	Rate	Effective Date
Engineering Reports/ Drawings/ Studies - Printed	$0.25 /page	July 1, 2022
Curb & Sidewalk Repair	Actual Cost + 10% Administration Fee	July 1, 2022
Driveway/ Entrance	Actual Cost + 10% Administration Fee	July 1, 2022
Culvert Inspection	$150.00	July 1, 2022
Public Works Fees - Oversize/Overweight Load	**Rate**	**Effective Date**
Single Trip	$50.00	July 1, 2022
Three Month	$100.00	July 1, 2022
Annually	$150.00	July 1, 2022
Staff and Equipment Charge-Out Rates	**Rate**	**Effective Date**
Vehicles (per hour)		
Based on the Ontario Provincial Standards Specifications, Schedule of Rental Rates.		
Pick-Up	$29.00	July 1, 2022
Grader	$86.45	July 1, 2022
Tandem	$91.90	July 1, 2022
One Ton	$35.25	July 1, 2022
Backhoe	$57.80	July 1, 2022
Van	$29.00	July 1, 2022
Employees (per hour)		
Truck Driver	$51.31	July 1, 2022
Backhoe Operator	$60.47	July 1, 2022
Grader Operator	$60.47	July 1, 2022
Water & Wastewater Operator	$60.47	July 1, 2022
Engineering Staff	$96.00	July 1, 2022

Public Works User Fees - Water	Rate	Effective Date
Water Turn On/Off - During Normal Business Hours	$80.00	October 1, 2022
Water Turn On/Off - Outside Normal Business Hours	$240.00	October 1, 2022
Water Same Day Read	$100.00	October 1, 2022
Public Sewer Hook-Up	Actual Cost + 10% Administration Fee	July 1, 2022
Water on Construction - Residential	$290.00	July 1, 2022
Water on Construction - Non-Resider	$490.00	July 1, 2022
Installation of New 5/8" Meter (includes installation)	$540.00	July 1, 2022
Installation of New 3/4" Meter (includes installation)	$600.00	July 1, 2022
Installation of New 1" Meter (includes installation)	$720.00	July 1, 2022
Installation of New 1 1/2" Meter (includes installation)	$1,090.00	July 1, 2022
Installation of New 2" Meter (excludes installation)	$1,220.00	July 1, 2022
Installation of New 3" Meter (excludes installation)	$4,540.00	July 1, 2022
Installation of New 4" Meter (excludes installation)	$5,830.00	July 1, 2022
Installation of New 6" Meter (excludes installation)	$8,950.00	July 1, 2022
Installation of New 8" Meter (excludes installation)	$12,640.00	July 1, 2022
Installation of New 3/4" Service (meter not included)	Actual Cost + 10% Administration Fee	July 1, 2022
Installation of New Service Exceeding 3/4" (meter not included)	Actual Cost + 10% Administration Fee	July 1, 2022
Tapping Service Exceeding 3/4" up to 2”	$268.00	July 1, 2022

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-54

BEING A BY-LAW TO AMEND BY-LAW 2004-42, AS AMENDED, WHICH REGULATES THE SUPPLY OF WATER AND PROVIDES FOR THE IMPOSITION AND COLLECTION OF WATER AND WASTEWATER RATES.

WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 2004-42, as amended, to regulate the supply of water and to provide for the imposition and collection of water and wastewater rates;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln deems it expedient to amend By-law 2004-42 to delete Schedule "B" and replace with new Schedule "B – Private Water Services" as attached hereto to this by-law.

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

1. That Schedule "B" of By-law 2004-42 be deleted and the new attached Schedule "B – Private Water Services" be inserted in lieu thereof; and,

2. This by-law shall come into force and effect on the dates noted on Schedule "B Private Water Services".

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27TH DAY OF JUNE, 2022.

_____

MAYOR DAVE BYLSMA

_____

JOANNE SCIME, CLERK

SCHEDULE "B" TO BY-LAW NO. 2004-42
(As amended by By-law 2022-54)

WATER & WASTEWATER RATES

Public Works User Fees - Water	Rate	Effective Date
Water Turn On/Off - During Normal Business Hours	$80.00	October 1, 2022
Water Turn On/Off - Outside Normal Business Hours	$240.00	October 1, 2022
Water Same Day Read	$100.00	October 1, 2022
Public Sewer Hook-Up	Actual Cost + 10% Administration Fee	July 1, 2022
Water on Construction - Residential	$290.00	July 1, 2022
Water on Construction - Non-Residential	$490.00	July 1, 2022
Installation of New 5/8" Meter (includes installation)	$540.00	July 1, 2022
Installation of New 3/4" Meter (includes installation)	$600.00	July 1, 2022
Installation of New 1" Meter (includes installation)	$720.00	July 1, 2022
Installation of New 1 1/2" Meter (includes installation)	$1,090.00	July 1, 2022
Installation of New 2" Meter (excludes installation)	$1,220.00	July 1, 2022
Installation of New 3" Meter (excludes installation)	$4,540.00	July 1, 2022
Installation of New 4" Meter (excludes installation)	$5,830.00	July 1, 2022
Installation of New 6" Meter (excludes installation)	$8,950.00	July 1, 2022
Installation of New 8" Meter (excludes installation)	$12,640.00	July 1, 2022
Installation of New 3/4" Service (meter not included)	Actual Cost + 10% Administration Fee	July 1, 2022
Installation of New Service Exceeding 3/4" (meter not included)	Actual Cost + 10% Administration Fee	July 1, 2022
Tapping Service Exceeding 3/4" up to 2”	$268.00	July 1, 2022
Finance User Fees - Water Administration	**Rate**	**Effective Date**
New Account Set-Up	$15.00	October 1, 2022
Late Payment Penalty (per quarter)	5%	October 1, 2022
Final Reminder Notice	$22.00	October 1, 2022
Transfer Overdue Account to Taxes	$35.00	October 1, 2022
Water Bill - Duplicate Copy	$7.00	October 1, 2022
Water Statement	$7.00	October 1, 2022
Tax & Water Certificate	$45.00	October 1, 2022
Tax & Water Certificate - Rush (within 1 business day)	$50.00	October 1, 2022
Bulk Water Temporary Account Set-Up	$40.00	October 1, 2022
Minimum Bulk Water Usage Charge	$14.00	October 1, 2022

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-55

A BY-LAW TO AUTHORIZE A DEVELOPMENT AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN, JCT SERVICES, JOE DILIUIO ,AND ANY MORTGAGEES FOR LANDS DESCRIBED AS CONCESSION 5, PART LOT 39, FORMERLY IN THE TOWNSHIP OF GAINSBOROUGH, NOW IN THE TOWNSHIP OF WEST LINCOLN, REGIONAL MUNICIPALITY OF NIAGARA, MUNICIPALLY KNOWN AS 7005 CONCESSION 4 ROAD.

WHEREAS the Corporation of the Township of West Lincoln deems it expedient to enter into a Development Agreement with

JCT Services, Joe Dilluio, and any Mortgagees, for lands legally described as Concession 5, Part Lot 39, formerly in the Township of Gainsborough, Now in the Township of West Lincoln, Regional Municipality of Niagara.

AND WHEREAS approval and authority for such agreement is required;

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

1. THAT the Council of the Corporation of the Township of West Lincoln enter into a Development Agreement with JCT Services, Joe Dilluio, and any Mortgagees, for lands legally described as Concession 5, Part Lot 39, formerly in the Township of Gainsborough, Now in the Township of West Lincoln, Regional Municipality of Niagara.

2. THAT the Mayor and Clerk be and each of them is hereby authorized to sign the said Development Agreement and any other document or documents necessary to implement the intent of this By-law and the said Development Agreement, and the Clerk is hereby authorized to affix the Corporate Seal thereto and deliver the same to the appropriate parties.

3. THAT a copy of the said Development Agreement and any supplementary Agreements, when executed by the said parties shall be attached hereto as “Schedule A”, and shall form part of this By-law, upon registration on title.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27 th DAY OF JUNE 2022.

_____
DAVE BYLSMA, MAYOR

_____
JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-56

A BY-LAW TO AUTHORIZE AN AMENDING SITE PLAN AGREEMENT WITH DEHAAN HOMES INC., AND MERIDIAN CREDIT UNION ON LANDS DESCRIBED AS PT LTS 20 & 57 PL M88 AS CONFIRMED BY PL 30BA-1685 PTS 2 & 3, 30R14321 & LT 56 PL M88 AS CONFIRMED BY PL 30BA1685, PLAN M88 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT PT LT 20 PL M88 AS CONFIRMED BY PL 30BA1685 PT 2, 30R14321; PLAN M88 IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT; TOWNSHIP OF WEST LINCOLN; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 56, PLAN M88 AS CONFIRMED BY PL 30BA1685, PARTS 1, 2, 3, 4, 5, 6, 7, & 8, PLAN 30R14065 AS IN NR489170; TOWNSHIP OF WEST LINCOLN (ORIGINAL SITE PLAN AGREEMENT AUTHORIZED BY BY-LAW NO. 2017-116)

WHEREAS the Corporation of the Township of West Lincoln deems it expedient to enter into an Amending Site Plan Agreement with DeHaan Homes Inc., and Meridian Credit Union on lands described as PT LTS 20 & 57 PL M88 as confirmed by PL 30BA-1685 PTS 2 & 3, 30R14321 & LT 56 PL M88 as confirmed by PL 30BA1685, Plan M88 is not a Plan of Subdivision within the meaning of the Planning Act PT LT 20 PL M88 as confirmed by PL 30BA1685 PT 2, 30R14321; Plan M88 is not a Plan of Subdivision within the meaning of the Planning Act; Township of West Lincoln; subject to an easement in gross over Part Lot 56, Plan M88 as confirmed by PL 30BA1685, PARTS 1, 2, 3, 4, 5, 6, 7, & 8, Plan 30R14065 as in NR489170.

AND WHEREAS approval and authority for such Amending Agreement is required;

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

1. THAT the Council of the Corporation of the Township of West Lincoln enter into an Amending Site Plan Agreement with DeHaan Homes Inc., and Meridian Credit Union, on lands described as PT LTS 20 & 57 PL M88 as confirmed by PL 30BA-1685 PTS 2 & 3, 30R14321 & LT 56 PL M88 as confirmed by PL 30BA1685, Plan M88 is not a Plan of Subdivision within the meaning of the Planning Act PT LT 20 PL M88 as confirmed by PL 30BA1685 PT 2, 30R14321; Plan M88 is not a Plan of Subdivision within the meaning of the Planning Act; Township of West Lincoln; subject to an easement in gross over Part Lot 56, Plan M88 as confirmed by PL 30BA1685, PARTS 1, 2, 3, 4, 5, 6, 7, & 8, Plan 30R14065 as in NR489170.

2. THAT the Mayor and Clerk be and each of them is hereby authorized to sign the said Amending Site Plan Agreement and any other document or documents necessary to implement the intent of this By-law and the said Amending Site Plan Agreement, and the Clerk is hereby authorized to affix the Corporate Seal thereto and deliver the same to the appropriate parties.

3. THAT a copy of the said Amending Site Plan Agreement and any supplementary Agreements, when executed by the said parties shall be attached hereto as "Schedule A" and shall form part of this By-law.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE, 2022

_____

MAYOR DAVE BYLSMA

_____

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022- 57

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

WHEREAS the Corporation of the Township of West Lincoln is empowered to enact this by-law by virtue of the provisions of section 34 of the planning act, 1990;

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

1. THAT Schedule 'A' Map 'D8' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 4, Part Lot 16, PIN 46079-0111(LT) formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, located on Concession 4 Road, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.

2. THAT Map 'D8' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to an Agricultural 'A-7 (H-9)' zone with a site specific exception and Holding zone.

3. THAT Map 'D8' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural 'A' zone to an Environmental Protection 'EP' zone with a site specific exception and Holding zone.

4. THAT Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.1, Table 28:

1. H-9

Permitted Uses:

Private club, limited to a gun club, provided that no residential use shall be permitted except for an existing dwelling, unless the gun club ceases and all related buildings and structure are removed.

Regulations:

Holding Provision shall not be removed until such time that the subject property being PIN: 46079-0111(LT) is merged on title with PIN:46079-0110 (LT) and there is an approved site plan on the resulting properties.

5. THAT all other provisions of By-law 2017-70 continue to apply.

6. 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 27th DAY OF JUNE 2022.

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2022-57

Location:
This By-law involves a parcel of land located on the south side of Concession 4 Road, legally known as Concession 4, Part Lot 16, formerly in the Township of Gainsborough, now in the Township of West Lincoln, PIN: 46079-0111(LT).

Purpose & Effect:
The rezoning application to rezone a portion of the subject lands from an Agricultual 'A' zone to an Agricultural 'A-7' (H-9) zone with a site specific exception to permit a private gun club and a Holding provision to ensure that the property is merged with the abutting westerly parcel and a site plan is completed prior to the 'A-7' zoning provisions coming into effect.

Public Consultation:
Two Public Meetings were held on Monday February 10th 2020 and Monday, March 21st, 2022. Two written submissions were made prior to each public meeting from members of the public. These written submissions were considered by Council in the decision making.

File: 1601-019-19
Applicants: Silverdale Sports Centre & Joan Miller Trustee.

See Map C8

Sixteen Road

Dengo Road

Snyder Road

Fifteen Road

Book Road

Concession 4 Road

Highway 20

Schram Road

Gee Road

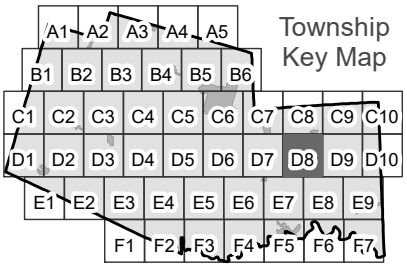
See Map D7

See Map D9

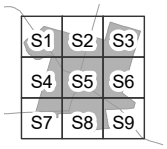
See Map E7

Dark Grey Areas Agricultural 'A' to Environmental Protection 'EP'

Agricultueral 'A' to A-7 (H-9)



Township Key Map



Smithville Key Map

Zone Boundary

EC

EP

Waste Management Facility Assessment Area

Township of West Lincoln

Schedule A

Zoning By-law No.2017-70

1:20,000

0 500 m

N

Last Updated: January 2021

Map

D8

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-58

A BY-LAW TO AUTHORIZE A SITE PLAN AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN, JOAN MILLER TRUSTEE, SILVERDALE SPORTS CENTRE LTD, AND ANY MORTGAGEES FOR LANDS DESCRIBED AS CONCESSION 4, PART LOT 16, IN THE FORMER TOWNSHIP OF GAINSBOROUGH, NOW IN THE TOWNSHIP OF WEST LINCOLN

WHEREAS the Corporation of the Township of West Lincoln deems it expedient to enter into a Site Plan Agreement with Joan Miller Trustee, Silverdale Sports Centre Ltd. any Mortgagees, for lands legally described as Concession 4, Part Lot 16, in the former Township of Gainsborough, now in the Township of West Lincoln;

AND WHEREAS approval and authority for such agreement is required;

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

1. THAT the Council of the Corporation of the Township of West Lincoln enter into a Site Plan Agreement with Joan Miller Trustee, Silverdale Sports Centre Ltd. any Mortgagees, for lands legally described as Concession 4, Part Lot 16, in the former Township of Gainsborough, now in the Township of West Lincoln;

2. THAT the Mayor and Clerk be and each of them is hereby authorized to sign the said Site Plan Agreement and any other document or documents necessary to implement the intent of this By-law and the said Site Plan Agreement, and the Clerk is hereby authorized to affix the Corporate Seal thereto and deliver the same to the appropriate parties.

3. THAT a copy of the said Site Plan Agreement and any supplementary Agreements, when executed by the said parties shall be attached hereto as “Schedule A”, and shall form part of this By-law, upon registration on title.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE 2022.

_____

DAVE BYLSMA, MAYOR

_____

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-59

A BY-LAW TO AUTHORIZE A DEVELOPMENT AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN, ALBINO GIRO, MARCUS BRUNO GIRO, STEPHAN LINO GIRO, NATHAN JOSEPH GIRO-NORTON, PALMIRA GIRO-NORTON, ANTHONY DANIEL GIRO-NORTON, AND ANY MORTGAGEES FOR LANDS DESCRIBED AS CONCESSION 6, PART LOT 6, PART 1 OF 30R3739 IN THE FORMER TOWNSHIP OF GAINSBOROUGH, NOW IN THE TOWNSHIP OF WEST LINCOLN

WHEREAS the Corporation of the Township of West Lincoln deems it expedient to enter into a Development Agreement with Albino Giro, Marcus Bruno Giro, Stephan Lino Giro, Nathan Joseph Giro-Norton, Palmira Giro-Norton, Anthony Daniel Giro-Norton, and any Mortgagees, for lands legally described as Concession 6, Part Lot 6, Part 1 of 30R-3739 in the former Township of Gainsborough, now in the Township of West Lincoln;

AND WHEREAS approval and authority for such agreement is required;

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

1. THAT the Council of the Corporation of the Township of West Lincoln enter into a Development Agreement with Albino Giro, Marcus Bruno Giro, Stephan Lino Giro, Nathan Joseph Giro-Norton, Palmira Giro-Norton, Anthony Daniel Giro-Norton, and any Mortgagees, for lands legally described as Concession 6, Part Lot 6, Part 1 of 30R-3739 in the former Township of Gainsborough, now in the Township of West Lincoln;

2. THAT the Mayor and Clerk be and each of them is hereby authorized to sign the said Development Agreement and any other document or documents necessary to implement the intent of this By-law and the said Development Agreement, and the Clerk is hereby authorized to affix the Corporate Seal thereto and deliver the same to the appropriate parties.

3. THAT a copy of the said Development Agreement and any supplementary Agreements, when executed by the said parties shall be attached hereto as “Schedule A”, and shall form part of this By-law, upon registration on title.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE 2022.

_____

DAVE BYLSMA, MAYOR

_____

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022–60

A BY-LAW TO AMEND BY-LAW 89-2000 WHICH REGULATES TRAFFIC AND PARKING ON TOWNSHIP ROADS

WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 89-2000 to regulate traffic and parking on Township roads;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln now deems it expedient to amend Schedule "A" of By-law 89-2000 which sets out Administrative penalty amounts

AND WHEREAS the Council of the Township of West Lincoln has previously amended Schedule 'A' through By-law 2014-67; and By-law 2014-74

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

1. That, By-law 89-2000, as amended, be further amended by adding thereto the following:

   a. 205.01.12 "**Park as to interfere with snow removal from highway"**

   b. 205.01.12 "**Park as to interfere with street cleaning measures"**

   c. 205.01.12 "**Park as to interfere with the movement of traffic"**

2. That this new By-law takes effect on June 27th, 2022.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JUNE, 2022.

_____

MAYOR DAVE BYLSMA

_____

JOANNE SCIME, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2022-61

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

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

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

1. THAT, Schedule 'A' Map 'D5' to Zoning By-law No. 2017-70, as amended, is hereby amended by changing the zoning on Concession 5, Part Lot 39, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 7005 Concession 4 Road, shown as the subject lands on Schedule 'A', attached hereto and forming part of this By-law.

2. THAT, Map 'D5' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural (A) zone to an agricultural Zone a site specific exception (A-215).

3. THAT, Map 'D5' to Schedule 'A' to Zoning By-law No. 2017- 70, as amended, is hereby amended by changing the zoning on part of the subject lands shown on Schedule 'A', attached hereto and forming part of this By-law from an Agricultural (A) zone to an agricultural Zone with a Holding Provision A (H-10).

4. THAT, Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.2:

1. A-215

Permitted Uses:

As per the parent zone, plus a home industry use

Regulations:

As per the parent zone, except:
Maximum ground floor area for accessory building – 300 sq. m.

Maximum distance from a main building for an accessory building – 60 metres

Maximum number of employees other than the residents of the dwelling – 3 employees

No machinery or processes relating to the home industry which emits noise, vibration, glare, fumes, odour, dust, or any other obnoxious activity, shall be permitted beyond the property boundary.

Prior to any works taking place on the subject property, site plan approval is required and will include:

- The existing business operation within the A (H-10) zone shall be returned to active agricultural production; and
- Outdoor storage is to located in the rear yard and is to be screened as part of a site plan application; and,
- Securities collected for the required site works.

5. THAT, Part 13 of Zoning By-law 2017-70, as amended, is hereby amended by adding the following to Part 13.1: Table 28:

A-(H-10)

Area of existing business (H-10) shall be returned to active

agricultural production prior to the return of securities collected as part of a site plan approval for the 'A-215' zone.

6. THAT all other provisions of By-law 2017-70, as amended, continue to apply.

7. 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 27th DAY OF JUNE, 2022

_____

MAYOR DAVE BLYSMA

_____

JOANNE SCIME, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2022-62

Location:
This By-law involves a parcel of land located on the north side of Concession 4 Road, legally known as Concession 5, Part Lot 39, formerly in the Township of Gainsborough, now in the Township of West Lincoln, Regional Municipality of Niagara, municipally known as 7005 Concession 4 Road.

Purpose & Effect:
The rezoning application to rezone the subject lands from an Agricultural zone to an Agricultural zone with a site specific exception (A-214) to recognize a Home industry on the subject property with regulations and to zone a portion of the property to an Agricultural A zone with a Holding A (H-10).

Public Consultation:
The Public Meeting was held on Tuesday October 12th 2021

File: 1601-014-21
Applicants: Joe Dilluio (Owner) Eldon Darbyson (Agent)

See Map C5

See Map D4

See Map D6

See Map E4

'A' to 'A(H-10)'

'A' to 'A-215'

Sixteen Road

Smithville Road

Caistor-Gainsborough-Townline Road

Concession 5 Road

Concession 4 Road

Bismark Road

Joslin Road

McCollum Road

Tober Road

A-109

A-80

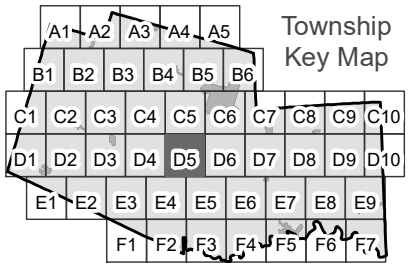
RuR-154

RuR-95

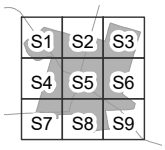
RuR-159

APO-160

APO-139



Township Key Map



Smithville Key Map

Zone Boundary

EC

EP

Waste Management Facility Assessment Area

Township of West Lincoln

Schedule A

Zoning By-law No.2017-70

1:20,000

0 500 m

N

Last Updated: January 2021

Map

D5